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solicitors and estate agents

124 High Street, Grantown on Spey, PH26 3EN

Offers Over £95,000

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

A charming one-bedroom house on the High Street in Grantown on Spey which offers immense potential for customisation. The accommodation spans two floors, starting with an entrance vestibule on the ground floor, leading into a cosy sitting room with an open fireplace, followed by a kitchen. The first floor consists of a landing, a bedroom, and a bathroom. While the property lacks a garden or dedicated parking, on-street parking is available, and nearby woodlands and parklands offer recreational opportunities. This property presents an excellent first or investment purchase, with substantial scope for added value. Energy Performance Certificate Rating F, Council Tax Band B

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 Craiggellachie 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 F

Entrance

Entry is through a timber door with a glazed transom into the vestibule. Stairs lead to the first floor, while a further door provides access to the sitting room, creating a practical layout.

Sitting Room

3.91m x 4.35m (12'9" x 14'3")

The sitting room features a double window to the front, allowing natural light to fill the space. An open fireplace with a tiled surround and hearth provides warmth and a cosy ambience, while recessed storage cupboards with shelves offer convenient storage options. Ceiling lighting illuminates the room, and an opening leads to the kitchen, creating a seamless flow between the living areas.

Kitchen

2.19m x 2.51m (7'2" x 8'2")

The kitchen is compact yet functional, featuring a storage solutions including base cabinets, wall-mounted units, and drawers. A worktop with a tiled splashback provides ample space for meal preparation, while dedicated space is available for both a fridge freezer and a washing machine. A window to the rear allows natural light into the room, and ceiling lighting provides ample illumination, making the kitchen a practical and efficient space.

Landing

The landing includes a skylight to the rear, allowing natural light to illuminate the space. Doors lead to the bathroom



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and bedroom, offering convenient access. A cupboard houses the electrical consumer board, and a loft hatch provides access to the attic.

Bathroom

2.88m x 1.77m (9'5" x 5'9")

The bathroom features a bath with a shower and glazed screen, surrounded by tiled walls. A pedestal wash hand basin with twin taps provides functional elegance, accompanied by a shaver light for convenience. Additional amenities include a WC and an opaque window, allowing for natural light while maintaining privacy. A vanity cupboard offers storage space for essentials, while an extractor fan and ceiling lighting complete this practical bathroom design.

Bedroom

3.91m x 2.48m (12'9" x 8'1")

The double bedroom offers a comfortable space, featuring a twin window to the front, allowing natural light to fill the room. Two integral wardrobes provide ample storage space, helping to keep the room organised and tidy. There is ceiling lighting.

Services

It is understood that there is mains water, drainage and electricity. There is an open fire with back boiler to radiators.

Entry

By mutual agreement.

