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solicitors and estate agents

46e High Street, Grantown on Spey, PH26 3EH  
**UNDER OFFER £170,000**

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

UNDER OFFER - Nestled discreetly just off the High Street of Granttown on Spey, within the breathtaking Cairngorms National Park, lies 46E High Street - a delightful end-terrace cottage exuding charm and tranquility. Its prime location offers the perfect balance of peaceful living and easy access to all essential amenities. Stepping inside, you're greeted by a harmonious blend of character and modern luxury. The interiors are thoughtfully designed, boasting quality fixtures and fittings throughout. The ground floor features a spacious kitchen with a dining area, ideal for family gatherings or entertaining guests. Accommodation continues where you'll find a vaulted lounge, offering a cosy retreat with its inviting ambiance. Moving on there are three generously sized double bedrooms, each adorned with integral storage to maximize space and functionality. A well-appointed family bathroom provides convenience and comfort for everyday living. Outside, the property's gardens offer a serene escape, predominantly laid to lawn and providing ample space for outdoor enjoyment. Additionally, two storage sheds and a timber garage cater to practical storage needs, ensuring a clutter-free living environment. Perfectly suited for a variety of lifestyles, 46E High Street presents an exceptional opportunity for those seeking a refined home in the heart of this Highland Town. Whether you're a first-time buyer, a growing family, or an investor, this property promises a comfortable and inviting living experience. Viewing is highly recommended to fully appreciate all that this charming cottage has to offer. Energy Performance Certificate Rating: E, Council Tax Banding: B.

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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.

### Entrance Hall

Step into the welcoming entrance hall through attractive double high-performance timber doors, setting the tone for the elegance within. The hall features tile flooring, offering both durability and sophistication, while recessed ceiling lighting illuminates the space with a warm and inviting glow. Ample space is provided for coats and footwear, ensuring a clutter-free entryway. This inviting area seamlessly flows through to the attractive kitchen and dining area, creating a seamless transition between spaces and enhancing the open and airy ambiance of the home. Whether welcoming guests or returning from a day's adventure, the entrance hall sets the stage for a warm and inviting atmosphere throughout the residence.

### Kitchen / Dining

3.58m x 3.57m (11'8" x 11'8")

Welcome to the bright and spacious kitchen dining area, flooded with natural light from front-facing windows. The kitchen features a comprehensive range of units with solid wood work surfaces and under-cabinet mood lighting. Equipped with an electric oven, induction hob, integrated fridge, freezer, and dishwasher, it offers modern convenience. There's ample space for a dining table and chairs, along with a breakfast bar area. The tile flooring, recessed ceiling lighting, and Komfort German Ceramic electric heater complete the practical yet stylish space.

### Sitting Room

4.82m x 3.10m (15'9" x 10'2")

Welcome to the characterful sitting room, where natural light floods the space from windows to the front and two Velux windows to the rear, accentuating its inviting ambiance. The delightful vaulted ceiling adds a sense of spaciousness and charm to the room, while double timber and glazed doors open out to the patio area, seamlessly blending indoor and outdoor living. The room features tile flooring,

combining practicality with style, while a Komfort German Ceramic electric heater ensures warmth and comfort. Recessed ceiling lighting provides subtle illumination, perfect for relaxing evenings or entertaining guests. With its blend of natural light, charming features, and functional design, the sitting room offers a welcoming retreat for all occasions.

### Bathroom

1.87m x 2.33m (6'1" x 7'7")

Step into the beautifully presented bathroom, where functionality meets elegance. The bathroom features a vanity unit with an integrated WC, wash hand basin, and convenient storage, ensuring a clutter-free space. Relax and unwind in the bath with a shower over, perfect for both quick refreshes and long soaks. Illuminate your grooming routine with the illuminated mirror, while recessed ceiling lighting provides ample brightness throughout the space. An extractor fan ensures proper ventilation, while a heated towel rail keeps towels warm and toasty. Complete with tile flooring, this bathroom offers both style and practicality for your daily routines.

