

Riverholme Spey Bridge Grantown-On-Spey PH26 3NJ

Fixed Price £175,000

Attractive Two Bedroom Detached
Bungalow In A Picturesque
Location Close To The River Spey



Features:

- Two Bedroom Detached Villa In a Beautiful Position Close To The Old Spey Bridge
- Full Double Glazing, Electric Economy Heating and Log Burning Stove
- Spacious Lounge/ Dining Area and Sun- Room
- Impressive 0.4 Acre Garden Grounds With Garage, Outbuilding and Driveway

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“Riverholme” is a beautiful two bedroom timber detached property positioned within a few minutes walk from the picturesque River Spey and the Old Spey Bridge. It offers a peaceful, rural location on the edge of Granttown on Spey, while providing easy access to the local town. The property benefits from generous sized accommodation which includes a bright lounge and dining area, two spacious bedrooms with views over to the surrounding woodlands and garden grounds and an inviting and generously proportioned sunroom which serves as a perfect space for both relaxation connecting the indoors with the outdoors. Other benefits include full double glazing, wood burning stove and electric economy heating. The well-maintained gardens are mainly laid to lawn with a mixture of plants, shrubs and well matured trees. The property benefits from a large gravel drive to the front as well as a garage and outbuilding



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Sophia Peddie on 07759119411.

Granttown on Spey is a well-known Victorian town with a long distinguished history which attracts tourists in both summer and winter. There are shops of all sizes selling a wide variety of goods, as well as restaurants, pubs and other forms of entertainment. The town has both primary and secondary schools, with public use being made of the school swimming pool and a purpose built sports centre. The town is within the Cairngorm National Park and the magnificent scenery of Strathspey can be enjoyed with forest walks, climbing, horse riding, shooting, fishing, an excellent 18 hole golf course, ski-ing, tennis and bowling clubs and outdoor curling in winter. The Strathspey Angling Association enjoys fishing on both the River Spey and the River Dulnain. Within the area are numerous attractions and places of interest and Granttown offers a quality of life experience.

ACCOMMODATION:

Front Porch/Entrance Vestibule **1.2m x 1.06m**

Security entrance door with glazed panels opens to porch, a further door opens to hallway. Space for coats. Pendant light. Laminate floor.

Entrance Hallway **2.98m x 1.06m**

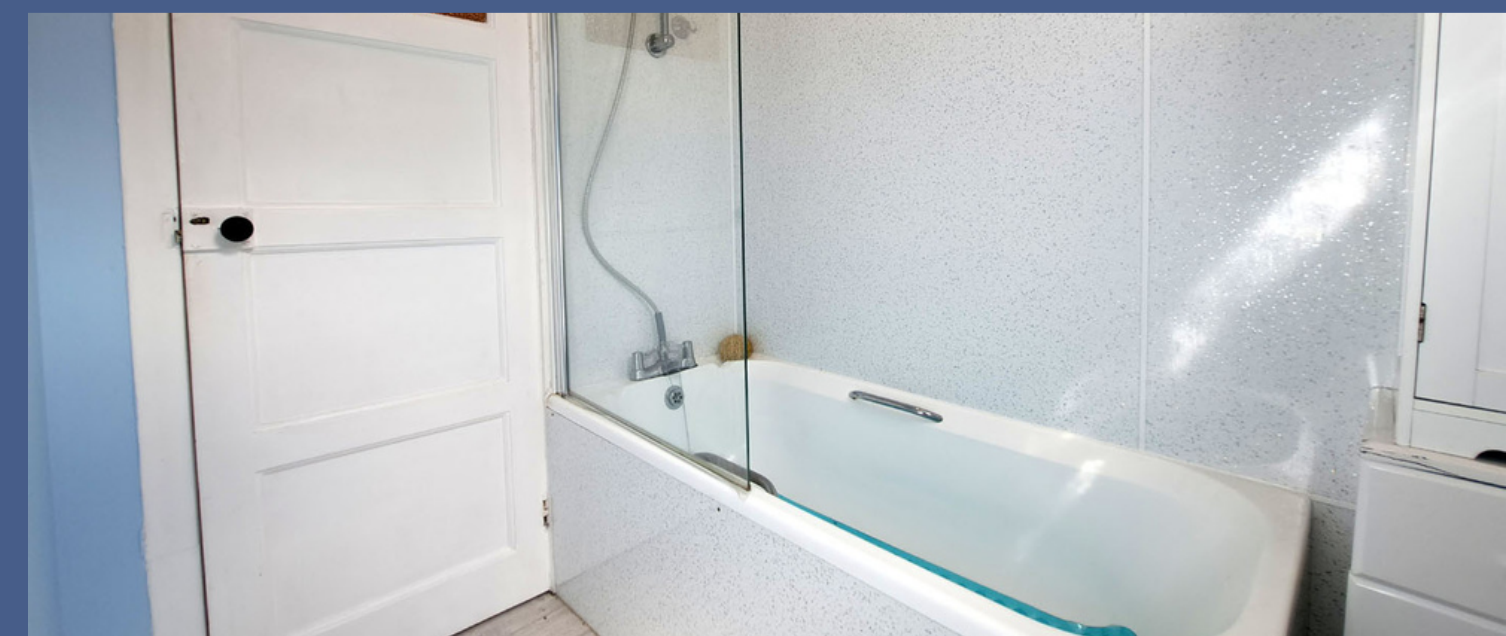
Short hallway with doors to Lounge, Bedrooms 1 and 2 and Family Bathroom. Enclosed high level cupboard housing Electrical Consumer Unit (ECU). Smoke detector. Pendant light. Storage heater. Laminate floor.

