

The Manse, Golf Course Road, Granttown on Spey, PH26 3HY.



Detached, spacious, four/five bedroom House with superb views overlooking the golf course, hills and woodland. In a secluded, prime sunny location near the centre of town, this bright and airy property has been designed as a large family home with a large low maintenance garden. There is an integral garage/workshop, together with timber outbuildings and extensive parking area.

- One ground floor bedroom / study with four first floor bedrooms, one with dressing room adjoining
- Bright open kitchen / breakfast bar
- Utility room/ boiler room
- Large Lounge with wood burning stove
- Dining room with open fireplace
- Ground floor shower room & first floor family bathroom
- Oil central heating & double glazed
- Integral extended garage
- Large established low maintenance garden with timber sheds & patio area
- Spacious family home in a great location

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STATION SQUARE GRAMPIAN ROAD
AVIEMORE PH22 1PD
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 3HY

This attractive property offers superb open views over the popular golf course to surrounding hills and woodlands. The property is well founded within an established landscaped low maintenance garden, with all amenities nearby.

It comprises a detached and spacious four/five bedroom House over two levels in a bright sunny location.

The property also has the benefit of oil central heating and timber double glazing.

The integral garage has space for one vehicle and small workshop area. There is an EV charging point.

There are two timber sheds and a small patio area. Coal bunker.

All named appliances, carpets, floor-coverings, fitted window blinds, light fittings and curtains are included.

ENTRANCE VESTIBULE

2.3 m x 1.35m

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

HALLWAY

Large spacious hall with radiators x 2 & smoke alarms. Archway through glazed panel doors to inner corridor with linen cupboard and additional hallway storage cupboard.

OPEN PLAN KITCHEN / DINER

5.05m x 2.85m

Double glazed side door into kitchen. The kitchen hallway with utility cupboard houses fridge/freezer, storage shelving, fuseboard and coat-hooks. Panoramic sink window overlooking the extensive rear lawn. Stainless steel sink, electric hob, twin ovens and cooker hood, washing machine. Vinyl flooring.



UTILITY ROOM

(3.35m x 2.3m)

Window to rear with fitted wall and floor cupboards. Washing machine. Tumble dryer. Freezer. Radiator. Partial shelving and tiling. Electric fuseboard.

DINING ROOM

4.25m x 4.25m

Airy bright room with stone fireplace and panoramic windows overlooking the golf course and woodlands / hills. Two radiators.



LOUNGE

6 m x 4.25 m

Spacious, airy bright room with panoramic windows to golf course / woodlands and hills. Fireplace with stove inset slate hearth. Wall lights. TV point. Telephone point. Two radiators.



BEDROOM 5 / STUDY

4.25m x 3.05m

Window to the side and rear of the Property. This room is ideal as an office / study – work from home facility. Telephone point. Radiator.



FAMILY SHOWER-ROOM**2.5m x 1.86m**

Opaque window to rear. WC and wash basin / mirror / lamp, bath with shower over with glass shower screen. Mains chrome heated towel rail. Extractor. Partial tiling.

**BEDROOM 3****4.25m x 3.7m**

Further good sized double bedroom with windows to golf course/woodlands and hills. Built in double wardrobe. Radiator.

**BOILER ROOM / STORE**

Hot water tank. Central heating Boulter boiler & controls. Built in oil storage tank.

FIRST FLOOR LANDING - to extensive first floor accommodation – linen store / cupboard, radiator. Attic hatch with ladder and light, floored with additional insulation.

BEDROOM 1**3.05m x 2.95m**

Good sized twin bedroom with window overlooking the rear garden. Built in wardrobe. Radiator.

**BEDROOM 2****4.25m x 4.05m**

Bright airy double bedroom with windows to golf course/woodlands and hills. Built in double wardrobe with sliding doors. Radiator.

**FAMILY BATHROOM****2.95m x 2.25m**

Opaque window to rear. WC and wash basin / mirror / lamp, bath with electric shower over with glass shower screen. Mains chrome heated towel rail. Extractor. Partial tiling.

**PRINCIPAL BEDROOM 4 SUITE****5.55m x 4.25m**

Spacious bright double bedroom with large window overlooking the garden / golf course. Fitted twin double wardrobes. Built in wash basin / vanity area. Radiator.

Through into :

DRESSING ROOM**2.65m x 1.65m**

adjoining dressing room with window to rear garden. Double fitted wardrobe. Radiator.





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COUNCIL TAX & ENERGY PERFORMANCE RATING

We understand this property is rated Band G for council tax (approx. £3705 per annum) The energy efficiency rating for the house is band E (48)

DATE OF ENTRY

The seller is seeking a prompt settlement date.

SERVICES

All mains services including water/drainage, electricity.

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.

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.

INTEGRAL SINGLE GARAGE

5.65m x 3.35m

Extended single garage with space for small workshop area. There is a window to the side and driveway to the front with a steel up and over garage door. Lighting & Ev Charging point.

GARDEN & ACCESS

The front garden has some flower borders and mature trees with hedging. It is mostly laid to lawn overall with a small vegetable patch and patio to the rear. Timber shed x 2 with extensive boundary fencing. Coal bunker. Clothes drying line.

Access to the Property along a private single track road (Golf Course Road) approx. 100m – which also provides access to other similar detached Houses overlooking the golf course, designed as CUL-DE-SAC.

There is a private stone chipped parking area for 4/5 vehicles and steel boundary gates.



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Monday - Friday 9.00 am - 5.00 pm