

masson cairns LTD

solicitors and estate agents

5A The Square, Grantown on Spey, PH26 3HG

Offers Over £180,000

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

Occupying a central position overlooking the historic town square of Grantown on Spey, 5a The Square is a deceptive and versatile four-bedroom apartment spanning three floors. This charming home which was comprehensively upgraded in 2013 combines town centre convenience with impressive elevated views stretching towards the Cromdale Hills on the upper floors. Complete with a private enclosed courtyard garden and off-street parking to the rear, it offers an exceptional lifestyle opportunity for families, first-time buyers, or professional couples seeking generous living space in the heart of the Cairngorms National Park. The accommodation begins on the ground floor with an welcoming entrance hall with access to the front and rear, leading to a practical utility room and a dedicated home working space ideally suited for remote working. A carpeted staircase ascends to the first floor, where the heart of the home unfolds into a bright, dual-aspect sitting room with dining area with a well-equipped kitchen directly adjacent, featuring a good range of shaker-style units, complimentary worktops, and integrated appliances. This level also hosts two double bedrooms including a primary bedroom with an en-suite shower room alongside a modern family bathroom. Continuing upwards to the second floor, the upper landing leads to two further double attic bedrooms with Velux roof windows that flood the rooms with natural light while capturing picturesque views of the Square and surrounding countryside. Externally, the property benefits from a fully paved, low-maintenance private courtyard garden, with storage shed, together with a monoblock rear driveway providing off-street parking. EPC E, Council Tax C, Home report available online at massoncairns.com

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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
To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

EPC Rating E

Entrance Hall
The property is entered through glazed double doors to the front opening into a bright and welcoming ground floor entrance hallway and there is a further door to the rear providing access to the courtyard garden and parking. Finished with carpet flooring and ceiling lighting, the hall provides a practical reception area. Further doors lead into the home working space and utility room, while a carpeted staircase rises to the main first-floor accommodation.

Home Working Space
2.03m x 2.67m (6'7" x 8'9")
Situated off the ground floor entrance hall, this dedicated home office space provides a quiet and private environment for home working or study. A deep-recessed window overlooks the street front, allowing natural light to fill the room. There is a versatile recessed wall alcove ideal for additional shelving or office furniture and the space is finished with carpet flooring and ceiling lighting.

Utility Room
2.69m x 1.76m (8'9" x 5'9")
Also positioned on the ground floor, the utility room is fitted with wall and base storage units, worktops, tiled splashbacks, and a stainless steel sink with drainer. There is tile-effect flooring, space for laundry appliances, an overhead pulley clothes airer, and open shelving providing convenient utility and boot room storage.

First Floor Landing
The first-floor landing connects the main living areas, bedrooms one and two and the family bathroom. Finished with carpet flooring and ceiling lighting, it benefits from natural daylight provided by a side aspect window and a further staircase leads seamlessly from here up to the second-floor attic bedrooms.

Sitting Room & Dining Area
3.74m x 4.74m (12'3" x 15'6")
This impressive reception room offers a spacious and flexible layout easily accommodating both lounge seating and a formal dining setup. Dual-aspect recessed windows provide good natural light and offer direct outlooks over the town square. There is engineered wood flooring and recessed down lighting with direct access into the adjoining kitchen.

Kitchen
2.89m x 1.75m (9'5" x 5'8")
Arranged in an efficient L-shaped layout, the kitchen features shaker-style wall, base and drawer units paired with complimentary work surfaces and tiled splashbacks. Integrated appliances include an electric oven, electric hob, stainless steel extractor hood, and a built-in fridge freezer. A side window provides ventilation and natural daylight over the stainless steel sink, while tiled flooring offers a practical and low-maintenance finish.

Bedroom One & En-Suite
3.76m x 2.80m & 2.76m x 1.78m (12'4" x 9'2" & 9'0" x 5'10")
Bedroom One is a comfortable primary double bedroom with carpet flooring, integrated built-in wardrobe storage, and a deep-set window capturing town views. The private en-suite shower room comprises a modern corner shower cubicle with tiled walls, a white pedestal wash hand basin, low-level WC, dark tile-effect flooring, and a recessed window ensuring privacy and natural light.

Bedroom Two
2.91m x 3.30m (9'6" x 10'9")
This is a bright and airy double bedroom with a wide window fitted that lets in light and offers generous floor space for freestanding wardrobes and bedroom furniture.

Bathroom
1.90m x 2.65m (6'2" x 8'8")
The main family bathroom is fitted with a clean three-piece suite comprising a deep bath with chrome mixer taps and electric shower over with glazed screen, a pedestal wash hand basin, and a WC. The

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room features dark grey tiled flooring and wall tiling around the bath area. An opaque glazed window fills the room with diffused natural light.

Second Floor Landing
Reached via an attractive timber staircase, the second-floor landing provides access to two upper attic bedrooms. The space has carpet flooring and recessed down lighting.

