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40 Cairngorm Avenue, Grantown on Spey, PH26 3EX
Offers Over £170,000

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

Backing onto Beachan Woods, 40 Cairngorm Avenue is a two-bedroom semi-detached home with gardens, off street parking, garage and a sun room overlooking its leafy surroundings. An entrance vestibule with built-in storage opens into the hallway, where stairs rise to the first floor while the sitting room has a large front-facing window and a stove set on a raised hearth, creating a comfortable space for everyday living. To the rear, the kitchen/dining room is fitted with wall, base and drawer units, work surfaces and an oven and hob, with space for further appliances and a dining table and extending across the rear of the house, the sun room offers space for seating or dining, with extensive glazing and direct garden access. Upstairs, the landing serves two double bedrooms, both with mirrored fitted wardrobes offering excellent hanging and shelved storage with bedroom one enjoying views into the woodland, while the other looks out to the front of the home. The shower room has a glazed enclosure, a wash hand basin set within a vanity unit and a WC and outside, the front garden is laid to lawn with a path to the entrance, while the driveway provides off-street parking and access to the garage which also has a separate rear door. The enclosed rear garden combines lawn and paved areas, with mature pines immediately beyond the boundary providing a sense of seclusion. With woodland walks close at hand and Grantown on Spey's amenities within reach, this is a home well placed for both everyday convenience and an outdoor lifestyle in the Cairngorms National Park. EPC D Council Tax B Home report available online at massoncairns.com

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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 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

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

EPC Rating D

Entrance Vestibule

1.30m x 1.18m (4'3" x 3'10")

A part-glazed external door opens into the vestibule, bringing natural light into the space. There is a built-in cupboard with shelf and hanging rail providing good storage for outerwear and an additional coat rail, while an internal door leads through to the hallway. There is quarry tile flooring and ceiling lighting.

Hallway

The hallway connects the entrance vestibule with the main living accommodation, with separate doors leading into the sitting room and kitchen/dining room. The staircase rises from here to the first-floor landing, which serves both bedrooms and the shower room.

Sitting Room

3.54m x 4.34m (11'7" x 14'2")

The sitting room has a large front-facing window providing good natural light and an outlook over the front garden. There is ample space for sofas and additional furniture around the stove, which sits within the fireplace on a raised slate hearth with a matching surround, while a glazed door connects with the hallway. There is carpet flooring and ceiling lighting.

Kitchen / Dining

5.44m x 2.21m (17'10" x 7'3")

The kitchen/dining room is fitted with a range of wall, base and drawer units with complementary work surfaces, a built-in oven and hob, and space for additional appliances. A one-and-a-half bowl sink with drainer and mixer tap sits beneath a broad window looking through the

sunroom towards the rear garden. There is space for a dining table and chairs at the opposite end of the room, with a glazed door opening into the sun room and a further door connecting with the hallway. There is tile-effect vinyl flooring and ceiling lighting throughout.

Sun Room

4.92m x 2.52m (16'1" x 8'3")

Accessed from the kitchen/dining room, the sun room has extensive glazing along the rear and to one end, providing plenty of natural light and an outlook across the garden towards the woodland beyond. There is space for seating and a dining table, making this a useful additional living area, while an external door provides access to the garden. There is wood-effect vinyl flooring and wall lighting.

Landing

The staircase rises to the first-floor landing, where doors lead to both double bedrooms and the shower room in addition to a generous storage cupboard and loft hatch which leads to the insulated attic space. There is carpet flooring and ceiling lighting.

Bedroom One

3.38m x 3.00m (11'1" x 9'10")

Bedroom one has a large rear-facing window overlooking the garden and out to the mature trees of Beathan Woods. There is space for a double bed and additional bedroom furniture, with integral mirrored sliding door wardrobes providing good storage in addition to a separate cupboard offering further space for belongings. There is carpet flooring and ceiling lighting.

Bedroom Two

3.64m x 2.85m (11'11" x 9'4")

A second double bedroom with a large front-facing window providing natural light and an outlook over the front garden. There is space for a bed and freestanding furniture, together with integral wardrobes with mirrored sliding doors and an additional storage cupboard. The room has carpet flooring and ceiling lighting.

Shower Room

1.94m x 1.85m (6'4" x 6'0")

The shower room is fitted with a curved glazed shower enclosure with sliding doors and wet wall surrounds, together with a WC and wash hand basin with mixer tap set within a vanity unit. There is cupboard storage beneath the basin and a mirror above, while an opaque



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rear-facing window provides natural light and privacy. An extractor fan provides ventilation, and there is vinyl flooring and recessed ceiling lighting.