### Principal Bedroom

3.63m x 4.62m (11'10" x 15'1")

Welcome to the principal bedroom, a comfortable retreat located on the ground floor of the home. This spacious double room boasts windows to the front, inviting ample natural light to illuminate the space. The room features elegant wood flooring, adding warmth and character. Recessed ceiling lighting offers subtle illumination, perfect for creating a cosy atmosphere. A Komfort German Ceramic electric heater ensures comfort, keeping the room pleasantly warm during cooler months. Two integrated wardrobes provide excellent hanging and shelving space, and there is room for free standing furniture offering convenient storage solutions to keep your belongings organised and easily accessible. Whether you're relaxing after a long day or preparing for the day ahead, the principal bedroom offers a tranquil haven for rest and relaxation.

### Landing

Stairs ascend to the cosy landing, with its Velux window to the rear, welcoming natural light into the space. Carpet flooring adds comfort underfoot while recessed ceiling lighting illuminates the area. A useful storage area offers practicality for keeping items organised and out of sight. This versatile space serves as a hub, providing access to two bedrooms.



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### Bedroom Two

4.24m x 2.82m (13'10" x 9'3")

Bedroom two is a charming double room filled with natural light streaming in through the dormer window to the front. Soft carpet flooring adds warmth and comfort underfoot, enhancing the cosy ambiance of the space. Recessed ceiling lighting offers adjustable illumination. A panel heater ensures comfort during cooler months, keeping the room pleasantly warm. Additionally, an integrated storage area provides practicality, allowing for easy organisation and access to belongings.

### Bedroom Three

3.99m x 3.49 (13'1" x 11'5")

Bedroom three is another beautifully presented double room featuring a dormer window to the front, offering views of the front garden and inviting natural light into the space. Currently utilised as a home working space, Bedroom three offers a versatile environment suitable for various purposes, whether it be for working from home, studying, or simply unwinding after a long day.

### Outside

An expansive outdoor space is located at the front of the property, where sizable gardens offer a perfect blend of functionality and relaxation. Predominantly laid to lawn, the gardens feature a gravel parking and turning area capable of accommodating several vehicles, ensuring convenience for residents and guests alike. Enhancing the outdoor experience, raised planting beds add a touch of greenery and vibrancy to the surroundings, while a paved seating, bound by low level fencing, area provides an ideal spot for outdoor entertaining and relaxation. Completing the outdoor amenities, two timber storage sheds provide ample space for storing garden tools and equipment, benefiting from power and lighting, one of the sheds is utilised as a utility space for laundry needs. Additionally, a timber garage measuring 3.0m x 6.0m offers secure storage for vehicles or additional storage needs, featuring double timber doors to the front and a pedestrian door to the rear. With its array of features and amenities, the outdoor space is designed to enhance and enrich the lifestyle of the property's occupants.

### Services

It is understood that there is mains water, drainage and electricity. The heaters downstairs are Komfort German Ceramic electric heaters and the remainder are panel heaters.

### Home Report

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

EPC Rating E

### Entry

By mutual agreement.

### Price

UNDER OFFER

### Viewings and Offers

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

Masson Cairns

Granttown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: [property@lawscot.com](mailto:property@lawscot.com)