Bedroom Three
3.68m x 3.70m (12'0" x 12'1")
Situated on the top level, this is a versatile twin or double room also with a Velux window with views across the town to the Cromdale Hills. Finished with carpet flooring, it serves as an ideal guest bedroom, children's room, or hobby room.

Bedroom Four
3.40m x 3.69m (11'1" x 12'1")
Another charming double room with a large Velux roof window that provides town and hill views as well as excellent natural light levels. The bedroom features carpet flooring and ceiling lighting in addition to a built-in storage cupboard housing the water cylinder.

Outside
To the rear of the property lies a private, fully paved courtyard terrace creating a usable outside space. There is a storage shed with separate bin store to the rear. Beyond the courtyard, a monoblock paved area provides convenient off-street parking accessed from the rear.

Services
It is understood that there is mains water, drainage and electricity. There is electric central heating.

Entry
By mutual agreement.

Price
Offers over £180,000 are invited

Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns
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Moray
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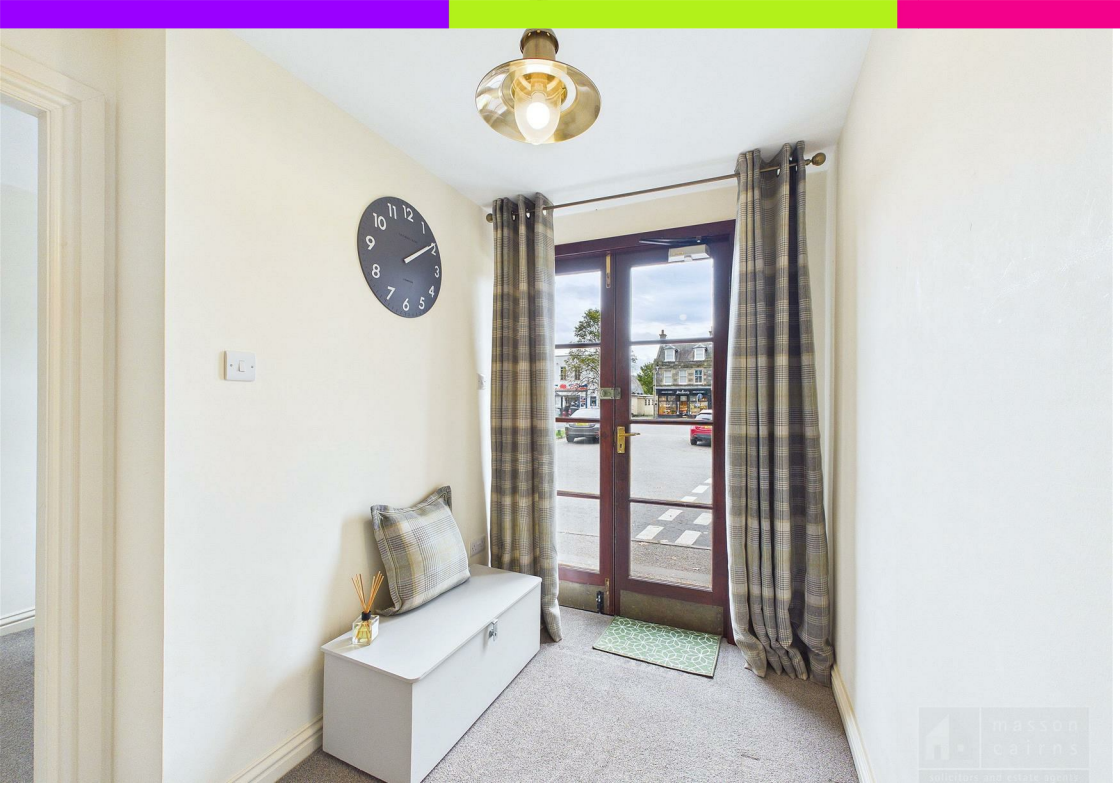
Council Tax
The property is currently assessed as Council Tax Band C, with an annual charge of £2032.28 for 2026/27, including water charges. A 25% discount is currently available to single occupiers.