Outside & Garage

2.98m x 7.01m (9'9" x 22'11")

The front garden is laid to lawn on either side of a paved path, with steps from the pavement and is surrounded by a low level boundary wall, while a tarmac driveway provides off-street parking and access to the attached garage. The garage has a generous depth, allowing space for a vehicle and additional storage for tools, bicycles or garden equipment, with a separate pedestrian door to the rear. The sun room opens directly into the rear garden, where paved paths border a raised lawn and provide space for outdoor seating, with an oil storage tank positioned to one side. Timber fencing encloses the garden, which backs onto Beachan Woods with gated access and mature pines providing an attractive woodland outlook.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

Entry

By mutual agreement.

Price

Offers over £170,000 are invited

Viewings 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

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Email: property@lawscot.com

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What Three Words Location

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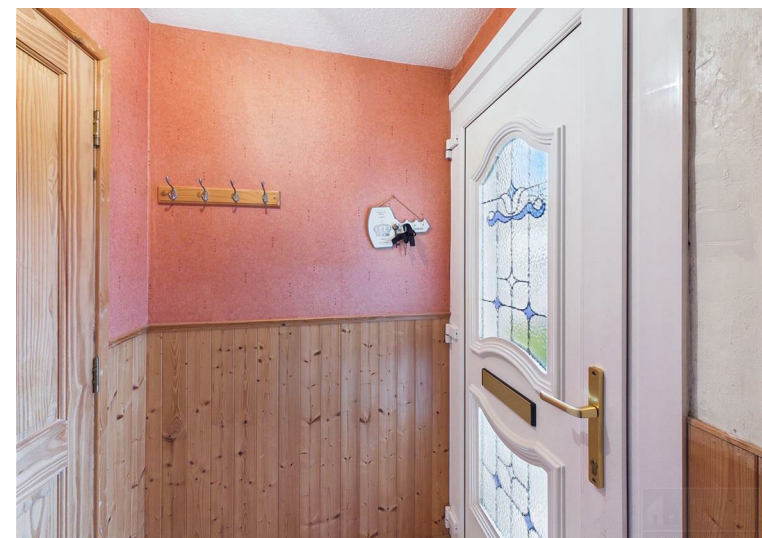
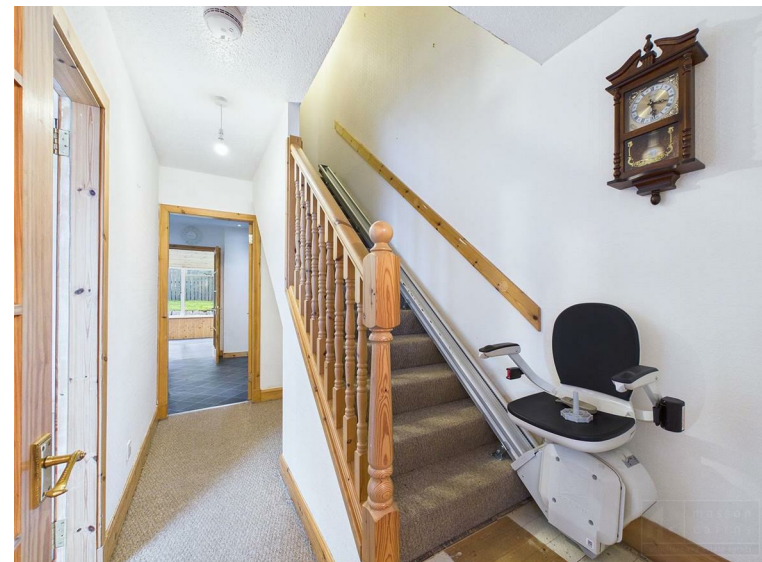
Council Tax

The property is currently assessed as Council Tax Band *, with an annual charge of £** for 2026/27, including water charges. A 25% discount is currently available to single occupiers.

Purchasers intending to use the property as a second home should be aware that, for 2026/27, Highland Council charges Council Tax at 300% of the standard rate for second homes.

