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solicitors and estate agents

2 Birchview Terrace, High Street, Grantown on Spey, PH26 3HB  
Offers Over £140,000

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



A well proportioned and ideal, one bedroom, terraced home in a private but central location conveniently close to the local amenities of Granttown on Spey. The property features an abundance of natural light from the double glazing throughout and light living spaces. Accommodation is arranged over two floors and briefly comprises of a sitting room, dining area and kitchen on the first floor, with bedroom, bathroom and entrance vestibule on the ground floor. Outside the property features a dedicated off road parking space, additional communal parking, two large storage sheds and a workshop. The property would suit a variety of purchasers including those looking for a easily maintained starter home in this picturesque Highland town in the Cairngorms National Park. Viewing is highly recommended to appreciate the standard of comfort and ease of maintenance offered by this property. Energy Performance Certificate Rating F, Council Tax Banding B

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.

## Offers Over £140,000



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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 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 Vestibule

1.26m x 2.18m (4'1" x 7'1")

Entry is through a timber and glazed door into the spacious entrance vestibule which provides access to the hallway and the remainder of the property on the ground and first floor. The entrance vestibule also benefits from access to a generously proportioned walk-in cupboard that provides excellent storage for shoes, boots and outerwear. There is also a window to the side of the property providing natural light to this area. In this space the electricity meter and

consumer unit is also conveniently located. There is wood effect laminate flooring and ceiling lighting.

### Hall

Entry is through a secondary timber and glazed door into the spacious hall which provides access to the bedroom, bathroom and staircase on the ground floor. With sitting room, dining area and kitchen on the first floor. There is carpet flooring and ceiling lighting.

### Bedroom

2.71m x 3.99m (8'10" x 13'1")

A spacious bright double room with a window to front of the property that allows in generous levels of natural light. The room benefits from an integral wardrobe with great shelving and hanging storage. There is a carpet flooring leading from the hall and ceiling lighting.

### Bathroom

1.79m x 2.85m (5'10" x 9'4" )

A bright bathroom with a white three piece suite, comprising of a WC, a pedestal wash hand basin with twin taps enjoying a tiled splashback, illuminated mirror with power point and a bath with an electric shower and full height tiling. High-level shelving provides additional useful storage. A cupboard makes space under the stairs, where there is adequate room with plumbing and drainage for a washing machine. There is ceiling lighting and wood effect vinyl flooring.

### Landing

Ascending the carpeted scissor switch staircase leads to the bright landing which benefits from excellent natural light levels provided by the Velux window and provides access to the first floor sitting room, dining area and kitchen. On the landing itself there is an airing cupboard housing the hot water cylinder. The landing also features a loft hatch providing access to the attic. There is wall mounted lighting.



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**Sitting Room / Diner**

5.61m x 2.97m (18'4" x 9'8" )

A superb sitting room and dining space with two bright dormer windows to the front of the property allowing fabulous levels of natural light to shine through. The room benefits from an integrated shelving and an opening to the kitchen space. There is timber laminate flooring, and ceiling lighting.

**Kitchen**

3.51m x 1.60m (11'6" x 5'2")

The property features a practical kitchen with a range of freestanding stainless steel shelving units, doubling as the counter space. There is space for a freestanding fridge freezer. A sink with drainer is set upon a quartz worktop and features under counter cupboard space. The kitchen enjoys excellent levels of natural light thanks to a Velux window. There is ceiling lighting and timber laminate flooring.

**Outside**

Outside the property features a dedicated off road parking space laid to gravel with timber shed behind. There is additional communal parking for the remainder of the properties at Birchview Terrace, with space for another car each. The property also features a grassed area with another generously sized timber shed and workshop space, suitable for tool and equipment storage.

**Services**

It is understood that there is mains water, drainage and electricity.

**Entry**

By mutual agreement.