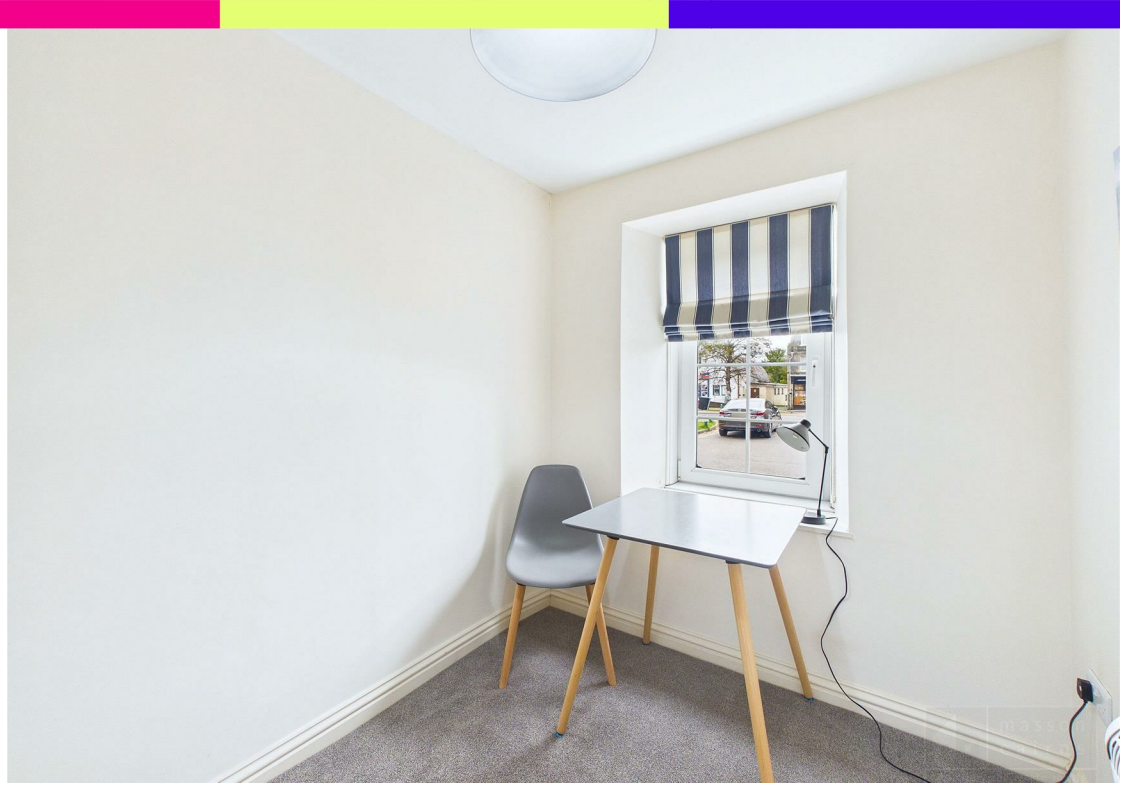
Purchasers intending to use the property as a second home should be aware that, for 2026/27, Highland Council charges Council Tax at 300% of the standard rate for second homes.

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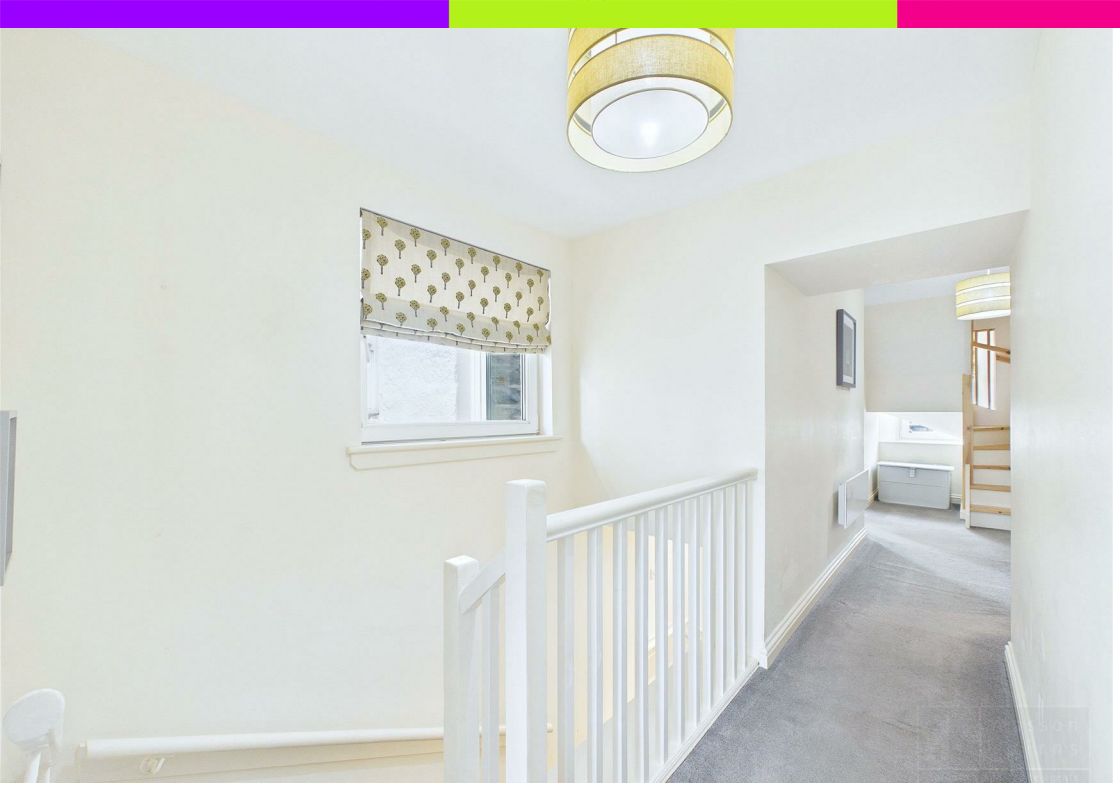