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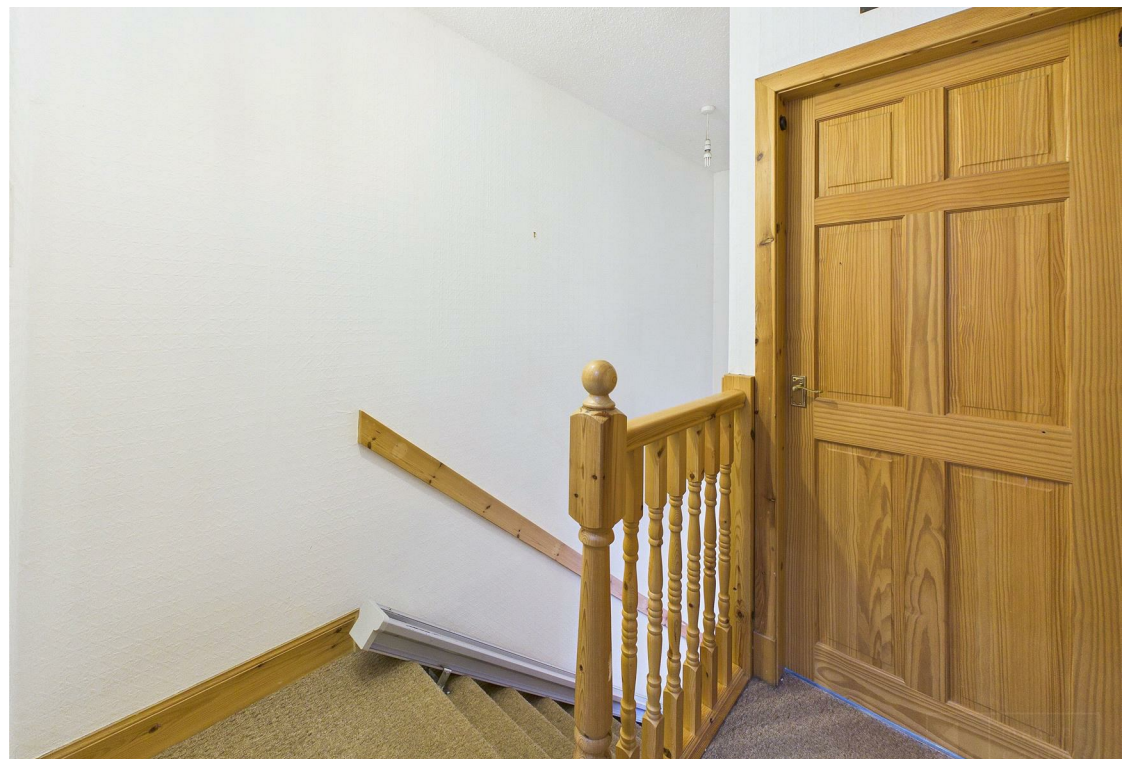
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