Bedroom 1 **3.14m x 4.16m**

Spacious double bedroom with windows to the front offering views of the surrounding woodlands. Built in double wardrobe with sliding doors providing an abundance of hanging and storage space. Wall mounted tv bracket. Decorative timber coving. Pendant light. Electric radiator. Fitted carpet.

Bedroom 2 **3.23m x 4.17m**

Bright and spacious double bedroom with window to the rear. Abundant space for free-standing furniture. Wall mounted tv bracket and internet/telephone point. Pendant light. Electric radiator. Fitted carpet.



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Family Bathroom**1.54m x 2.04m**

Three piece white suite comprising of WC, wash hand basin with vanity unit and bath with mains shower. Fitted glazed shower screen and wet wall around bath. Wall mirror. Heated towel rail. Extractor unit and downflow heater. Ceiling light. Laminate floor. High level window to rear allowing natural daylight.

Lounge / Dining Area**4.14m x 4.32m**

Bright and comfortable room with double windows overlooking front garden and surrounding woodlands. Feature 'Aarrow' wood burning stove set on a slate hearth with built in log storage. The layout of the room allows for space for dining and lounge furniture. Triple built in corner cupboard housing hot water cylinder and space for storage and hanging. Decorative timber coving and ceiling beams. Wall mounted tv bracket and connections. Pendant light. Fitted carpet. Door to kitchen.

Kitchen**3.56m x 2.02m**

Fitted kitchen with base and wall units incorporating stainless steel sink with mixer tap and drainer and free-standing oven with fitted overhead extractor. Perspex splash back around work surfaces. Space for free-standing fridge-freezer. Loft hatch. Pendant light. Laminate floor. Door to sunroom. Windows to the rear overlooking sunroom and garden.

Sun Room**10.4m x 1.91m**

This charming sunroom boasts six windows that flood the space with natural light, offering beautiful views of the surrounding gardens. Two sets of shutters open outwards connecting the indoors with the outdoors. An ideal setting for both dining and relaxation with ample space for furniture. Two doors lead out into the garden and another gives access to the utility room.

Utility**6.56m x 1.64m**

The utility area has plumbing for washing machine as well as space for a tumble-dryer, freezer or other electrical appliances. Shelving and storage space. Skylight windows. Door gives access to front driveway and garage.

Workshop / Garage**6.7m x 3.71m**

Timber constructed garage with double garage doors. Includes built-in shelving, drawers, and workbench with power and light connections. Windows to the rear offer views of the rear garden.

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Garden

Set within a generous 0.4-acre plot and enclosed by timber fencing, the garden grounds are landscaped with lawns, flower and shrub borders with meandering pathways and a variety of mature trees. A raised bank exists to the rear of the garden, creating a more private space. The property benefits from an additional outbuilding (6.6m x 1.87m) which provides great storage space and a spacious enclosed log store. To the front of the property there is a gravel drive with space for multiple vehicles.

INCLUDED

Floor coverings, light fittings, curtains and electric cooker.

SERVICES

Mains electricity. Private water supply and septic tank.

COUNCIL TAX

Currently Band A- £951 (pa 2023/24) Discounts are available for single occupancy.

HOME REPORT

A Home Report is available for this property. Please use the following link:

- Postcode: PH26 3NJ
- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=EeXhMq5bNGuUKQfVhNamZA%3d%3d>
- EPC Rating: F

PRICE

Offers Over £190,000 are invited for this property.

The seller reserves the right to accept or refuse a suitable offer at any time.



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