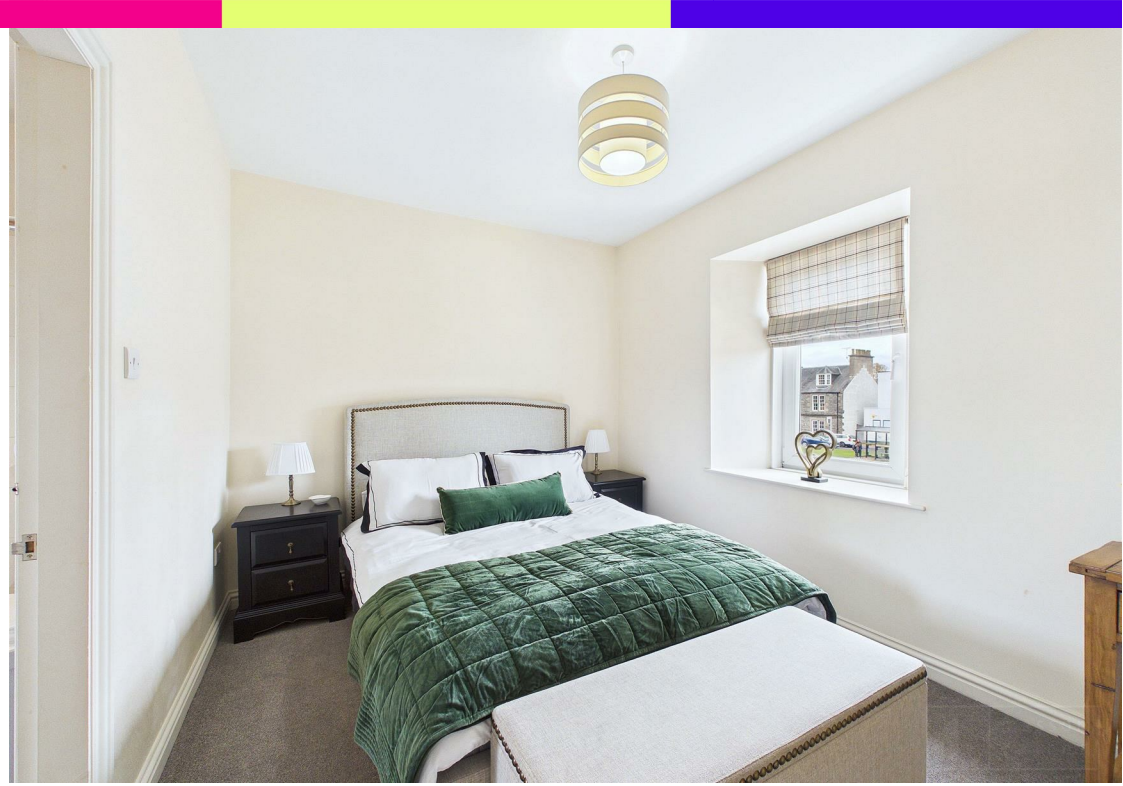



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ENDLESS
LOVE AND
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HOME




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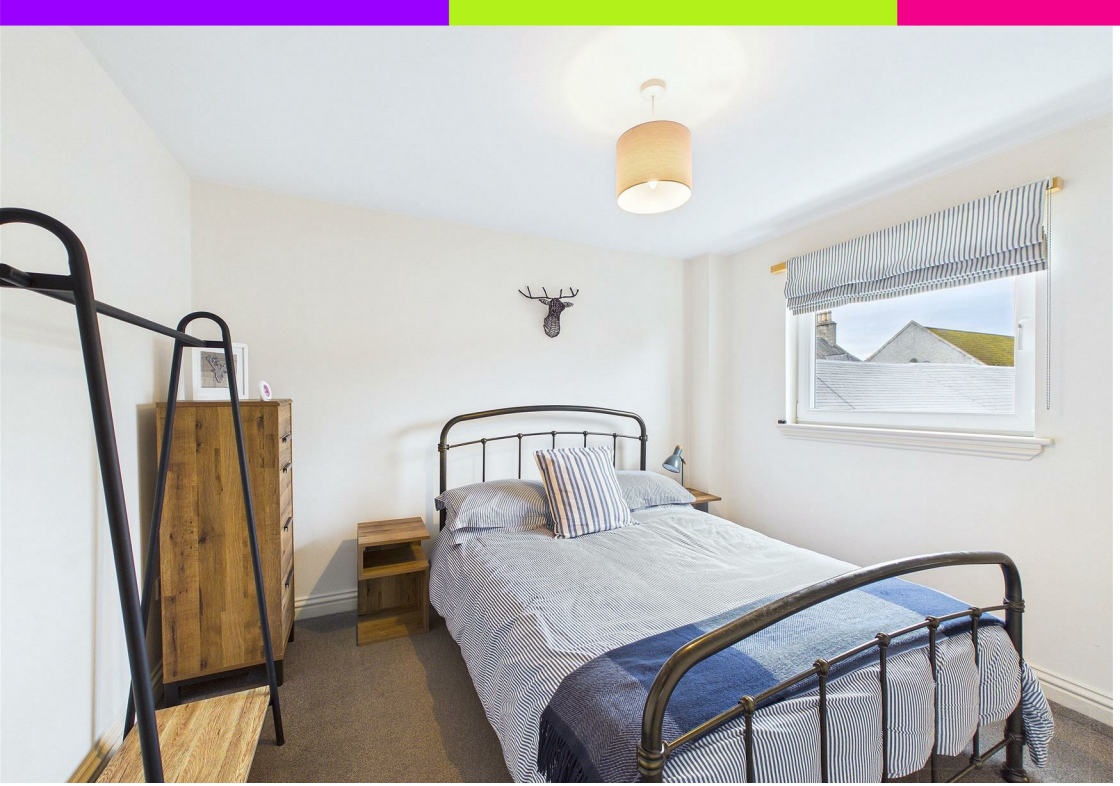


