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Stonefield House Garden Apartments, The Square, Grantown on Spey, PH26 3HF

Prices From £155,000

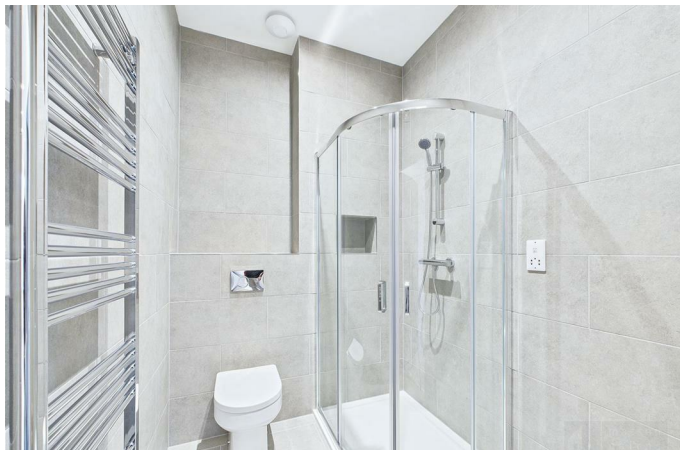
Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

solicitors and estate agents



Positioned in a prime position within the pretty Square of Grantown on Spey, Stonefield House is an exceptional new development offering a rare opportunity to own a beautifully refurbished apartment within an elegant traditional stone and slate building. This landmark property has undergone a comprehensive back-to-wall renovation, combining timeless period architecture with the very best of modern design, comfort, and energy efficiency. Comprising five bespoke apartments — three one-bedroom and two two-bedroom — each home has been thoughtfully designed and finished to an exacting standard. The refurbishment includes high levels of insulation, a complete rewire and re-plumb, new high-performance windows and doors, and the installation of a modern fire sprinkler system for added peace of mind. Every apartment benefits from its own private garden space, allocated parking with EV charging, and access to a communal bike store. The main door entrance opens into a welcoming communal hallway, setting the tone for the quality and craftsmanship found throughout. Internally, the apartments feature fully fitted contemporary kitchens, elegant fully tiled shower rooms, and recessed downlighting, complemented by high ceilings and large double-glazed windows that flood each space with natural light. All apartments are fully floored with a mix of high-quality carpet and vinyl for a refined, move-in ready finish. With their perfect balance of classic charm and modern luxury, these apartments at Stonefield House will appeal to a wide range of buyers — from first-time purchasers and downsizers to those seeking a stylish Highland retreat or investment opportunity. A truly stunning collection of homes in the very heart of Grantown on Spey, combining heritage, convenience, and contemporary living in one of the Highlands' most desirable towns. Awaiting EPC rating

## Prices From £155,000



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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.

### Communal Entrance Hall

Access to Stonefield House is via an elegant entrance. There is a secure intercom door entry system for visitors and the double doors open into a charming shared vestibule featuring carpet flooring and individual post boxes. From here, an inner door leads through to the impressive main hallway. This recently refurbished, bright, modern space immediately sets the tone, with its soaring ceilings and a staircase that rises to the upper apartments. The hallway also houses the fire alarm control panel, electricity meter cupboard, and access to communal amenities such as dedicated cycle storage.

#### Apartment 1

Ground Floor, Two Bed, Shower Room, Open Plan Sitting Room, Kitchen & Dining Area

#### Apartment 2

Ground Floor, One Bed, Shower Room, Open Plan Sitting Room, Kitchen & Dining Area

#### Apartment 3

First Floor, One Bed, Shower Room, Open Plan Sitting Room, Kitchen & Dining Area

#### Apartment 4

First Floor, Two Bed, Shower Room, Open Plan Sitting Room, Kitchen & Dining Area



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### Apartment 5

Second Floor, One Bed, Shower Room, Open Plan Sitting Room, Kitchen & Dining Area

### Outside

The development is accessed directly from the town square via the main ground floor entrance hall, with a shared alleyway to the side providing access to the rear. At the rear of the property there are five private parking spaces, one for each apartment, together with a turning bay. Each space will be equipped with an EV charging point. A covered cycle shelter with five stands provides storage for up to ten bicycles. A dedicated refuse area is located to the side, with provision for three bins per apartment. Beyond this, each property benefits from its own individually fenced garden with gated access. These gardens are grass seeded, each with a slabbed path leading to the entrance and with a rotary drier provided.

### Services

It is understood that there is mains water, drainage and electricity. There is wet radiator electric central heating and integral fire sprinkler system.

### Entry

By mutual agreement.