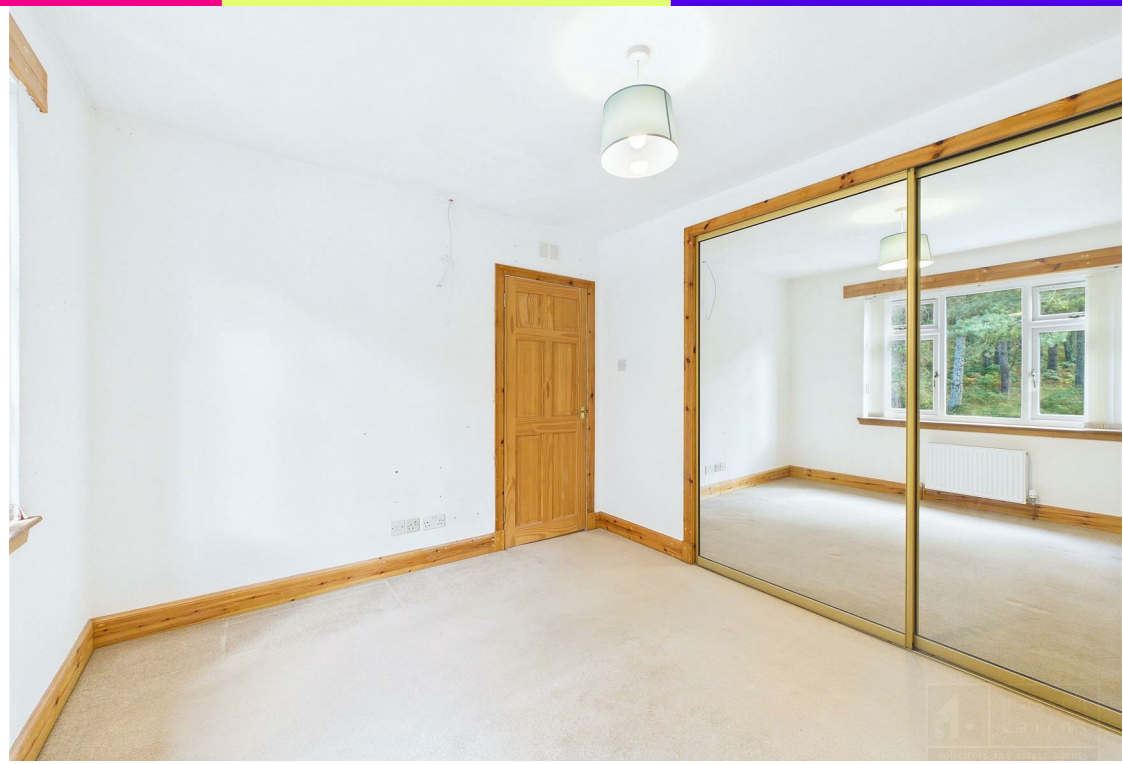
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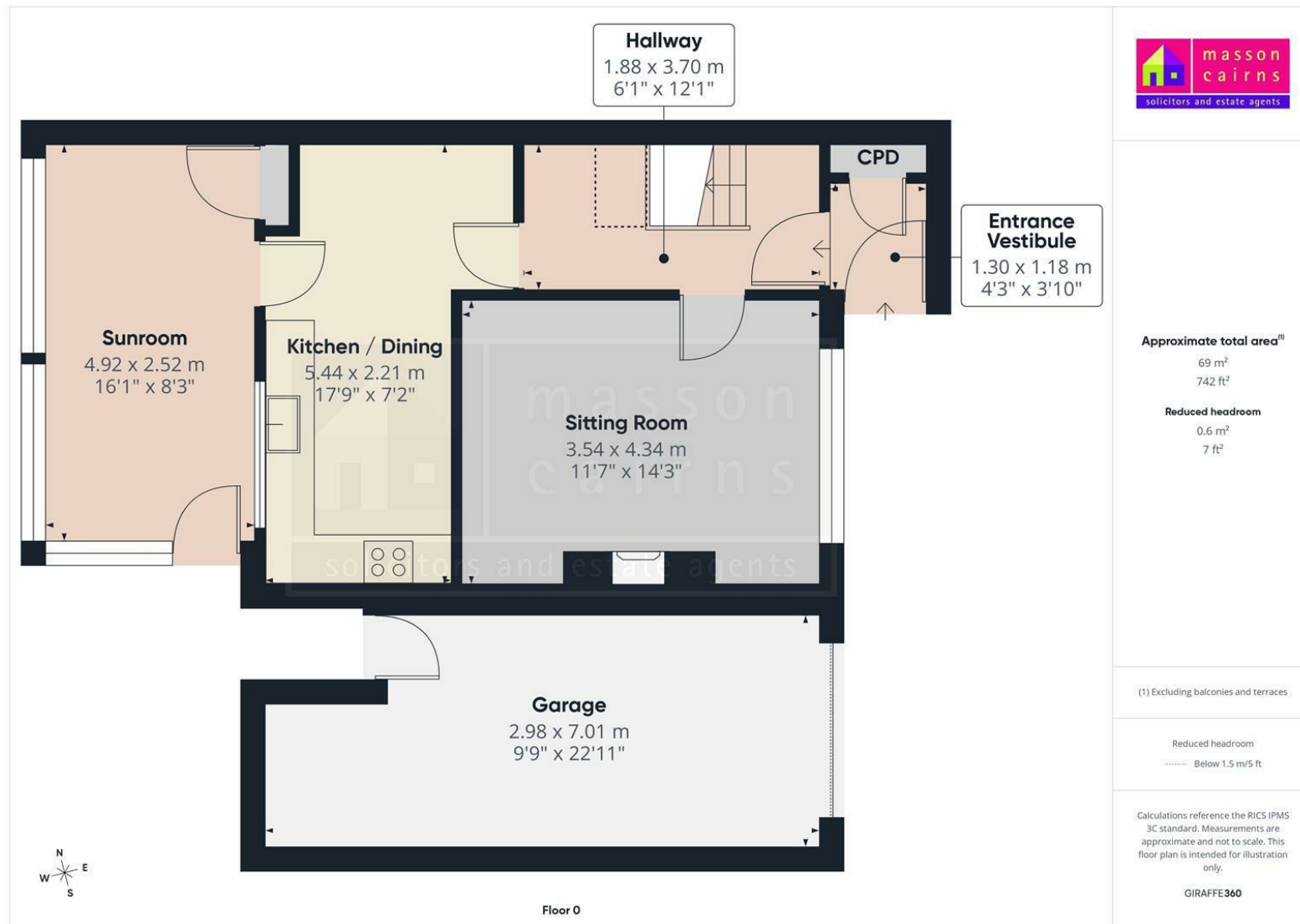




