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solicitors and estate agents

Kirkton Park, Lower Craggan, Grantown On Spey, PH26 3NT
Offers over £310,000

Contact us on 01479 874800 or visit www.massoncairns.com

Superb detached bungalow ideally located between Granttown on Spey and Aviemore adjacent to the Craggan golf course and fisheries and benefiting from open views to Laggan Hill and Glenbeg. Kirkton Park offers exceptionally spacious and tastefully decorated accommodation with luxury Jacob Delafon bathroom suite and Samuel Heath fittings, bespoke kitchen with high quality integral appliances, solid fuel stove in the sitting room, oil fired central heating and high performance Swedish door and window units. Viewing is recommended to appreciate the standard of comfort offered by this immaculately presented property with high quality carpets and floor coverings included in the sale. EPC rating Band D

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Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ

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FOR SALE

Superb detached bungalow ideally located between Grantown on Spey and Aviemore adjacent to the Craggan golf course and fisheries and benefiting from open views to Laggan Hill and Glenbeg. Kirkton Park offers exceptionally spacious and tastefully decorated accommodation with luxury Jacob Delafon bathroom suite and Samuel Heath fittings, bespoke kitchen of the highest standard with high quality integral appliances, solid fuel stove in the sitting room, oil fired central heating and high performance Swedish door and window units. Viewing is recommended to appreciate the standard of comfort offered by this immaculately presented property with high quality carpets and floor coverings included in the sale.

GRANTOWN ON SPEY

Situated within the Cairngorms National Park Grantown is the Capital of Strathspey and a leading tourist resort. It has a fine shopping centre, first class hotels and guest houses, Primary and Grammar schools offering education to university entrance standard, Cottage Hospital and Health Centre.

Sporting facilities include 18 hole golf course, superb leisure centre with 4 court sports hall, climbing wall, fitness suite and 20m pool, excellent Salmon and Trout fishing in the River Spey and other waters, 8 tennis courts, bowling green, children's recreation park and forest walks through Grant Park. There are many places of interest to visit in the area with Grantown being the gateway to the Malt Whisky Trail. The Grantown Heritage Centre is open through the summer and Highland Games are held at different venues throughout the Spey Valley. Within easy reach are the Cairngorm Mountains for winter sports facilities and hill walking. The sandy beaches of the Moray Firth are also close by. Other distances from Grantown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles.

ENTRY

Covered entry to Swedish high performance timber and glass panelled door with glazed side panel to vestibule. Outside coach lamp. Doorbell.

VESTIBULE 2.44m x 1.78m

Cloaks cupboard with shelf and row of coat hooks. Fitted carpet. Ceiling light. Glass panelled door with glazed side panel to hallway.

HALLWAY

"L" shape - 23'8"x3'4". 9x57". Doors to lounge and dining / kitchen / family room and utility. Doors to four bedrooms and bathroom. Door to shelved linen cupboard. Door to shelved storage cupboard. Access hatch and Abru stowaway ladder to partially floored area with electric light supply. Radiator. Danfoss central heating thermostat. Smoke detector. Telephone point. Fitted carpet. Four recessed ceiling lights.

LOUNGE 6.00m x 4.92m

Full height picture windows with open aspect looking across to Glenbeg and Laggan Hill. Efel solid fuel stove on slate hearth with extended Burghead sandstone surround and mantel shelf. Two radiators. Two T.V.

Points. Fitted carpet. Two double and four single wall lights.

From sitting room double glass panelled doors to family area and kitchen.

KITCHEN / FAMILY ROOM 7.32m x 4.28m

Newly fitted bespoke contemporary kitchen of the highest standard with a comprehensive range of white coloured oak base, wall, drawer, curved and glass display units. Complementary granite work surfaces and tiled surround. Integrated appliances including best quality Kitchen Aid steam assist oven, inset induction ceramic hob with Elica designer vented cooker hood over. Kitchen Aid integrated microwave. Stainless steel sink unit with Franke mixer tap. Radiator. Oak flooring. 16 led downlighters. Door to utility.

KITCHEN ALTERNATIVE VIEW

FAMILY AREA

Delightful open plan family area. Patio doors to rear garden. Radiator. T.V. Point. Oak flooring. Recessed led downlighters. Open plan to kitchen.

UTILITY 2.46m x 2.36m

Window to rear. Door to walk-in cupboard (52"x23") with row of coat hooks and large capacity hot water cylinder with slatted shelving over. Door to built in shelved cupboard housing electricity control gear. Boulter Camray 3 oil boiler supplying radiators and domestic hot water. Stainless steel sink / mixer tap and sink unit with plumbing for washing machine. Space for fridge freezer. Radiator. Quality Kardean flooring. Matwell over hatch to easily accessed under floor area. Ceiling light. High performance external door to garden area.

BATHROOM 3.10m x 1.75m

Opaque window to rear. Luxuriously appointed bathroom with Jacob Dalafon four piece bathroom suite in white comprising free standing Victorian style bath with claw feet and telephone style mixer shower over. Complementary Italian tiled surround. Recessed shower cubicle with Samuel Heath power shower. Wash hand basin and W.C. Samuel Heath gold line bathroom fittings. Combination radiator and heated towel rail. Amtico flooring. Three recessed ceiling lights.

MASTER BEDROOM 4.78m x 3.12m inc wardrobe

Double window to rear garden. Mirrored sliding doors to fitted wardrobe and shelved storage. Radiator. T.V. Point. Telephone point. Fitted carpet. Ceiling light. Door to ensuite shower room.