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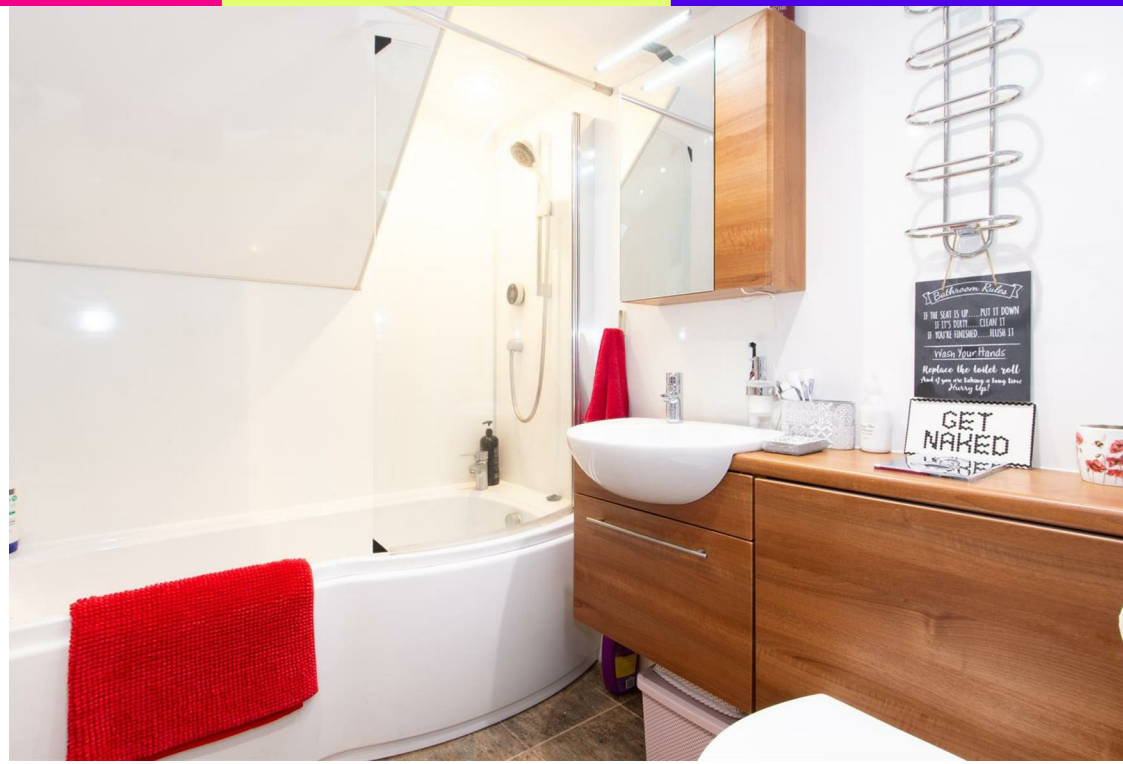
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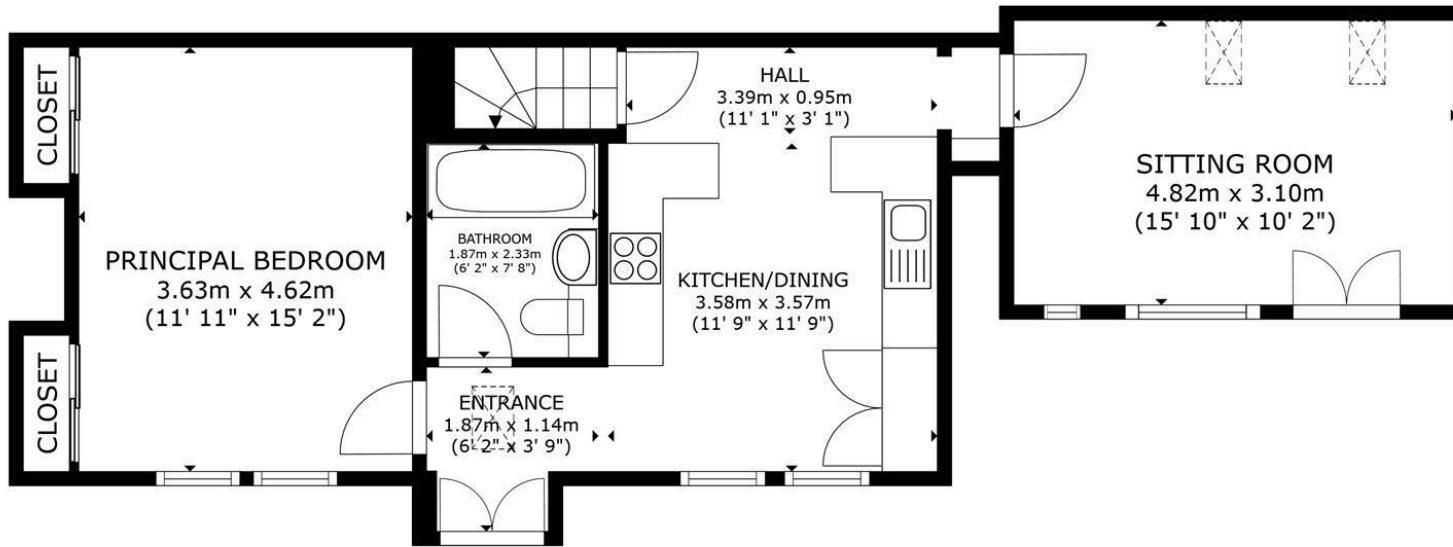








