



masson
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solicitors and estate agents

90 High Street, Grantown on Spey, PH26 3EL
Offers Over £90,000

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

Located in the charming highland town of Granttown on Spey, within the breath taking Cairngorms National Park, this former hairdressing salon is now ready for a new lease on life as a modern residential unit. With full planning permission granted for conversion from a commercial property to a stylish one-bedroom home, this property presents a fantastic opportunity for development. The approved plans detail a thoughtfully designed living space, featuring an open plan living, kitchen, and dining area that promises a spacious and inviting atmosphere. The property will also boast a comfortable bedroom with an en-suite bathroom, a separate shower room, and a dedicated study, making it ideal for both relaxation and work-from-home needs. Practicality is ensured with the inclusion of off-street parking, providing convenient access directly to the property. Entry is through a rear vestibule area, which offers ample space for storage furniture, making it perfect for keeping boots, shoes, and outerwear organised. Situated on the High Street, this property enjoys a prime location with easy access to local shops, amenities, and the stunning natural surroundings of the Cairngorms. This is a unique chance to develop a modern, personalised home in a desirable location that seamlessly blends the charm of highland living with contemporary convenience. Seize the opportunity to craft your dream home in this delightful town, set against the backdrop of the majestic Cairngorms National Park. EPC Rating C

Offers Over £90,000



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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.

Home Report

There is no requirement for a home report.

Description

This former retail unit, previously a hairdressing salon, now offers an exciting opportunity for transformation into a modern one-bedroom home. Full planning permission, (ref: 23/05935/FUL), has been secured for a change of use from a commercial space to a residential unit, making it an ideal project for those looking to create a bespoke living space in a prime location. The approved plans envision a contemporary one-bedroom residence featuring an open plan living, kitchen, and dining area, perfect for modern living. The property will also include a well-appointed shower room, an en-suite bathroom off the bedroom, and a separate study, providing ample space for both relaxation and productivity. Practicality is well-considered with the inclusion of off-street parking, ensuring convenient access to the property. Entry is through a rear vestibule area, which offers room for storage furniture, making it an ideal spot for boots, shoes, and outerwear. Situated on the High Street, this property enjoys a prime location with easy access to local amenities and shops. This unique opportunity allows you to develop a personalised, modern home, blending the charm of highland living with contemporary comforts.



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Services

It is understood that there is mains water, drainage and electricity. There is currently electric central heating but the new owner may wish to change this upon conversion.

Planning

Planning Permission (ref: 23/05935/FUL) has been obtained from the Highland Council for change of use from a hairdresser to residential. The decision notice of approval was issued on Tuesday 28 May 2024

Further details on planning can be obtained by visiting the Highland council E-Planning website and typing in the reference 23/05935/FUL <http://wam.highland.gov.uk/wam/>

Entry

By mutual agreement.