EN SUITE SHOWER ROOM 2.44m x 1.09m

Opaque window to rear. Three piece suite comprising recessed tiled shower cubicle with Aqualisa power shower, wash hand basin in vanity unit with double doors to storage below and W.C. Radiator. Fitted carpet. Twin spot ceiling lights and two wall lights.

BEDROOM 2 4.47m x 2.97m

Window to front. Recessed wardrobe with shelved storage and hanging rail. Radiator. T.V. Point. Fitted carpet. Ceiling light.

BEDROOM 3 3.51m x 3.40m

Window to front. Recessed wardrobe with shelved storage and hanging rail. Radiator. Fitted carpet. Ceiling light.

BEDROOM 4 3.40m x 2.74m

Window to front. Recessed wardrobe with shelved storage and hanging rail. Radiator. Fitted carpet. Ceiling light.

OUTSIDE

GARAGE 5.84m x 5.72m

Of concrete block construction. Two up and over doors. Door and side window to north east. Concrete floor. Power and light supply.

GARDEN

The property is approached via a private drive from the south side of the A95 leading to the property which is set well back from the road. Boundaries are enclosed with post and wire and ranch fencing with a timber gate opening to a stone chipped driveway leading to the garage and providing ample parking for several cars. The grounds which extend to approximately 0.30 acres are attractively landscaped with a south facing patio and lawned areas interspersed with rockery beds and borders, colourful shrubs and ornamental trees providing year round colour. There is outside security lighting and a cold water supply.

SERVICES

Mains water and electricity. Drainage to private septic tank. 2000 litre oil tank. T.V. Aerial. Telephone.

HOME REPORT

A home report is available for this property. Please cut and paste the following link into your web browser address bar.
<https://memberportal.movemachine.com/HomeReports/ViewPublishedHomeReport.aspx?HrId=enlycycEbFRIUGJidjFhRjdFSXVmdz09.pdf>
EPC rating Band D

ENTRY

By arrangement.

PRICE

Offers over £310,000 are invited

VIEWING AND OFFERS

Viewing is strictly by arrangement with and all offers to be submitted to:-
Masson Cairns
Strathspey House
Grantown on Spey
Moray
PH26 3EQ
Tel: (01479) 874800
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Ground Floor



Plans not to scale, for illustration only



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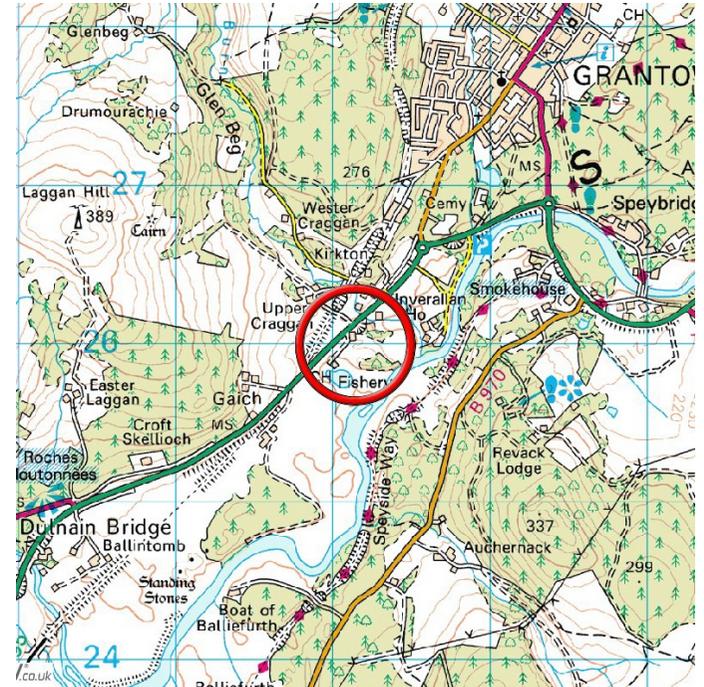
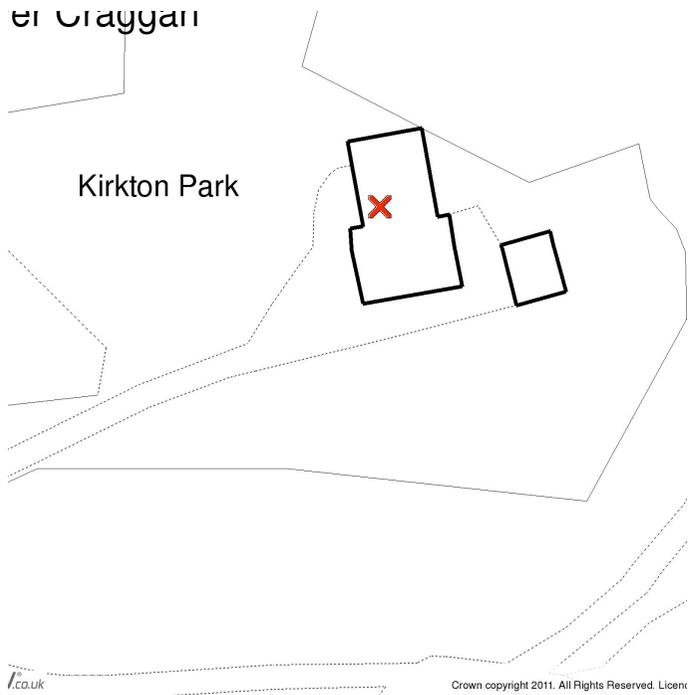
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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