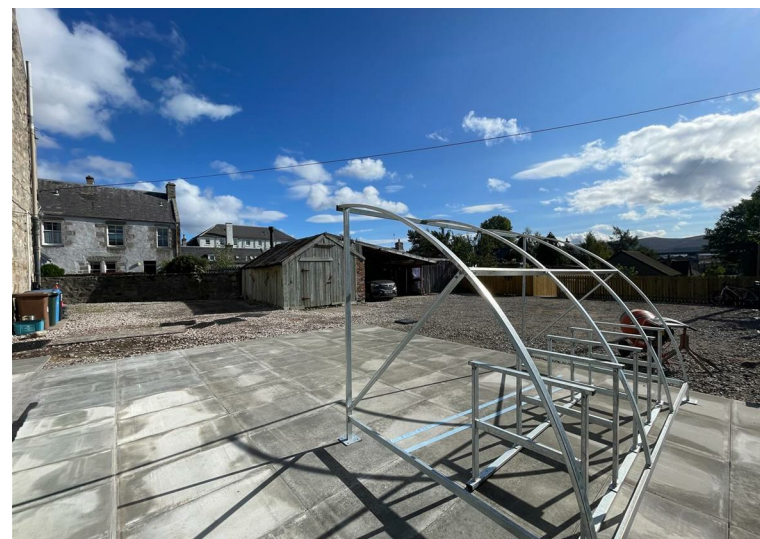
### Price

Apartment 1 ( Two Bedrms) - £195,000

Apartment 2 (One Bedroom) - £155,000  
Apartment 3 (One Bedroom) - £160,000  
Apartment 4 (Two Bedrooms) - £195,000  
Apartment 5 (One Bedroom) - £165,000

### 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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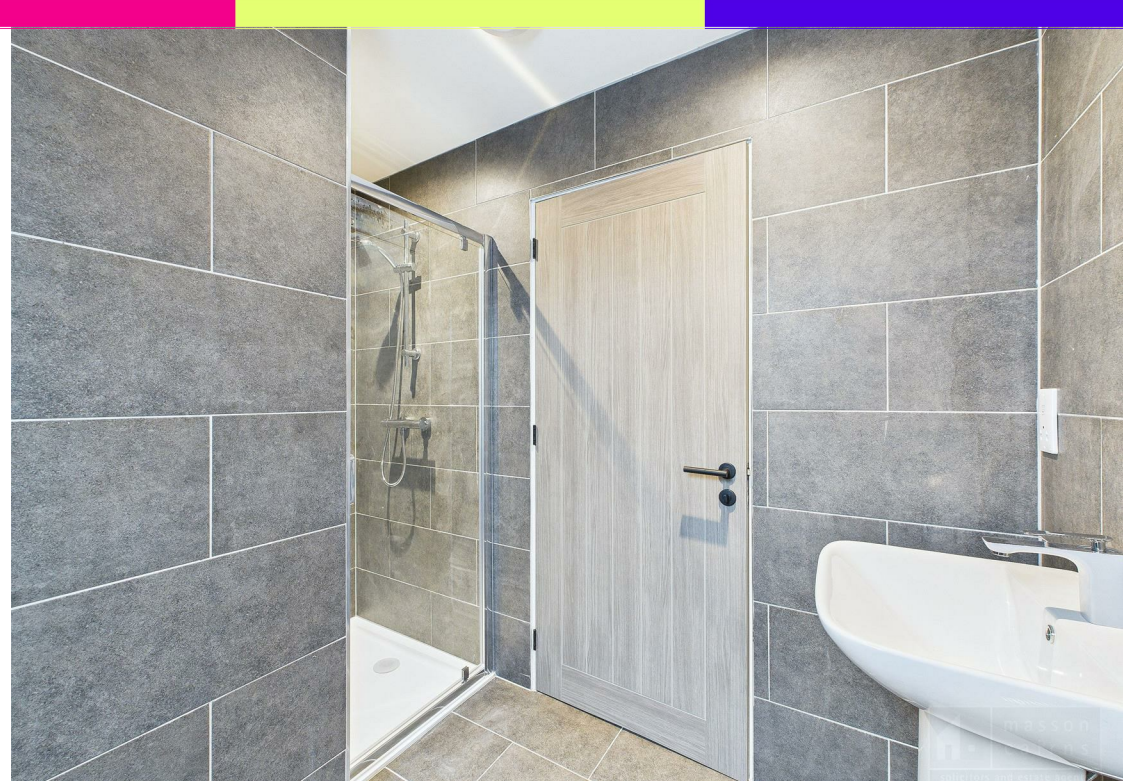
























