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solicitors and estate agents

Dunmar, Grant Road, Granttown on Spey, PH26 3LD

Offers Over £310,000

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

This beautifully presented bungalow showcases bright, contemporary living spaces that radiate quality and attention to detail. From the moment you enter this impressive four-bedroom home, the luxurious touches are evident, setting a tone of sophisticated comfort. The heart of the home features a spacious sitting room equipped with a wood-burning stove, creating a cosy atmosphere for relaxation. The bespoke kitchen is a chef's dream, complete with many special features and a center island, extending into a roomy dining area perfect for entertaining and family meals overlooking the garden area. The bathroom is designed with style and luxury in mind, providing a tranquil retreat for relaxation. Additionally, the home includes four generously sized bedrooms, with the principal boasting an en-suite shower room, ensuring privacy and convenience. Outside, the property offers private, enclosed garden grounds that include a patio, lawn, and raised deck areas, ideal for outdoor living and entertaining. A lock block driveway with a carport and EV car charger provides ample parking for several vehicles. Located in a quiet yet central area of a popular Highland town, "Dunmar" promises high-quality accommodation that must be experienced to be fully appreciated. EPC Rating E, Council Tax Band F

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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Grantown On Spey

Grantown on Spey is a charming town nestled in the heart of the Scottish Highlands, known for its picturesque beauty and rich cultural heritage. Located in the Cairngorms National Park, Grantown on Spey is surrounded by breathtaking scenery, including lush forests, sparkling rivers, and rolling hills. The town itself boasts a range of historic landmarks and attractions, including the Grantown Museum, the Craigellachie Nature Reserve, and the Grantown Heritage Trail. Visitors and residents can also enjoy a range of outdoor activities, including hiking, biking, fishing, and golfing, or simply take in the stunning scenery with a leisurely stroll around town.

Grantown on Spey also offers a range of shops, restaurants, and amenities, making it a convenient and comfortable place to call home. The town has a strong sense of community, with a range of social and cultural events throughout the year, including the popular Grantown Show, Thunder in the Glens Ride out and the annual Christmas market. Whether you're looking to explore the great outdoors, immerse yourself in local history and culture, or simply enjoy the peace and tranquility of the Scottish countryside, Grantown on Spey offers something for everyone.

Transport Links

From Grantown on Spey, you can conveniently access various transportation options to explore the wider UK:

Airports:

Inverness Airport (INV): Approximately 34 miles away, this regional airport offers domestic flights and some international connections.
Aberdeen International Airport (ABZ): Roughly 80 miles away, providing a wider range of domestic and international flights.

Train Stations:

Carrbridge Railway Station: About 10 miles from Grantown on Spey, offering connections to Inverness, Perth, and Edinburgh.
Aviemore Railway Station: Approximately 14 miles away, with regular services to Inverness, Glasgow, Edinburgh and London, as well as connections to the wider UK rail network.

Road Routes:

A95: This arterial road connects Grantown on Spey to the A9, a major

north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.

A939: This scenic route connects Grantown on Spey to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Grantown on Spey serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Home Report

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EPC Rating E

Entrance Vestibule

From the front door, the entrance vestibule seamlessly merges with the wide hallway, providing a bright and airy welcome. This area is well-lit with recessed ceiling lighting and features tiled flooring for durability and ease of cleaning. Additionally, there is a convenient storage cupboard, perfect for storing outerwear and keeping the entrance clutter-free.

Hall

The L-shaped hall exudes a welcoming ambiance with its plush carpet flooring and soft, recessed ceiling lighting, creating a warm and inviting entrance. This central corridor provides a spacious access point leading directly into the lounge, enhancing the flow of the home. Additional doors branch off from the hallway to the kitchen/dining area, bathroom, and bedrooms, offering convenient access to the key areas of the house and ensuring a seamless transition from one space to another.