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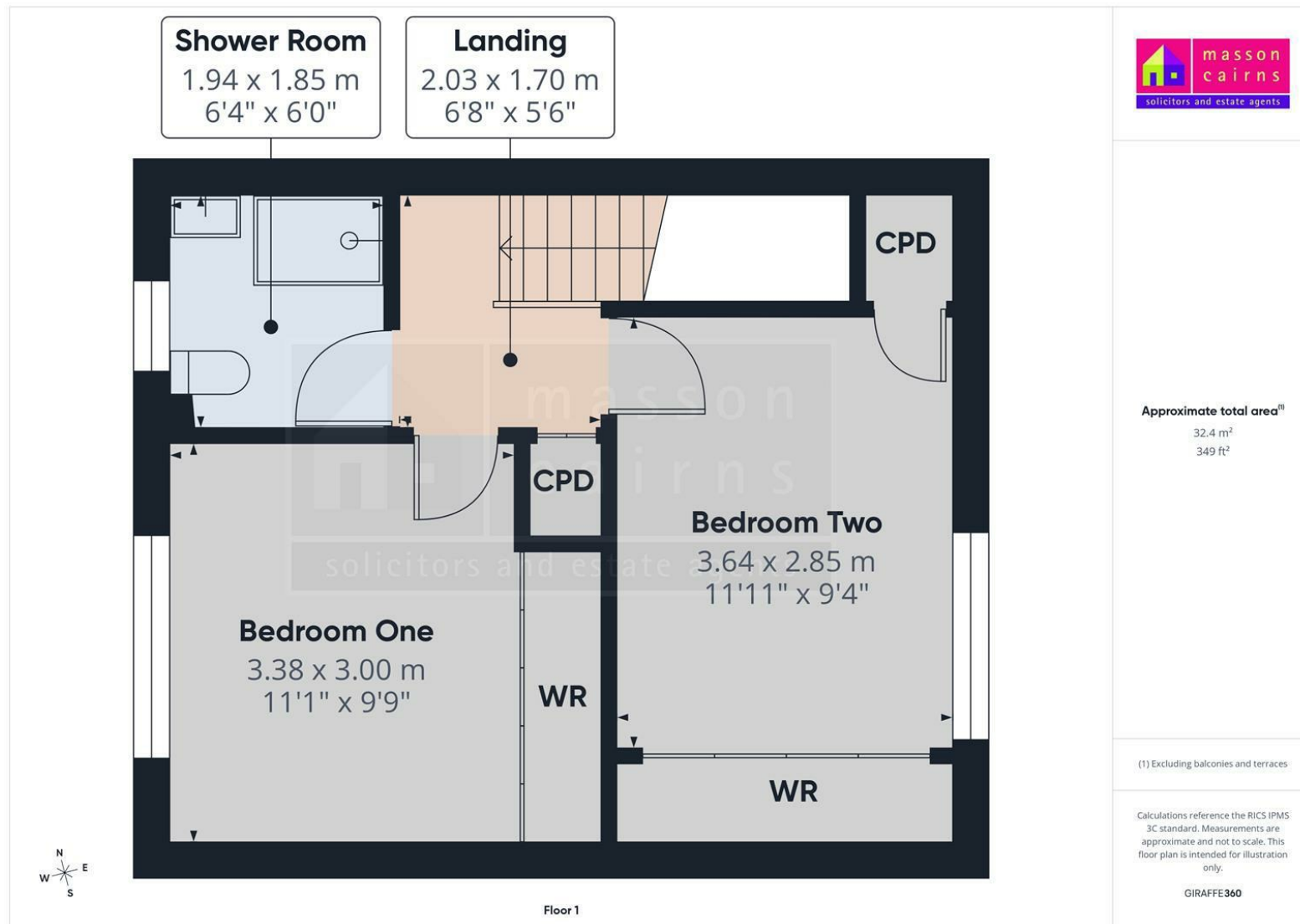
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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