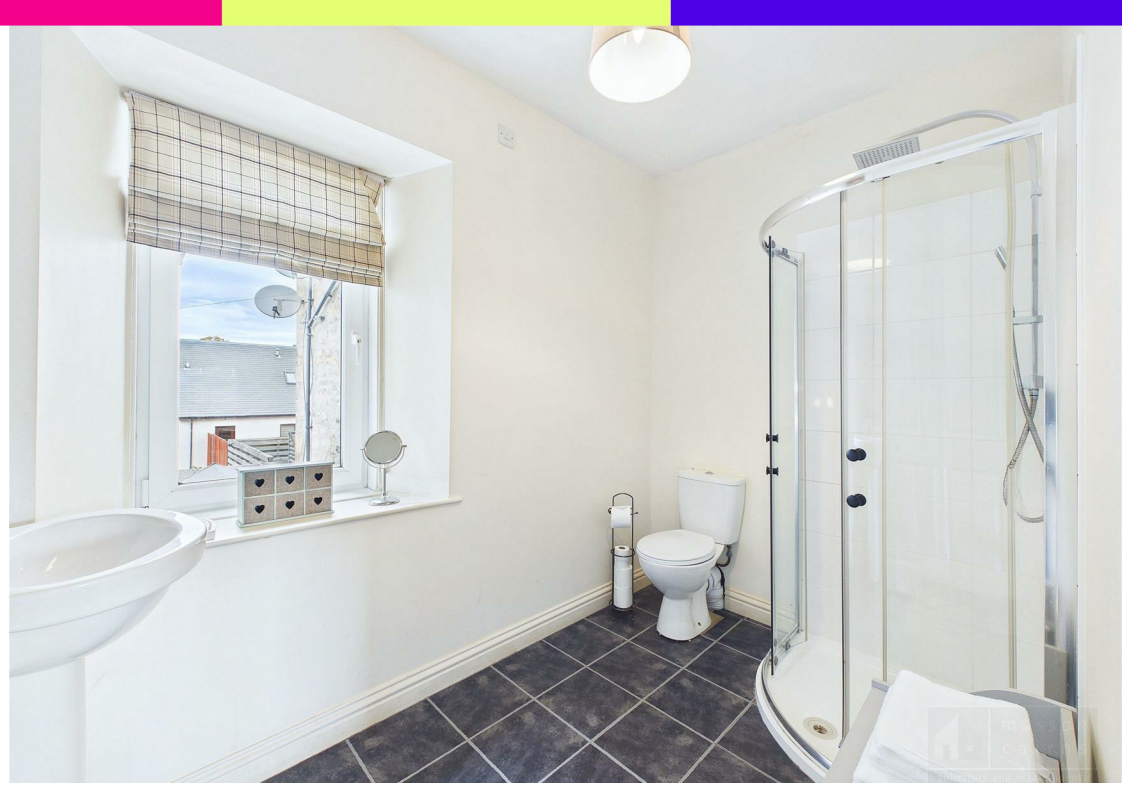






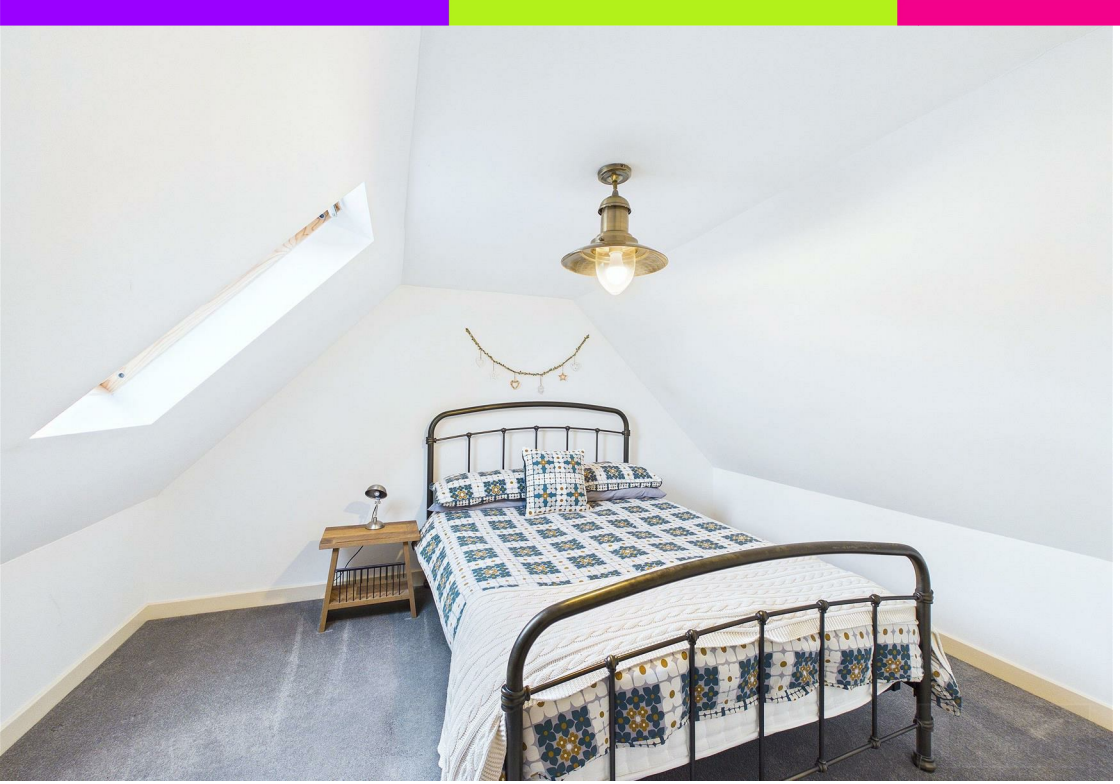
