

The Four Seasons, 86a High Street,  
via Woodside Ave), Grantown-on-Spey, PH26 3EL



Attractive detached, four bedroom (en-suite x 1) split level house in a secluded location close to the centre of town. This spacious property also offers a detached cottage within the extensive grounds which extend to approx. 0.54 acres. The accommodation is over over three levels and has been extended with a more recent large dining conservatory and integral double garage. There is a timber summerhouse and shared access driveway and parking for 2 / 3 vehicles. The cottage also has separate access with dedicated parking.

- Four bedrooms with one en-suite bathroom
- Well equipped kitchen, utility room
- Ground floor sitting room, first floor lounge
- Family bathroom/shower, additional WC
- Oil central heating, double/triple glazed
- Large integral double garage
- Large established grounds with patio, mature trees and hedge screening
- Additional detached cottage with open plan lounge/kitchenette, shower room, mezzanine attic bedroom
- Excellent spacious family home



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STATION SQUARE GRAMPIAN ROAD  
AVIEMORE PH22 1PD  
T: (01479) 811 463 / 810 020

**OFFERS OVER £495,000 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 newly completed 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 3EL**

This attractive split-level property is located in a popular area of the town within an established landscaped mature garden, with all amenities nearby. Built by McLeod builders circa 1984, access is via Woodside Avenue. The property is screened within a large mature garden providing a secluded yet central location. It comprises a detached and spacious four bedroom house with one en-suite bathroom, all over three levels with a more recent extension built by Laings builders comprising a bright and airy conservatory / dining room and a double integral garage with utility area. There is a sheltered timber summer house & extensive patio area together with lawn and vegetable beds. The property has oil fired central heating with sitting room having a multi-fuel stove (plumbed into the heating and hot water system) and the lounge having a Jetmaster convector fireplace. There is a combination of double and triple glazed windows throughout. All integral fitted appliances, carpets, floor-coverings, fitted window blinds, light fittings and curtains are included (excluding kitchen and ground floor sitting room). Also included in the sale is a detached cottage with open plan lounge/kitchenette, shower room and mezzanine bedroom area.

### ENTRANCE VESTIBULE

**(1.95m x 1.5m)**

Step up to timber entrance door to internal hallway. Carpet. Exterior lamp.

### HALLWAY

**(4.95m x 1.95m)**

Large spacious hall with radiator. Drayton heating thermostat control.

### CLOAKROOM / WC

**(1.95m x 1.25m)**

Walk in cloakroom with shelves, coat hooks and electric fuseboard. Leads on to room with WC and wash basin with fitted pedestal. Mirror/lamp. Shaving point. Opaque window to rear. Radiator/ towel rack.

### UTILITY ROOM

**(3.25m x 2.45m)**

Fitted wall and floor cupboards. Stainless steel sink. Washing machine. Freezer. Radiator. Partial shelving and tiling. Cloakroom cupboard. Oil fired central heating boiler. Attic hatch with Ramsay ladder. Window to rear and external door out to covered woodstore, coal bunker services area.



### OPEN PLAN KITCHEN/BREAKFAST AREA (5.5m x 5.4.9m)

Spacious room with window and French door to side patio area. Bright kitchen with dedicated breakfast area and range of floor and wall units with stainless steel sink. Electric hob with extractor hood, wall mounted electric double oven, dishwasher, fridge. Telephone point. Central heating control panel. Pantry cupboard and hot water tank cupboard. Radiator. Double glass panelled door to sitting room.



### SITTING ROOM

**(5.6m x 3.75m)**

Bright and airy room with patio doors offering great views and access to the garden area. Feature multi-fuel stove/ (plumbed in for hot water and heating) with surround / slate hearth and mantelpiece. TV point. Radiator. French doors into conservatory.



### DINING / CONSERVATORY

**(7.25m x 4.25m)**

A more recent addition to the property. Bright and spacious dining / sitting area with superb outlook to surrounding gardens. Full surround windows with glazed door to the patio area.



Return to hall:

Timber stairwell to first floor and timber stairwell to ground floor.

### First floor landing

Attic hatch. Radiator. Smoke Alarm.

### MASTER BEDROOM 1 SUITE (4.5m x 3.75m)

Spacious bright double bedroom with side twin windows overlooking the grounds and distant hills. Built in triple fitted wardrobes. Dressing area. Through into:



### EN-SUITE BATHROOM (2.5m x 1.85m)

Spacious with window to the rear. Suite in white, comprising bath with mains shower over, WC, wash basin, mirror. Radiator. Mirrored wall cabinet.



### LOUNGE (6.5m x 5.45m)

Bright, spacious dual aspect room with outstanding views to the surrounding garden and distant Dreggie hills beyond. There is a feature fireplace (Jetmaster / convector) design with slate and timber surround. Radiator. TV point. CO detector.



Return downstairs from ground floor hallway to lower ground floor hallway which has under stair linen & storage cupboards and door through into integral double garage.

### BEDROOM 2 (3m x 3.45m)

Potential office/study. Window to the side. This bright double bedroom may be ideal as an office / study. Built in double wardrobe. Radiator.



### FAMILY BATHROOM (2.75m x 1.95m)

Good sized room with opaque window to rear. Four piece suite in white comprising; WC, bidet, bath and wash basin.. Additional walk in mains shower with glass cabinet. Wet wall finish Radiator.



### BEDROOM 3 (3m x 3.45m)

Bright airy double bedroom with window to the front garden. Built in double wardrobe. Radiator.



### BEDROOM 4 (4.5m x 3.5m)

Bright airy double bedroom with window to the front garden. Built in double wardrobe. Radiator.





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## INTEGRAL DOUBLE GARAGE (5.95m x 5.25m)

Large double garage with twin up and over metal doors (one with electric motor). Twin windows to driveway and front. Partial shelving. Space for additional appliances. External door to the rear of the garage accessing the outside stone chipped service area with coal bunker, oil tank and clothes drying line.

The access road continues through the extensive garden grounds to :

## GARDEN & ACCESS ROAD

The extensive garden has some raised flower beds / borders and a boundary of mature trees and evergreen hedging. The side / rear garden is mostly laid to lawn with a number of established trees and shrubs with vegetable beds. Hexagonal timber summer house. Covered woodstore. There is a shared access road / driveway (approx. 100m) through and down to The Four Seasons which is accessed via Woodside Avenue. There is adequate parking area for 3/4 vehicles. Timber boundary fencing.



## SERVICES

All mains services including water/drainage, electricity. This property has a shared driveway. The existing solar panels are not operational at this time.

## DATE OF ENTRY

By Arrangement.

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.

## COUNCIL TAX & ENERGY PERFORMANCE RATING

The main house is rated Band G for council tax. The Cottage is band A. The energy efficiency rating for the main house is band D (55). The energy efficiency rating for The Bothy is band D (65).

## 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.



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Monday - Friday 9.00 am - 5.00 pm

## COTTAGE/BOTHY

Detached stone and slate with access from the High Street into a gated, enclosed inner courtyard area with parking. The property has been used as family/guest accommodation but may also be ideal as a potential office subject to consent if appropriate. There is an open plan ground floor lounge with multi-fuel stove and kitchenette. Shower room with WC and an attic mezzanine double bedroom area with twin Velux roof windows.