Sitting Room

4.85m x 5.97m (15'10" x 19'7")
This sitting room is both spacious and luxurious, featuring a large picture window at the front that floods the space with natural light. The room is anchored by a striking stone fireplace with an inset wood-burning stove, which adds a warm and inviting ambiance. Deep pile carpet flooring enhances the comfort and luxury of the room, while recessed ceiling lighting provides a soft, ambient glow, creating an ideal environment for relaxation. A timber and glazed door provides a graceful transition to the kitchen/dining room, maintaining the flow and elegance of the home.

Kitchen / Dining

5.37m x 5.97m (17'7" x 19'7")

The bespoke kitchen in this home is meticulously designed to maximise both style and functionality, providing a bright and spacious area filled with natural light. This is achieved through several windows to the rear, a floor-to-ceiling window on the side, and sliding patio doors that open onto the outdoor patio and decked areas. The kitchen features an ultra-modern, handleless design with sleek, dove grey gloss units and complementary worktops that include numerous special amenities: an integrated tower fridge and freezer, a wine display cooler, double ovens, dishwasher, washing machine, microwave, and a plate warming drawer.

A central island houses a gas hob and storage drawers and includes a sizable breakfast bar, all under the glow of stylish ceiling lighting. The layout also accommodates a large dining table and chairs, making it an ideal space for entertaining with the room's appeal further enhanced by impressive quality tile flooring and recessed ceiling lighting. Additionally, it is equipped with a smoke alarm and a large larder storage cupboard, ensuring both safety and ample storage.

Principal Bedroom

3.58m x 3.47m (11'8" x 11'4")

This charming double bedroom offers a warm and inviting atmosphere, featuring a double window that fronts views of the gardens. The room is enhanced by a triple sliding door wardrobe, offering ample space for both hanging and shelved storage, efficiently catering to storage needs. The space is well-lit, equipped with both ceiling and wall lighting. Comfort is further accentuated by soft carpet flooring and a further door conveniently leads to an en-suite shower room.

En-Suite

1.0m x 2.19m (3'3" x 7'2")

This shower room is fresh and bright, featuring a modern and sleek design that maximises both style and functionality. It includes a contemporary WC and a wash hand basin equipped with a mixer waterfall tap, complemented by an illuminated mirror and an integral storage cabinet for convenience and a streamlined look. The centerpiece is a double sliding door shower cubicle, which houses a mains pressure shower equipped with a luxurious rainforest shower head and surrounded by contemporary wet wall paneling for a clean and modern aesthetic. Natural light filters through an opaque window situated to the side, enhancing the freshness of the space, while a



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ladder towel radiator adds a touch of luxury and practicality, keeping towels warm and ready for use. There is ceiling lighting and an extractor fan.

Bedroom Two

3.04m x 3.36m (9'11" x 11'0")

This comfortable bedroom is designed for relaxation and convenience, featuring an integral wardrobe that offers efficient storage solutions without compromising space. A window to the rear of the room ensures a steady stream of natural light and carpet flooring adds warmth and comfort underfoot in addition to ceiling lighting which provides ample illumination, making the room bright and inviting at any time of the day.

Bedroom Three

3.57m x 2.85m (11'8" x 9'4")

This double bedroom is currently utilised as a home working space, blending practicality and comfort with a window to the front that fills the space with natural light. Carpeted flooring and ceiling lighting enhance the warm and welcoming atmosphere.

Bedroom Four

3.04m x 3.14m (9'11" x 10'3")

This additional double bedroom is both practical and inviting, equipped with carpeted flooring for added comfort. It features integral storage with mirrored doors, which not only provide ample space for belongings but also help to visually expand the room. A window to the rear allows natural light to brighten the space, enhancing its airy and bright ambiance.