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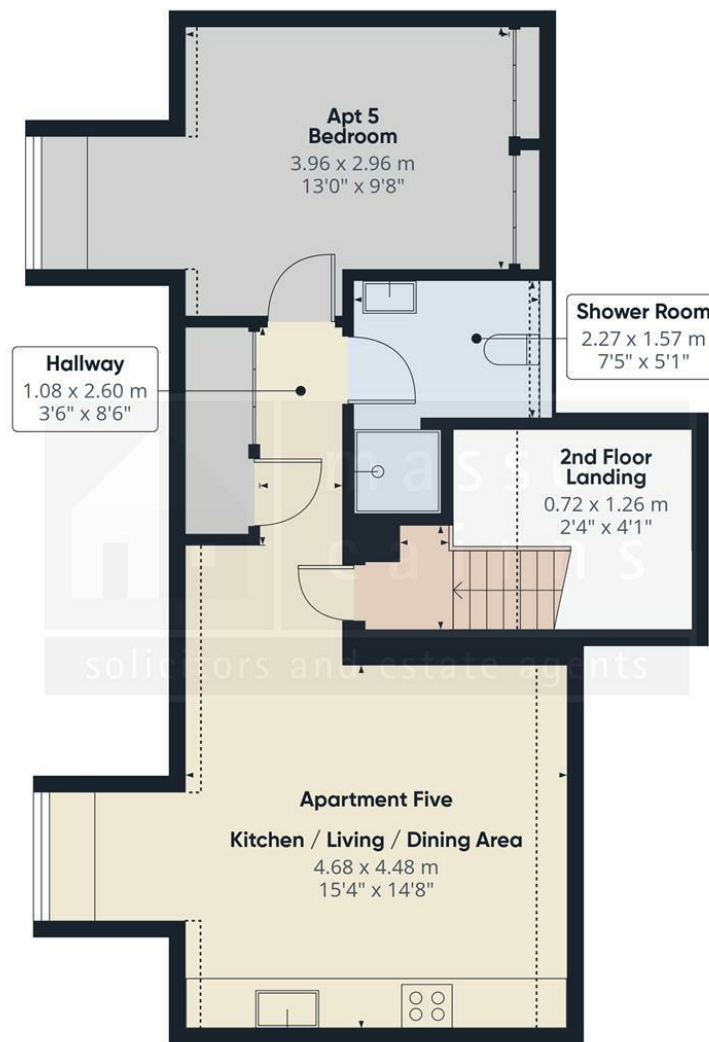
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Floor 2



**Approximate total area<sup>m</sup>**

56.8 m<sup>2</sup>  
611 ft<sup>2</sup>

**Reduced headroom**

4.9 m<sup>2</sup>  
53 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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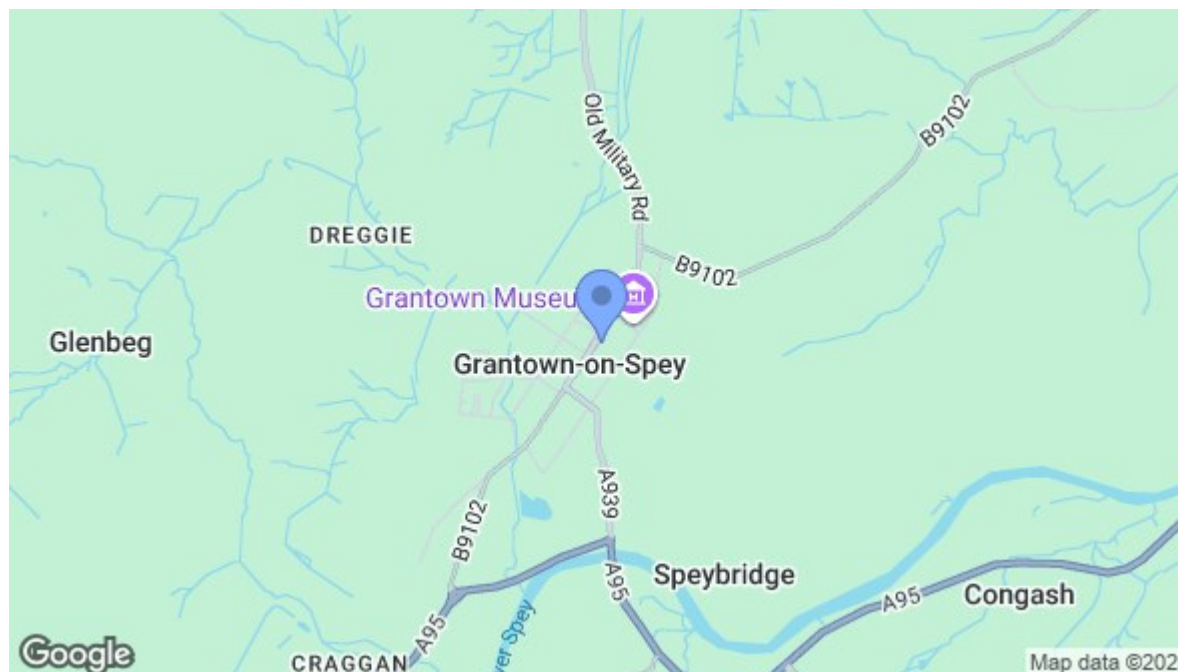
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## Energy Efficiency Rating

|                                                    | Current                    | Potential                                                                         |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                   |
| (92 plus) <b>A</b>                                 |                            |                                                                                   |
| (81-91) <b>B</b>                                   |                            |                                                                                   |
| (69-80) <b>C</b>                                   |                            |                                                                                   |
| (55-68) <b>D</b>                                   |                            |                                                                                   |
| (39-54) <b>E</b>                                   |                            |                                                                                   |
| (21-38) <b>F</b>                                   |                            |                                                                                   |
| (1-20) <b>G</b>                                    |                            |                                                                                   |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                   |
| <b>Scotland</b>                                    | EU Directive<br>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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