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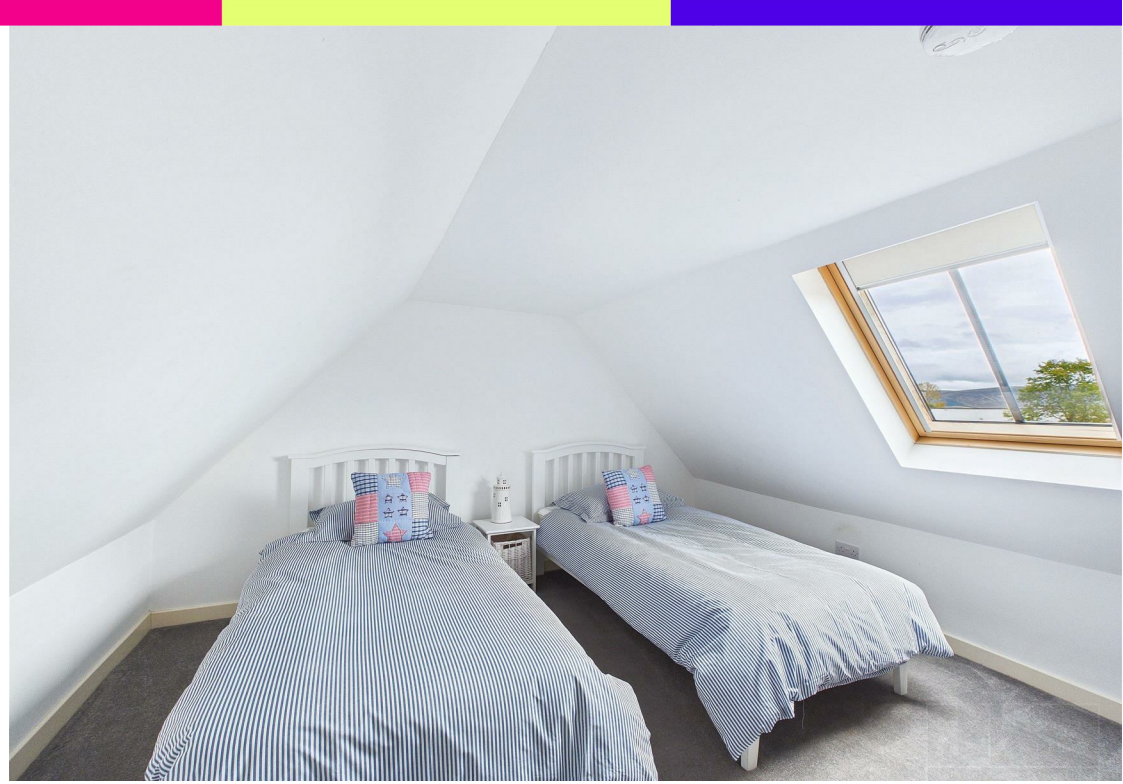