**Price**

Offers over £140,000 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

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

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

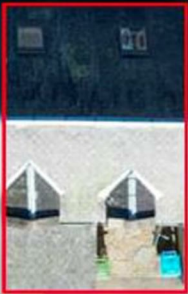
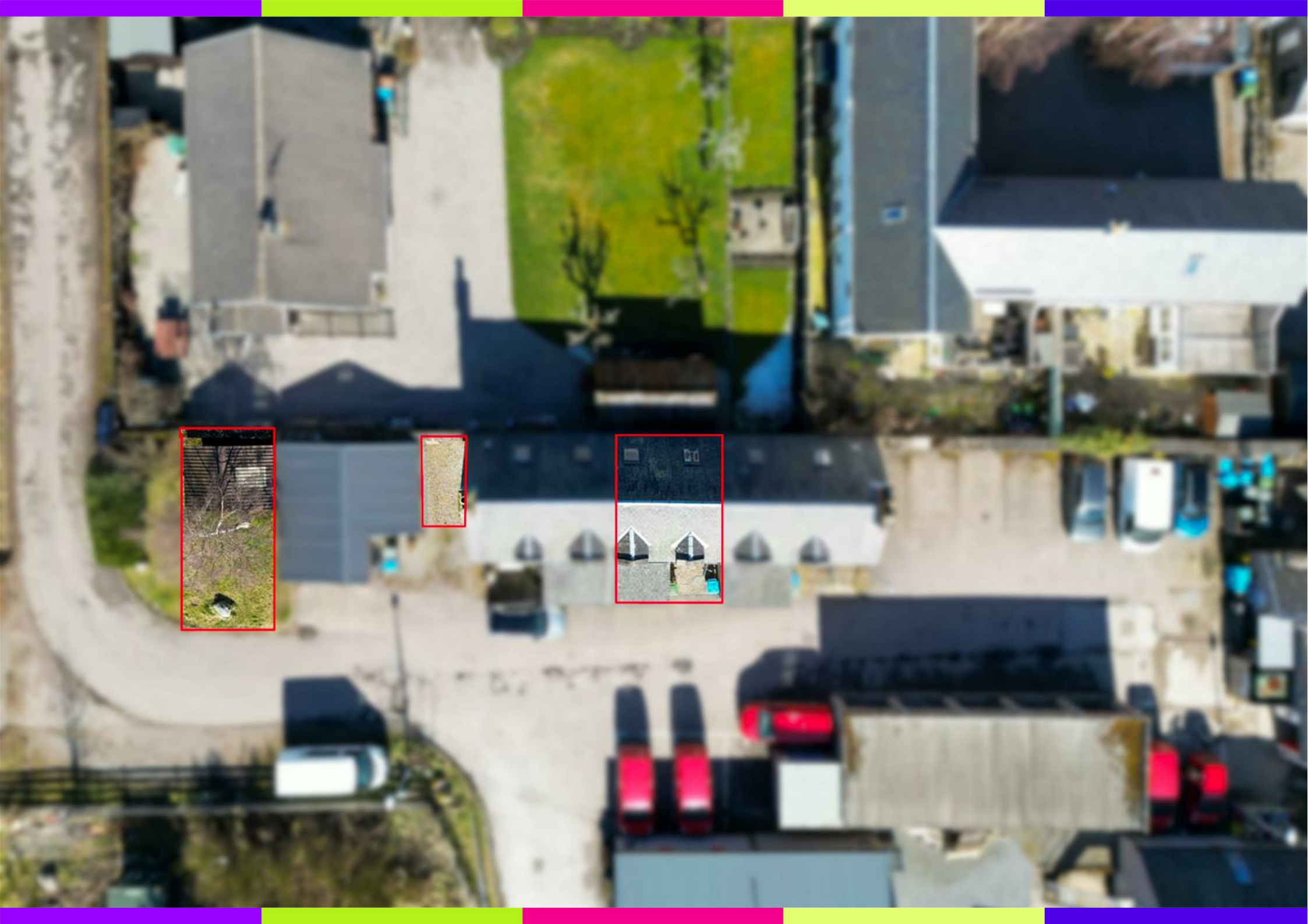
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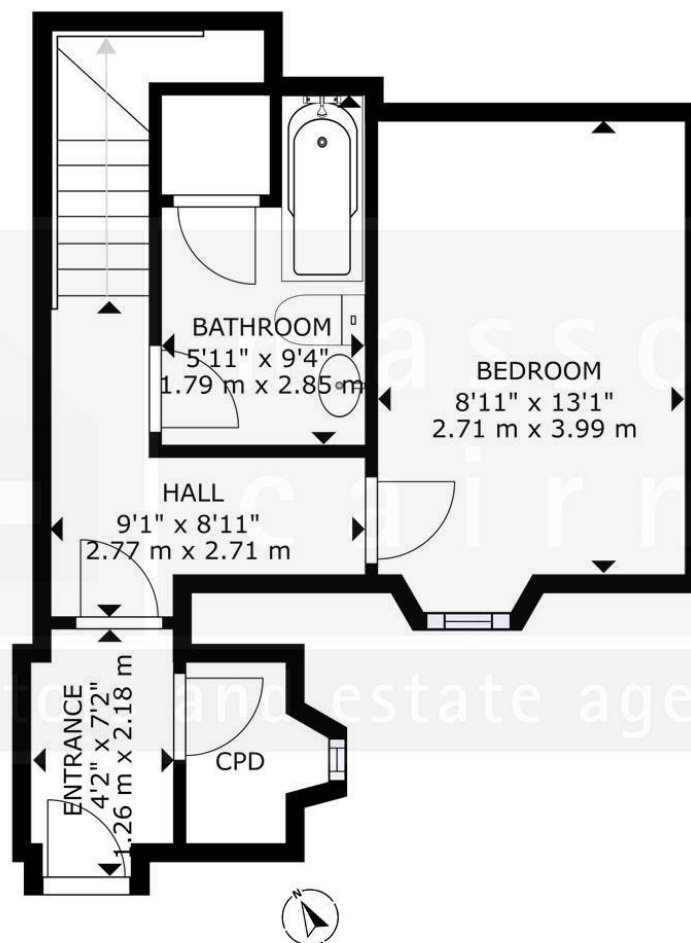












