

**Rhynuie, Grant Road,
Grantown on Spey, PH26 3LD**



Detached, spacious, five bedroom (en-suite x 3) house in a secluded, prime sunny location near the centre of the town. This bright and airy property has been designed as a large family home within garden grounds extending to approx. 0.25 acre. There is an integral double garage, together with various timber outbuildings including a workshop and double car port with extensive parking.

- Five bedrooms (two with dedicated en-suites and one ensuite to the shared family bathroom/shower.)
- Open plan kitchen /diner, utility
- Ground floor lounge
- Office/study room
- Cloakroom WC
- Oil central heating & double glazed
- Large established low maintenance garden with patio area and greenhouse.
- Various timber outbuildings including large timber workshop
- Integral double garage
- Excellent spacious family home in a great location

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STATION SQUARE GRAMPIAN ROAD
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T: (01479) 811 463 / 810 020

OFFERS OVER £415,000 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 Whisky Trail with a new distillery. 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 3LD

This attractive property is located in a popular area of the town within an established landscaped low maintenance garden, with all amenities nearby. It comprises a detached and spacious five bedroom house with three en-suite shower / bathrooms, over two levels with a double integral garage. The house was architect designed as a large family home (circa 2000) and is located within an approx. 0.25 acre plot. There are extensive timber outbuildings comprising a large workshop with double garage doors, power and lighting with a further two timber garden sheds and a greenhouse.

The integral garage has space for 2 cars and has a large roof space area for storage. There are twin windows to the side and driveway with twin roller garage doors. There is extensive shelving and the oil fired central heating boiler.

External door to the rear of the garage accessing the outside stone chipped service area with coal bunker, oil tank and clothes drying line.

The property has oil fired central heating with lounge open fireplace and is double glazed throughout. The house benefits from an abundance of storage space and features crafted Scandinavian red pine throughout. All fitted appliances, carpets, floor-coverings, fitted window blinds, light fittings and curtains are included.

ENTRANCE

(2.1m x 1.1m)

Step up to porch with twin window panels. Tiled floor. Radiator. Exterior lamp.

HALLWAY

Large spacious hall with radiators x 2 & smoke alarms x 2. Leading to corridor with walk-in linen cupboard with shelves. Hot water tank. Electric fuse board. Fitted steel safe. Additional hallway shelved cupboard. Drayton heating thermostat control. Timber stairwell to first floor accommodation.

KITCHEN

(6m x 3.9m)

Spacious dual aspect room with front and side windows to garden / driveway. Bright kitchen with dedicated dining area and range of floor and wall units with stainless steel sink. Bosch electric hob / cooker hood & wall mounted double oven, dishwasher, fridge/freezer. Radiator. Extractor. Sliding door through to:

UTILITY ROOM

(3.9m x 2.25m)

Window to side with fitted wall and floor cupboards. Stainless steel sink. Washing machine. Radiator. Partial shelving and tiling. Central heating control panel. Extractor. Doorway through to integral double garage.



LOUNGE

(5.75m x 5m)

Spacious, airy bright triple aspect room with side panel windows and four floor to ceiling windows with vertical blinds. Feature stone fireplace with granite hearth and mantelpiece. TV point. Telephone point. Radiator.



CLOAKROOM

(1.95m x 1.8m)

Opaque window to side. WC and fitted pedestal wash basin with mirror/ lamp. Shaving point. Coat rack. Electric heated towel rail. Extractor. Radiator. Partial wall tiling. Vinyl floor.

OFFICE / STUDY

(2.95m x 2.1m)

Window to the side. This room is ideal as an office / study – work from home facility with a walk-in alcove leading to a large under stair storage area. Telephone point. Radiator.



FAMILY BATHROOM

2.95m x 1.8m

Good sized room with Jack & Jill doors to hallway and bedroom 2. Opaque window to side. WC and wash basin / mirror / lamp, bath with extension shower over with glass shower screen. Electric heated towel rail. Extractor. Partial tiling. Vinyl floor.



BEDROOM 2

(4.25m x 3.25m)

Bright airy double bedroom with twin windows/blinds, overlooking the rear garden. Built in triple wardrobe with sliding doors. Radiator. Door to shared family bathroom.



BEDROOM 1

(4.5m x 3.25m)

Twin aspect good sized twin bedroom with windows overlooking front & rear garden. Built in triple wardrobe. Radiator. Leading through sliding door into :



EN-SUITE

(1.5m x 3.25m)

Opaque window with accessible shower area with Mira mains shower & wetwall panels / WC with wash basin, mirror/lamp. Two bathroom cabinets. Heated towel rail. Radiator. Extractor. Vinyl flooring.



INNER HALLWAY - Timber stairwell up to :

First floor landing: Velux window over stairwell, leading to the extensive first floor accommodation, all with partial coombe ceilings. Radiator.

Walk in shelved storage cupboard with access hatch into roof space. Further shelved alcove.

BEDROOM 3

(4.45m x 2.55m)

Compact single bedroom with window to front. Radiator. Exposed roof trusses / shelves.



MASTER BEDROOM 4 SUITE

(7.5m x 5m)

Spacious bright double bedroom / lounge area with Velux roof window and twin windows overlooking the entrance driveway and distant hills. Fitted triple sliding door wardrobe. Further built in wardrobe / cupboard. Partial coombe ceiling with wall hatch to roof space storage. Attic hatch. Radiator. Through into :



EN-SUITE shower room

(2.95m x 1.75m)

Spacious with Velux roof window, bath & Triton electric shower over, WC with wash basin, mirror & lamp. Electric heated towel rail. Wall cabinet. Extractor. Radiator. Carpet flooring.



BEDROOM 5 / MULTI-PURPOSE ROOM

(6.5m x 5m)

Bright, spacious multi-purpose room with enormous scope for a variety of uses. Large window to the front overlooking the lawn. Velux roof window. Partially shelved. Radiator.





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Workshop

Timber double door workshop. Large, bright space with strip lighting, concrete floor, shelving and multiple electric points.



COUNCIL TAX & ENERGY PERFORMANCE RATING

This property is rated Band G for council tax. The energy efficiency rating for the house is band D (65).

DATE OF ENTRY

By Arrangement.

SERVICES

All mains services including water/drainage, electricity. This property has a shared driveway with one other property to the rear.

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.

GARDEN & ACCESS

The front garden has some raised flower beds and a boundary of mature trees and evergreen hedging. The side / rear garden is mostly laid to lawn with a small number of established trees and shrubs. There is timber boundary fencing. Coal bunker. Oil tank. Drying line.

There is a short shared driveway (approx. 25m) through to Rhynuie which is located within a quiet, secluded location with an extensive garden / plot of approx. 0.25acre. There is a private parking area for 4/5 vehicles plus the double garage and car port affixed to the timber workshop.



INTEGRAL DOUBLE GARAGE

(5.95m x 5.25m)

Large double garage with secure twin roll metal doors. Twin windows to driveway and rear external door to service area / garden. Extensive shelving. Oil boiler. Space for additional appliances.



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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