Price

Offers over £95,000 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

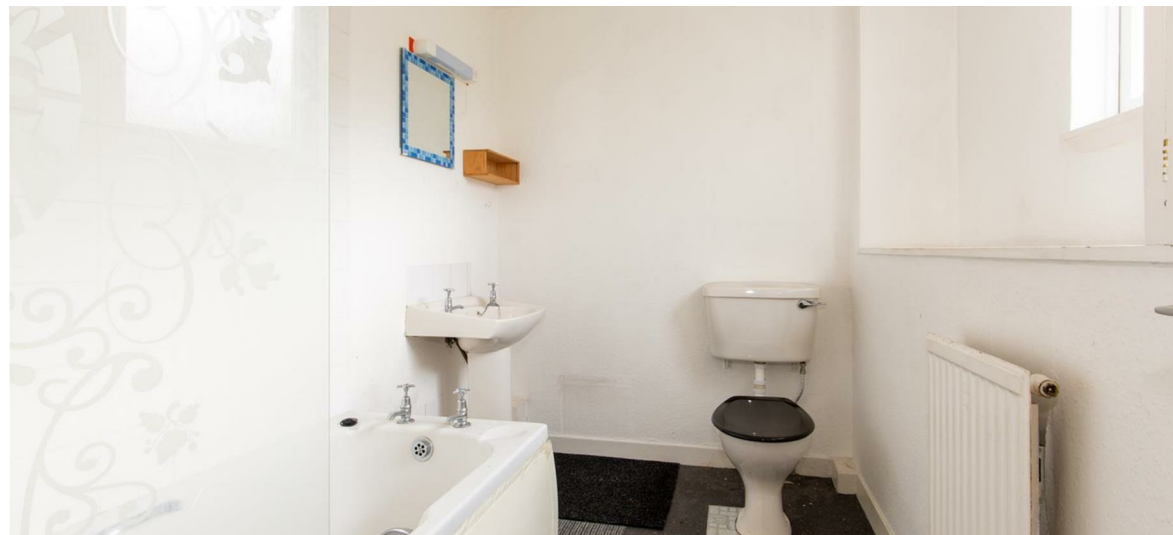
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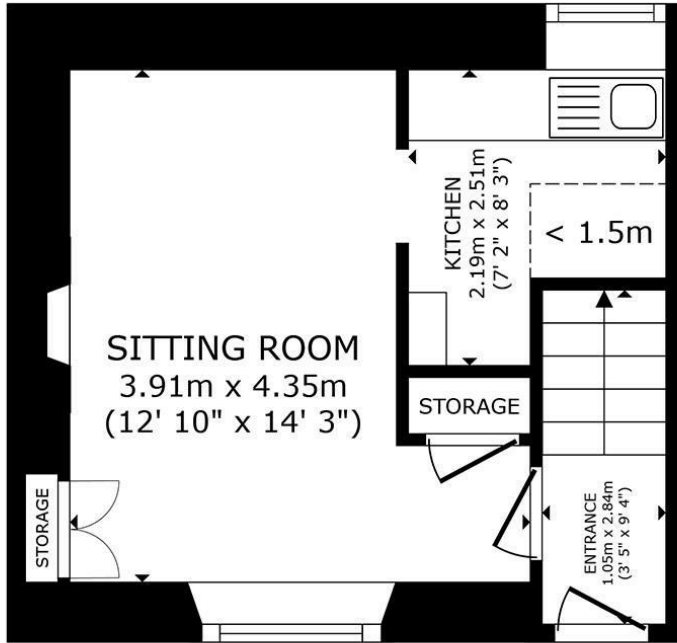
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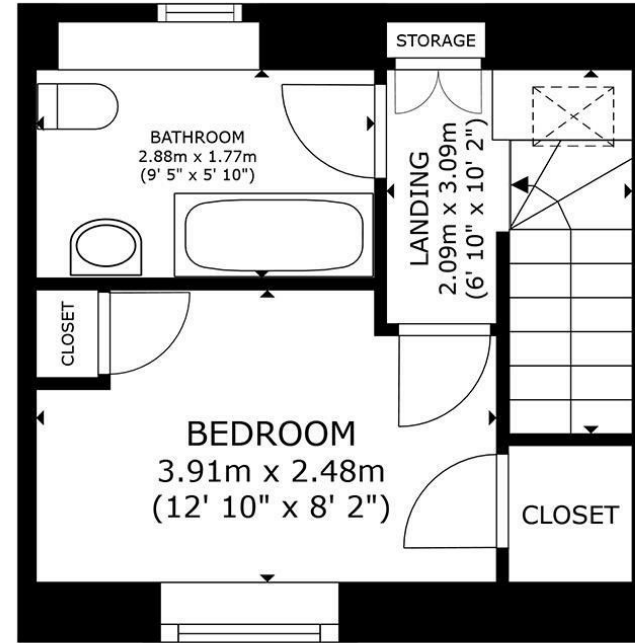
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FLOOR 1



FLOOR 2




GROSS INTERNAL AREA
 FLOOR 1 24.3 sq.m. (261 sq.ft.) FLOOR 2 23.6 sq.m. (254 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 0.9 sq.m. (10 sq.ft.)
 TOTAL : 47.9 sq.m. (515 sq.ft.)
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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	23	
(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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