Price

Offers over £90,000 are invited

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns
Strathspey House
Granttown on Spey
Moray
PH26 3EQ
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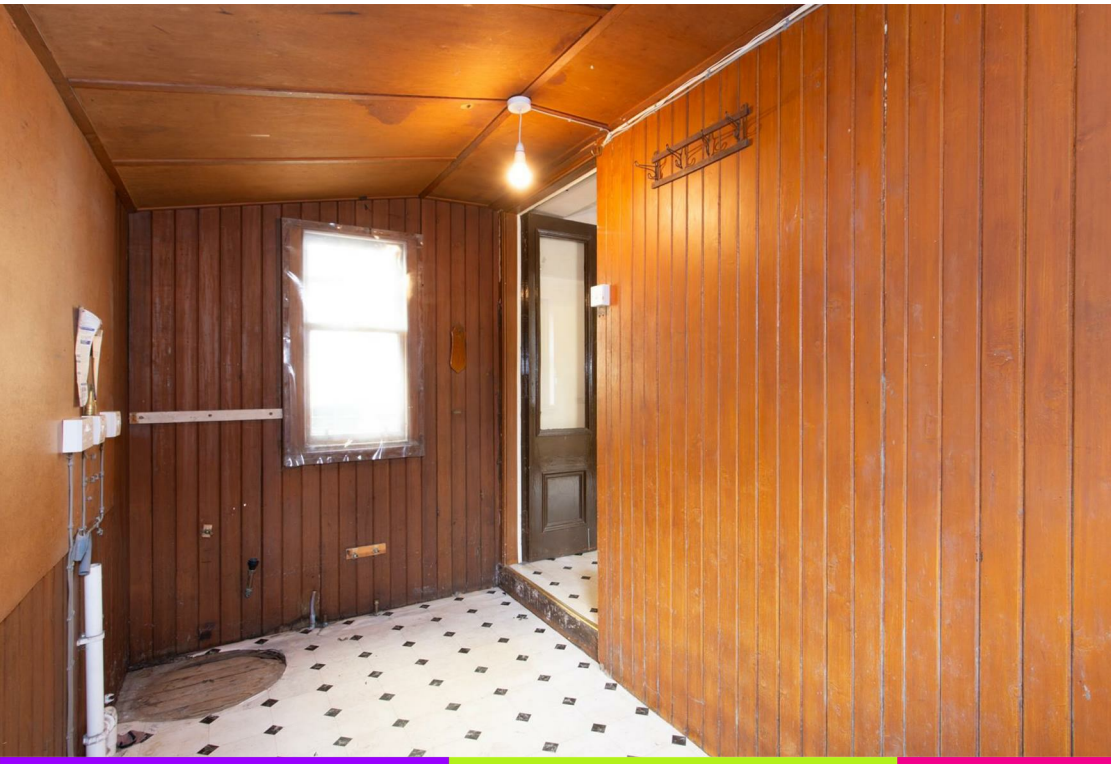
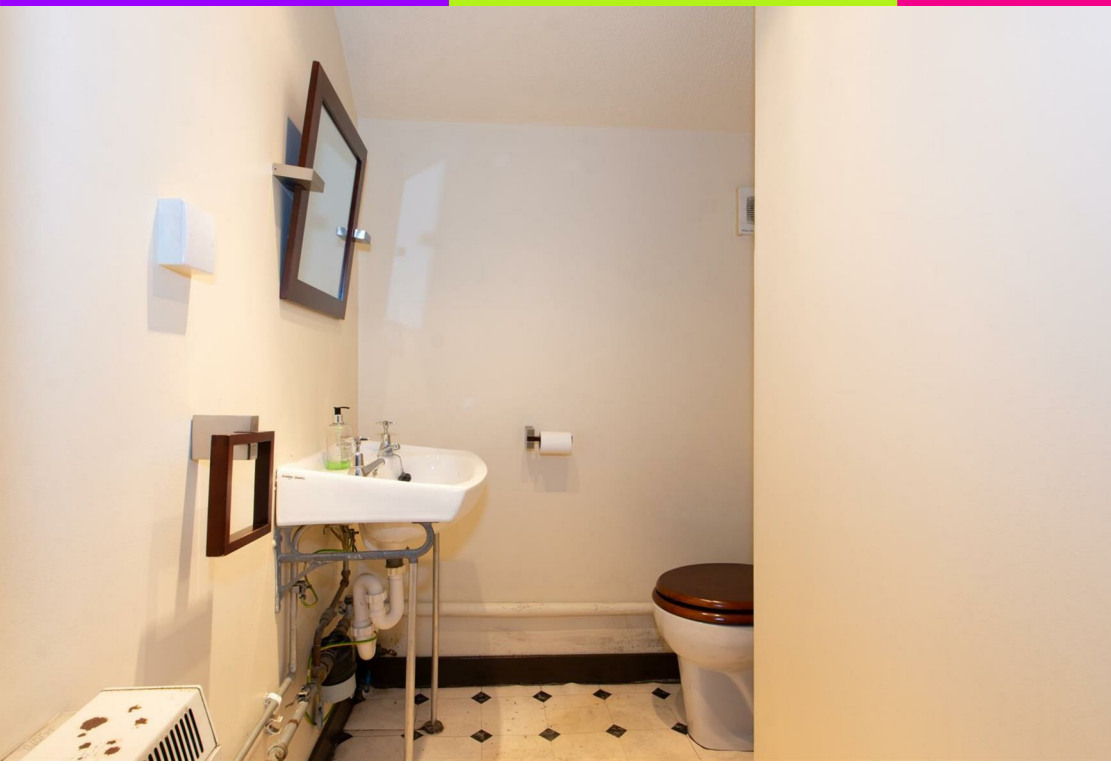
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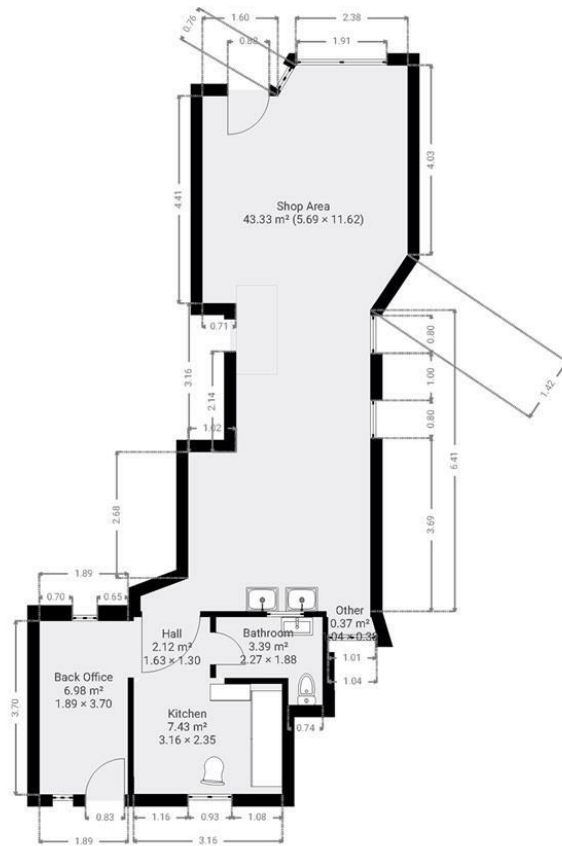
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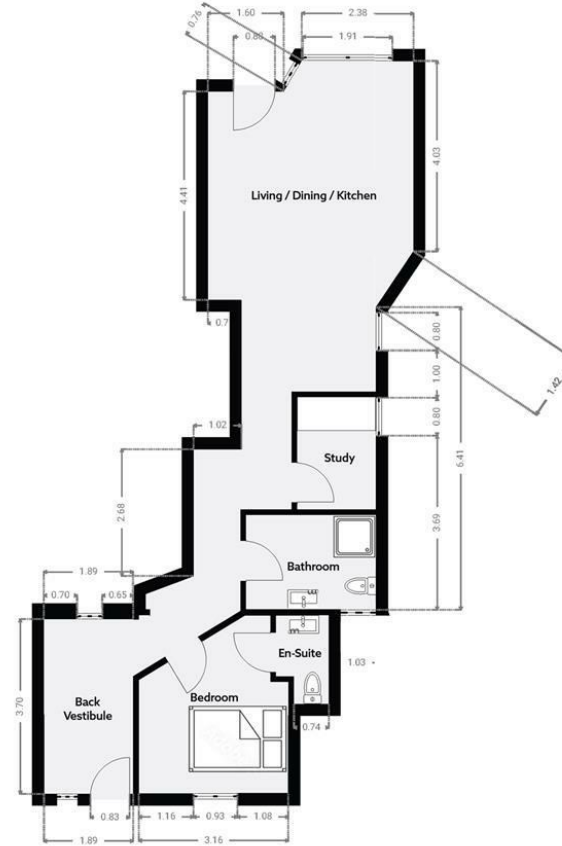




EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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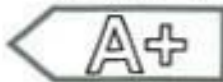
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Building Energy Performance Rating

Excellent



Net Zero Carbon or better

(0-15)

A

(16-30)

B

(31-45)

C

(46-60)

D

(61-80)

E

(81-100)

F

(100+)

G

Current

39

Potential

25

Very Poor

Approximate Energy Use:

264 kWh per m² per year

Approximate Carbon Dioxide Emissions:

38.54 kgCO₂ per m² per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO₂) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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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