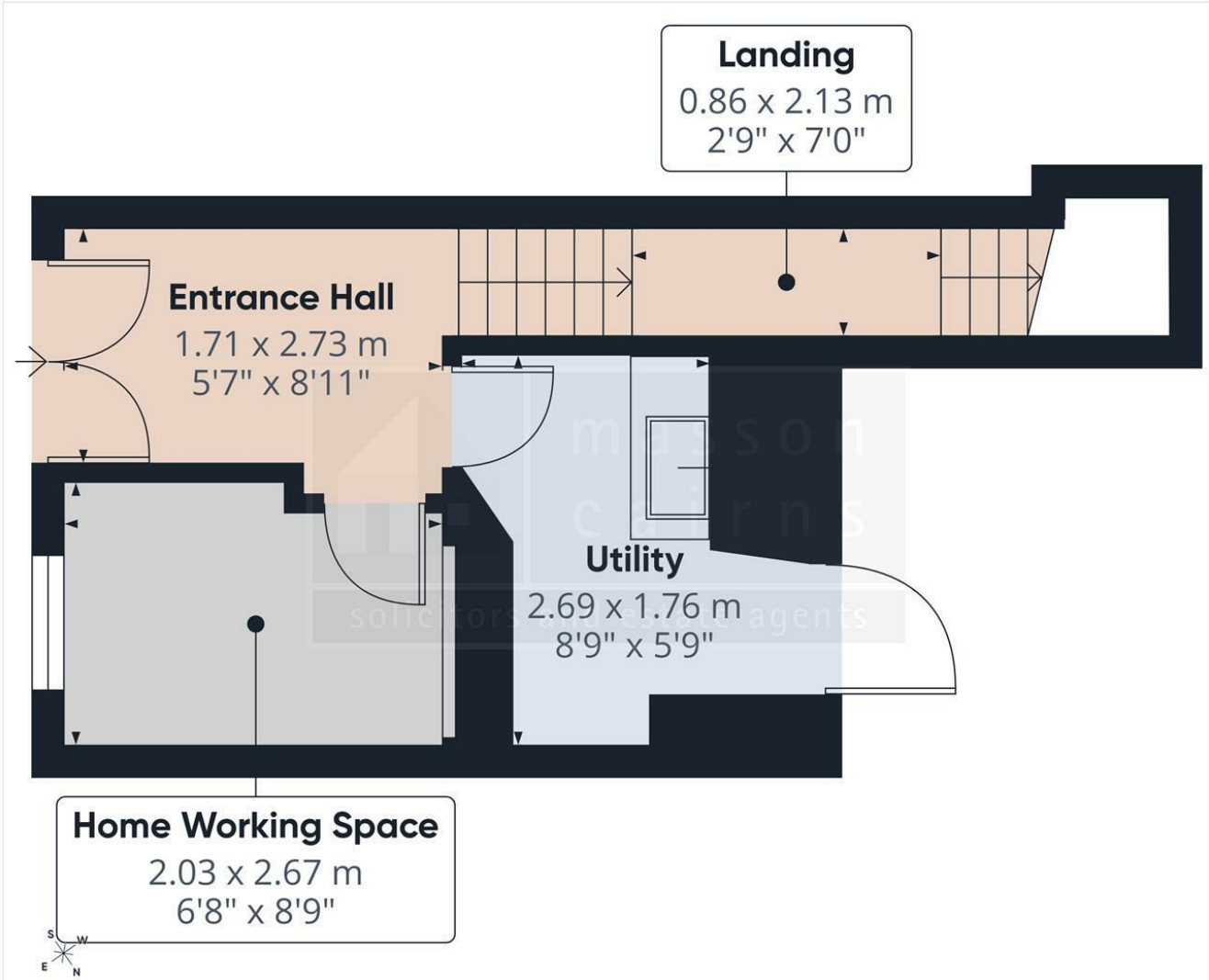





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FOR SALE
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5A


5A
5A



Floor 0

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Approximate total area(1)