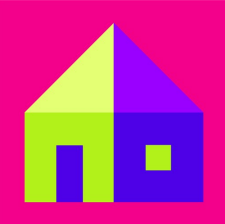




FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1 61.8 sq.m. (665 sq.ft.) FLOOR 2 20.0 sq.m. (216 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 9.5 sq.m. (103 sq.ft.)  
 TOTAL : 81.8 sq.m. (881 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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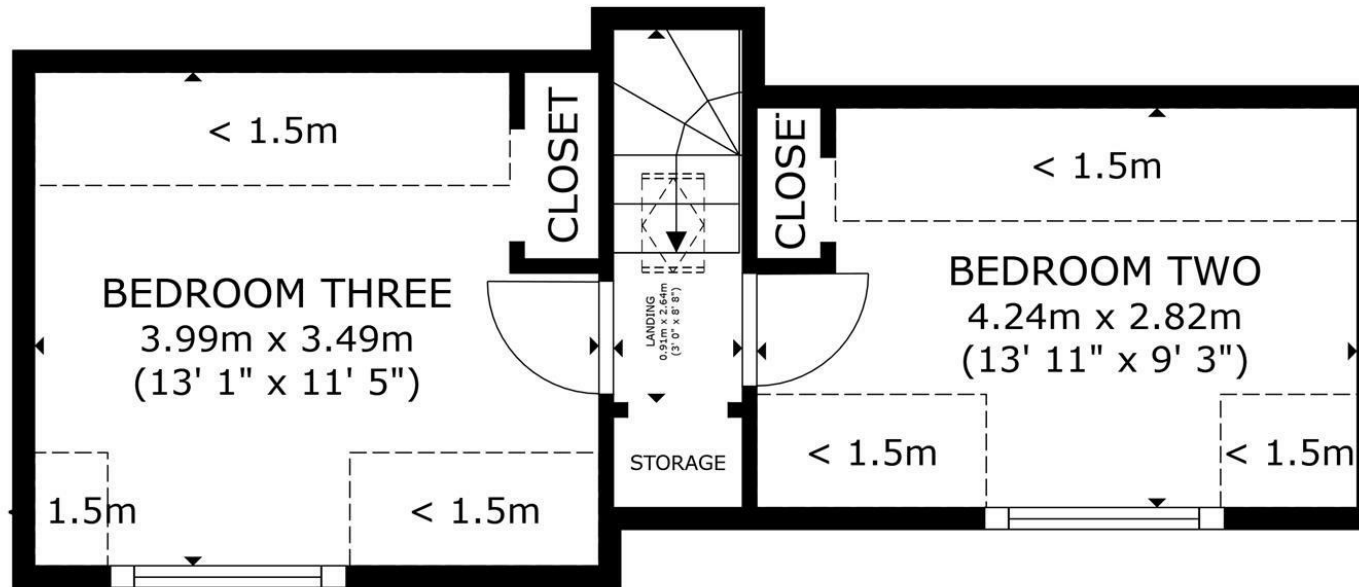
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FLOOR 2



GROSS INTERNAL AREA  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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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