FLOOR 1:

GROSS INTERNAL AREA  
FLOOR 1: 313 sq ft, 29.11 m<sup>2</sup>, FLOOR 2: 292 sq ft, 27.12 m<sup>2</sup>  
TOTAL: 605 sq ft, 56.23 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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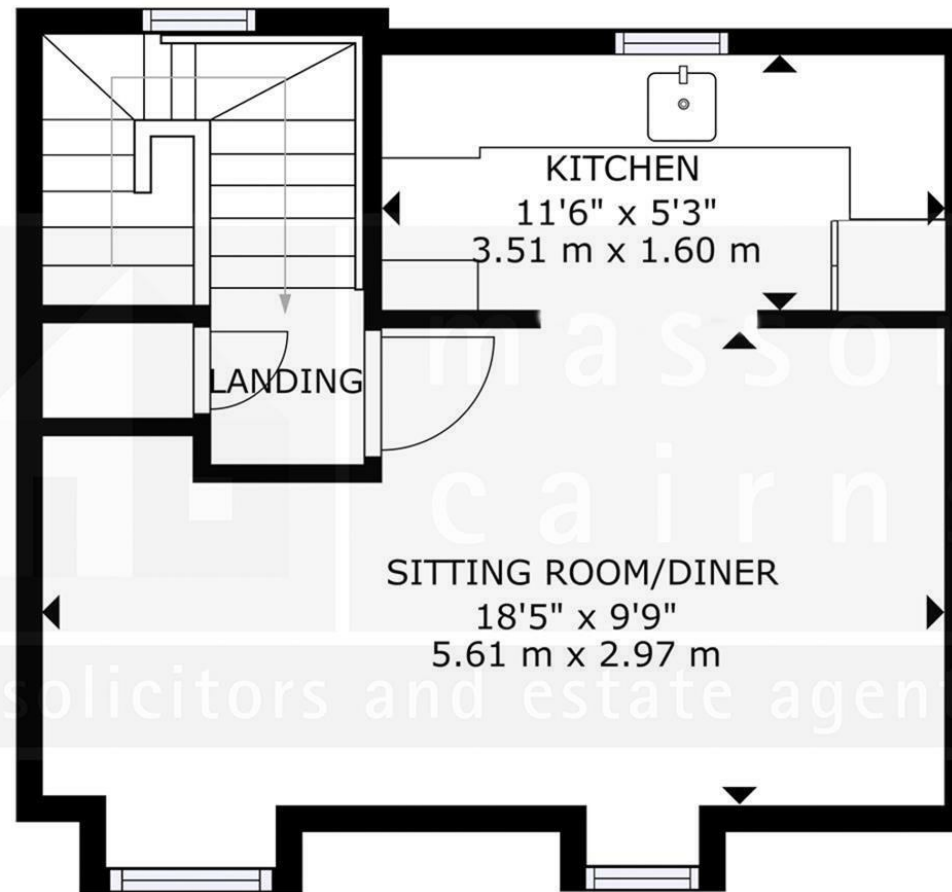
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FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 313 sq ft, 29.11 m<sup>2</sup>, FLOOR 2: 292 sq ft, 27.12 m<sup>2</sup>  
 TOTAL: 605 sq ft, 56.23 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>28</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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