20.5 m²

221 ft²

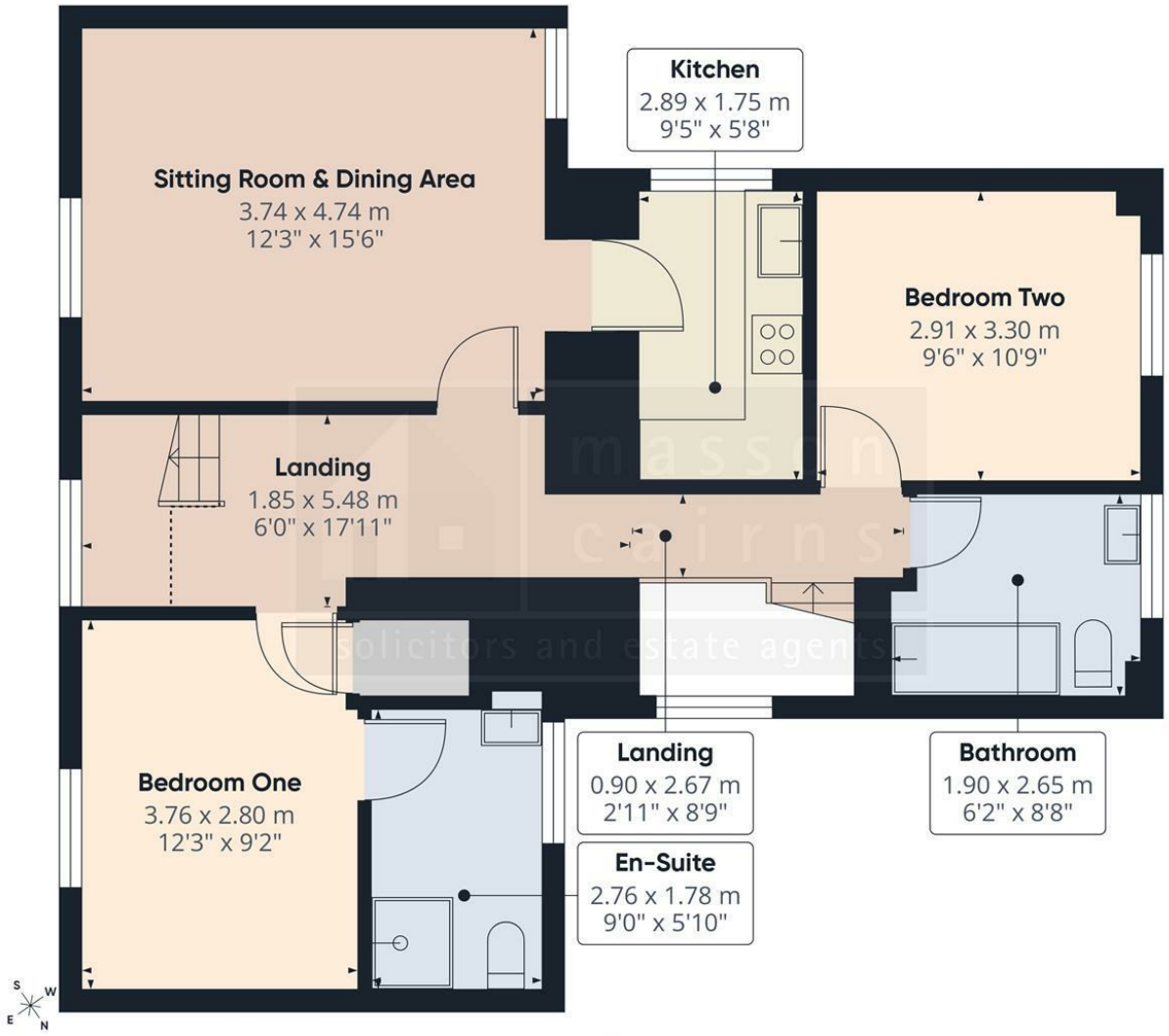
(1) Excluding balconies and terraces

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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Floor 1

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Approximate total area(1)

66.6 m²
717 ft²

Reduced headroom

2 m²
22 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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Floor 2

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Approximate total area(1)

30 m²
323 ft²

Reduced headroom

12.3 m²
132 ft²

(1) Excluding balconies and terraces

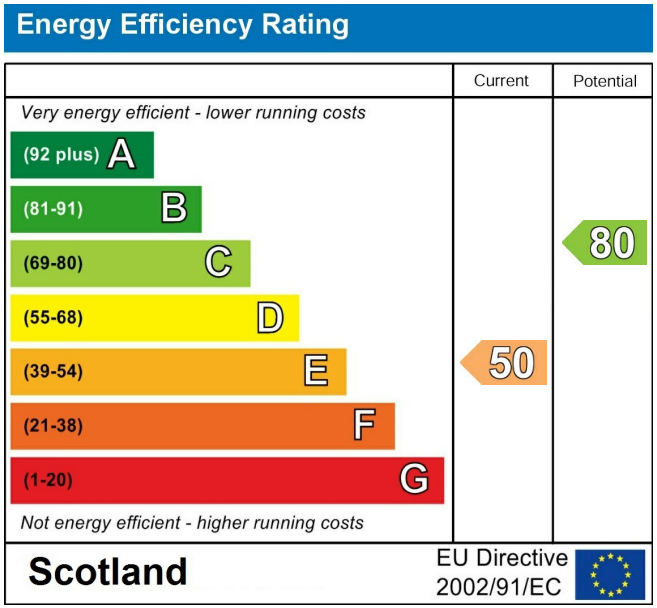
Reduced headroom
..... Below 1.5 m/5 ft

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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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