Bathroom

3.04m x 1.81m (9'11" x 5'11")

This stylish and spacious bathroom is elegantly designed with modern amenities and a sleek aesthetic. It features a back-to-wall WC with concealed cistern and an integral wrap-around vanity unit that includes storage cupboards, enhancing the room's functionality. The vanity houses a countertop wash hand basin equipped with a modern waterfall mixer tap, complemented by an illuminated mirror above it, adding a touch of sophistication. The centerpiece of the bathroom is a smart double-ended bath with a central modern mixer tap, a rain forest shower head and glazed screen, perfect for relaxing soaks or quick showers. The room is surrounded by contemporary full-height tiling, creating a clean and

cohesive look. It is equipped with recessed down lighting and an extractor fan to maintain a well-lit and moisture-free environment. An opaque high-level window allows for privacy and light, while quality flooring underfoot and a towel ladder radiator add both style and comfort to the space.

Outside

The property is encircled by diverse garden spaces, each uniquely designed for relaxation and enjoyment. At the front, there's a gravel seating area perfect for morning tea. To one side, a raised deck and lawn provide a sunny spot for afternoon lounging, while a large patio and another raised deck on a different side create ideal settings for gatherings. With each area thoughtfully positioned to capture the sun at different times of the day. For storage and convenience, there are two timber sheds and a lock block driveway that accommodates several vehicles, complete with a covered carport. The gardens are bordered by mature plants and timber fencing, ensuring a high level of privacy and adding to the peaceful atmosphere of the outdoor spaces. This arrangement not only enhances the aesthetic appeal of the property but also maximises its usability throughout the day.

Services

It is understood that there is mains water, drainage and electricity. There is bioflame biomass central heating with a hopper that can hold 50 x 10kg bags. There is a Sync 7v EV car charger.

Entry

By mutual agreement.

Price

Offers over £310,000 are invited

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-
Masson Cairns
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Moray
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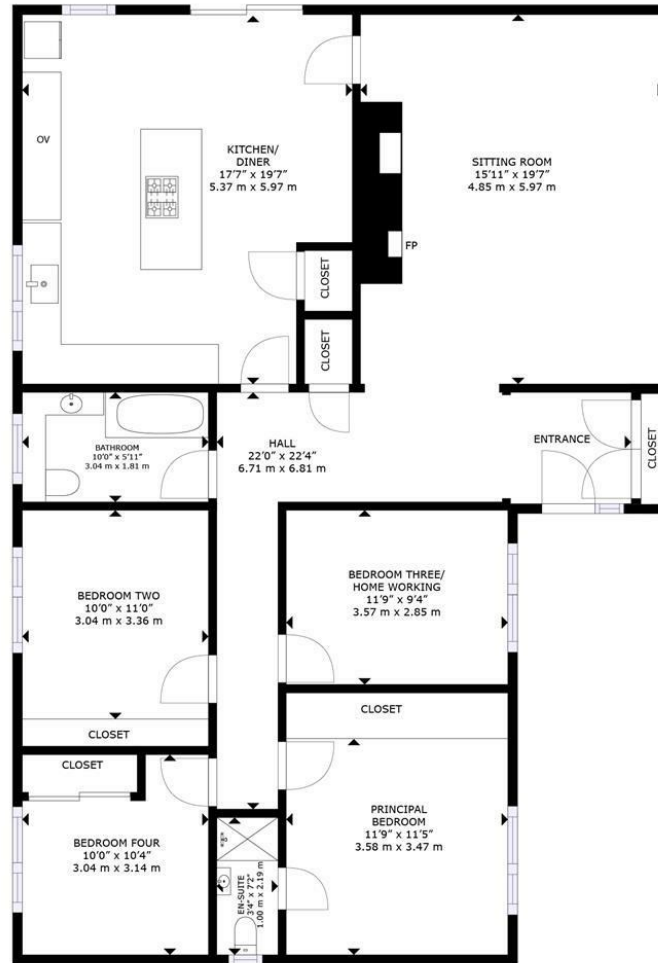












FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN: 1,540 sq. ft, 143 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D	46	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	



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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