

## Tigh-na-Raon, Grant Road, Grantown on Spey, PH26 3JH



Detached, spacious, three / four bedroom extended bungalow in a prime sunny location near the centre of the town backing onto woodlands. This bright and airy property has been considerably extended with an open plan kitchen / living room, an upstairs suite of bedrooms / en-suite and attractive rear sun room and sitting room / office. There is also an extended integral garage, all within substantial established gardens.

- Three / four bedrooms with one en-suite
- Open plan kitchen /diner, sitting room
- Spacious rear sun room & dining room
- Family bathroom/shower, additional WC
- Oil central heating & double glazed
- Large established garden
- Integral 1.5 garage / utility area
- Excellent spacious family home

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

**OFFERS OVER £345,000 ARE INVITED**

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**GRANTOWN-ON-SPEY** is the capital of Strathspey and is surrounded by extensive woodlands within the Cairngorms National Park. It is a popular town renowned for its varied sporting pursuits including golf, biking and fishing and hosts a variety of shops, hotels and restaurants. It is also the gateway to the Malt Whisky Trail with a new distillery nearing completion. There is also a range of winter snow sports available nearby. It has a primary and grammar school / active leisure centre and swimming pool, local health centre and dentist. Aviemore rail station is 15 miles, Inverness Airport is 35 miles.

### THE PROPERTY

**PH26 3JH**

This attractive property is located in a popular area of the town within an established garden bordering onto woodlands, with all amenities nearby. It comprises a detached and spacious three / four bedroom bungalow with rear extension sun room and sitting room / office area and integral garage. The bungalow has oak flooring on the ground floor and has also been extended upstairs via a timber stairwell to a suite of rooms via the hallway landing with excellent storage cupboards. Master bedroom 1, with dormer window, additional twin bedroom 2 and en-suite shower room with roof space storage area. The integral garage has a utility / workshop area and large roof space storage with fitted folding attic ladder. Oil fired central heating with stoves in the sitting room and sun room. Double glazed throughout.

All integral fitted appliances, carpets, floor-coverings, fitted blinds, light fittings and some curtains are included. Some \*free standing appliances and furnishings maybe available by private bargain.

### ENTRANCE and HALLWAY (1.8m x 1.1m)

Double glazed door to internal hallway. Electrical fuseboard. Linen cupboard. Radiator

### OPEN KITCHEN KITCHEN/DINER (4.2m x 3.35m)

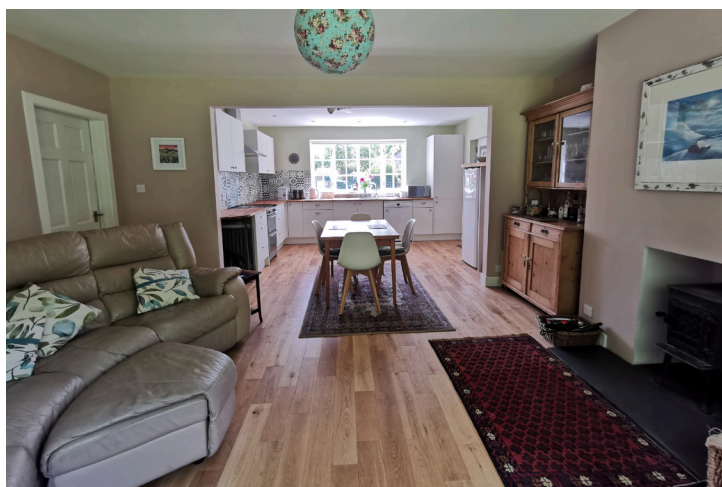
Dual aspect with bay front window overlooking driveway and the front garden. Recently extended bright kitchen with casual dining and range of floor and wall units, \*cooker and cooker hood. Composite sink. \*Dishwasher, \*fridge/freezer, \*washing machine. Radiator.

Door through to additional front entrance door (currently unused) and hallway access to garage/utility.



### SITTING ROOM (4.2m x 4.85m)

Airy bright room with triple panoramic window offering great views to rear garden and woodlands. Feature wood burning stove. TV point. Telephone point. Radiator.



### TOILET (2.3m x 1.25m)

Opaque window to front. WC and fitted wash basin with vanity unit. Wall cabinet. Heated towel rail. Tiled floor.

### FAMILY BATHROOM (2.95m x 1.75m)

Bright with opaque window to front. WC and wash basin, bath and additional mains shower / glass canopy. Heated towel rail. Tiled floor.



**BEDROOM 3 (3.65m x 3.35m)**

Bright good sized double bedroom with bay window to front garden. Built in double wardrobe. Radiator.



**BEDROOM 2 (3.65m x 3.25m)**

Good sized room with window overlooking rear garden. Built in double wardrobe. Radiator.



**REAR DINING ROOM / OFFICE (3.42m x 3.29m)**

Comfortable space for family dining / Office with alcove storage / / shelving. Radiator.

Twin glazed doors through to:

**REAR EXTENSION - SUN ROOM (5.35m x 4.25m)**

Bright airy multi-purpose room with large windows (8) to the extensive garden area and woodlands beyond. Feature brick built fireplace with LPG stove. Large radiator. Twin external glazed doors opening into patio area / garden.



INNER HALLWAY - Timber stairwell to:

First floor landing – velux window and extensive storage cupboards on both sides opening into suite of rooms comprising:

**MASTER BEDROOM 1 (4.45m x 4.15m)**

Spacious bright double bedroom with dormer window. Partial coombe ceiling. Radiator.

Leading through into Twin Bedroom



**TWIN BEDROOM 4 (3.25m x 3.2m)**

Twin bedroom with velux window, twin wall lights. Partial coombe ceiling. Roof hatch X 2 storage.

Leading through into ensuite:



**EN-SUITE (2.15m x 1.25m)**

Well finished with mains shower & wetwall panels / WC with integral wash basin vanity cabinet. Mirror. Heater towel rail. Extractor. Vinyl flooring.





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### COUNCIL TAX & ENERGY PERFORMANCE RATING

This property is rated Band F for council tax. The energy efficiency rating for the house is band E (46).

### DATE OF ENTRY

By arrangement.

### VIEWING

Viewings are strictly by arrangement with the selling agents by minimum 48 hour pre-appointment only. To avoid disappointment when travelling, please always confirm any viewing with our office prior to setting off.

### HOME REPORT

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

### 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.

### INTEGRAL GARAGE

(5.95m x 4.95m)

Large 1.5 garage with secure roll metal door. Attic ladder to floored storage. Twin rear timber & glazed doors with window. Utility area including stainless steel sink, hot water tank and space for \*freezer / \*tumble dryer. Shelving.



### GARDEN

Walled front garden / driveway mostly stone chips with flower borders, together with established trees and shrubs. Side and rear garden area with lawn area, mature trees and shrubs. Raised timber deck picnic area and large timber shed approx. 12' x 8'. Wood store and oil tank.



### SERVICES

All mains services including water/drainage, electricity. Broadband. Telephone connection.

### ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding residential letting/rental rates and a comprehensive property management service is available on request. Our sister company, Highland Holiday Homes, specialising in holiday rentals can offer holiday letting advice, they manage a range of high quality privately owned holiday properties in the Aviemore area and throughout the Cairngorms National Park

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.



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