

## Moss Cottage, By Advie Granttown on Spey, PH26 3PN



Attractive detached three bedroom (one en-suite) BUNGALOW situated within a large relatively level plot. This spacious property has superb woodland and hillside views and is approximately 6 miles from the town in a relatively rural elevated location overlooking the river Spey and mountains. The property offers single level extensive accommodation within an attractive mixed garden with integral garage and patio area.

- Entrance vestibule
- Utility room with appliances
- Bright, dual aspect lounge with fireplace
- Large open plan kitchen and dining area
- Three double bedrooms – one en-suite
- Family bathroom - shower / WC
- Double glazed, electric heating
- Integral garage / workshop area
- Driveway, attractive gardens and patio
- Timber summer house / woodshed / store.

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STATION SQUARE GRAMPIAN ROAD  
AVIEMORE PH22 1PD  
T: (01479) 811 463 / 810 020

**OFFERS OVER £325,000 ARE INVITED**

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**GRANTOWN ON SPEY** is the capital town of Strathspey and offers a range of local attractions and sports including excellent shopping facilities and the ever popular Malt Whisky Trail. There are excellent walking / woodland paths, two snow sports area's nearby, salmon fishing and an 18 and 9 hole golf course. The town is within the Cairngorms National Park and is approx. one hour drive from Inverness and Dalcross Airport. It has a growing population with a Primary School, Grammar School / Leisure Complex and Health Centre. Aviemore rail station are only 15 miles south and Forres & Nairn on the Moray Coast are 21 miles north. Inverness is approx. 37miles with easy access to the main A9 trunk road.

### THE PROPERTY

**PH26 3PN**

This rural property is located within the Cairngorms National Park area enjoying rural open views across the Spey Valley and to the Cromdale Hills. It is within the Advie village designation and has mostly farmland and moorland surrounding it with a prominent sporting Estate located close by. There are a number of neighbouring properties nearby with several owner occupied. The Bungalow offers stunning views with a variety of wildlife, including red squirrels. It provides spacious comfortable accommodation in a great location all set within extensive grounds of (0.33 acres / 1346 sq.m.) The Bungalow was built circa-1987 and the property is in good order throughout with an extensive garden, patio, summer house, woodshed / store. Total built area – 122sq.m. All carpets / floor coverings, light fittings, fitted blinds and curtains are included. \* Appliances – hob & double oven, dishwasher, washing machine, microwave, tumble dryer are included. This property also benefits from an electric heating system, open fireplace and is double glazed throughout.

### ENTRANCE / VESTIBULE

**2.10m x 1.20m**

External timber door. External lamps. Glazed door through into hallway & utility room. Cloakroom cupboard with fuse board & burglar alarm. Radiator. Key racks.

### UTILITY STORE

**3.20m x 2.10m**

Window to side. Hot water tank. Laundry area with sink & cupboards over. Washing machine. Tumble dryer. Drying rail. Coat rack. Radiator.

### OPEN PLAN KITCHEN/DINING

**4.77m x 2.25m**

Open plan kitchen / dining area with panoramic-window to the side overlooking the summer house and garden area. Extensive floor and wall mounted cupboards with complementary worktops and carron phoenix sink, electric hob, double oven. Dishwasher. Microwave. UV water filter. Radiator.

### DINING AREA

**3.87m x 2.77m**

Dedicated dining area. Panoramic window to side overlooking garden area. T.V point. Radiator.



### LOUNGE

**6.07m x 4.00m**

Bright spacious and comfortable room with dual aspect windows overlooking the main and side garden. The large windows offer a stunning view over the valley and beyond. Feature open fireplace with marble surround. French door to paved patio area. TV & Tel. point. Radiators x 2.



### HALLWAY

Shelved storage & linen cupboard. Telephone point. Smoke detector. Attic hatch. Radiator.



### FAMILY BATHROOM

3.70m x 2.17m

Window to front & driveway. Four piece suite, bath with electric shower over, bidet, WC and wash hand basin. Heated towel rail / thermostat. Ceiling recessed bathroom lights. Radiator.



### BEDROOM 1

3.97m x 3.60m

Bright spacious twin bedroom with panoramic windows to main garden and patio area. Fitted double mirror wardrobe. Tel. & T.V. point. Radiator.



### BEDROOM 2

2.87m x 3.60m

Double bedroom with window to main garden, patio and mountains. Fitted double mirror wardrobe. T.V. point. Radiator



### EN-SUITE BATHROOM

3.72m x 2.17m

Window to side. Bath & additional walk-in mains shower with cubicle, WC and wash hand basin. Heated towel rail. Radiator. Ceiling recessed bathroom lights and a heat transmitted ceiling lamp. Vinyl flooring.



### BEDROOM 3

3.8m x 3.72m

Bright spacious twin bedroom with window overlooking the front garden / driveway and moorland. Fitted double mirror wardrobe. T.V. point. Radiator



## GARDEN / PARKING

There is a shared access with parking, dedicated driveway area to the integral garage / workshop and additional parking to the side of the garage. There is a good-sized low maintenance garden to the front, sides and rear of the property with mostly lawn and some mature trees and shrubs. The rear patio area also has a wall mounted folding canopy. Timber bike store. Timber summer house in need of some refurbishment. Security lamps.



## GARAGE

The large integral garage has a metal up and over door with additional rear door and dedicated fuse board. Rear general utility area / shelving and heated towel rail. Clothes dryer pulley. Power sockets and lighting. Outside tap.

## SERVICES

Mains electricity, drainage to septic tank & private water supply. Telephone.

## COUNCIL TAX & ENERGY PERFORMANCE RATING

This property is rated in Band E for council tax £2,300. The energy efficiency EPC rating for the house is band F (32).

## VIEWING

Is strictly by arrangement with Highland Property Services.

## HOME REPORT

Linked from our website or available on request from our offices.

## DATE OF ENTRY

A prompt Settlement date is being sought.

## OFFER / SERVICES

Highland Property Services are pleased to provide any potential purchaser of this property with a full legal service from an established Scottish solicitor to act in the purchase. All offers from your solicitor in the standard Scottish style must be made direct to Highland Property Services. Our client reserves the right to accept an offer at any time. In the event that a closing date is set, we are only able to liaise with clients who have instructed their solicitor to note interest on their behalf.



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## ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding holiday or residential letting / rental rates and a comprehensive property management and holiday rental service is available on request.

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the selling agents have not tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale. Any plans provided are an indicative guide only which should be reviewed by your solicitor.



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