

masson cairns LTD

solicitors and estate agents

6 South West High Street, Grantown on Spey, PH26 3QH

Offers Over £140,000

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

Offering generous and stylish accommodation, its own private ground floor entrance, a private garden and a separate garage, this refurbished two-bedroom ground floor apartment is ready to move straight into. Extending to approximately circa 64 sqm, the property has been completely modernised to a high standard, combining a practical layout with contemporary finishes. A private entrance opens into a welcoming hallway featuring a large storage cupboard to keep everyday belongings tucked away. The spacious open plan living, dining area and kitchen enjoys natural light from two aspects, with direct access to the rear garden. There is ample space to arrange comfortable seating and a dining table, creating a sociable, bright setting for relaxed evenings, meals together and welcoming friends. The adjoining kitchen connects openly with the dining area and has been newly fitted with modern wall, base, and drawer units, contrasting work surfaces, and integrated appliances. This contemporary open layout delivers an effortless flow for modern living. Returning to the hall, two well-proportioned double bedrooms with integral wardrobes offer comfort and flexibility for family, guests or working from home. A stylish, bathroom featuring a contemporary P-shaped bath with glazed screen and shower over, wash hand basin, and WC completes the interior accommodation. Outside, the private garden adds valuable outdoor space to relax, and plant to your own design, while a separate single garage provides useful room for a vehicle or additional secure storage. Combining stylish, fully modernised interiors with the independence of a private ground floor entrance and outdoor space, this is a turnkey home with wide appeal. 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
Outside there is an external store for garden equipment and there is a high performance timber door with glazed panel enters to a welcoming central hall and provides direct access to all accommodation across a single level. The hall also provides access to a deep utility/storage cupboard, housing the hot water tank, and space and plumbing for a washing machine and tumble dryer. The space is finished with timber laminate flooring and ceiling lighting.

Open Plan Sitting Room, Kitchen & Dining Area
3.82m x 6.49m (12'6" x 21'3")
A bright and expansive dual-aspect space providing a seamless layout tailored for cooking, dining, and relaxing. Modern kitchen units with contrasting worktops and matching splashbacks defines the kitchen zone, which includes an integrated oven, hob, extractor hood, integrated fridge and freezer and a breakfast bar peninsula. Large front-facing double-glazed windows draw in abundant natural light into the living area while offering views across the front garden and there is also space for a dining table with chairs in addition to a door to the rear private garden. The space is finished with wood laminate flooring and recessed ceiling lighting.

Bedroom One
3.20m x 2.97m (10'5" x 9'8")
A well-proportioned double bedroom with a window to the front bringing in natural light. The room provides space for a double bed and bedside furniture, making it a comfortable principal bedroom with an integral wardrobe along one wall providing useful clothing storage. There is carpet flooring and ceiling lighting.

Bedroom Two
3.15m x 2.90m (10'4" x 9'6")
The second bedroom is another double room, with a window to the front and space for a double bed and freestanding furniture and would work well as a family or guest bedroom, with the flexibility to incorporate a desk or use the room as a separate home office. There is carpet flooring, an integral double wardrobe providing excellent hanging and shelved storage as well as ceiling lighting.

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Bathroom
2.08m x 1.68m (6'9" x 5'6")
A stylish bathroom suite comprising a P shaped bath with an overhead shower and glass shower screen, a pedestal wash hand basin, and a WC. The bath area is lined with dark marble-effect wet-wall panelling, complemented by herringbone vinyl flooring, an opaque double-glazed window to the rear, ceiling lighting and a chrome heated towel rail.

Outside & Garage
The apartment benefits from its own private gardens to the front and rear, providing outdoor space for gardening, relaxing and enjoying time outside. It offers a welcome addition to the ground floor accommodation and the independence of having a garden of your own. A separate single garage is situated nearby, with additional parking for vehicles. The garage also offers additional storage away from the apartment, particularly useful for tools and outdoor belongings, and complements the property's private entrance and gardens.

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

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
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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.

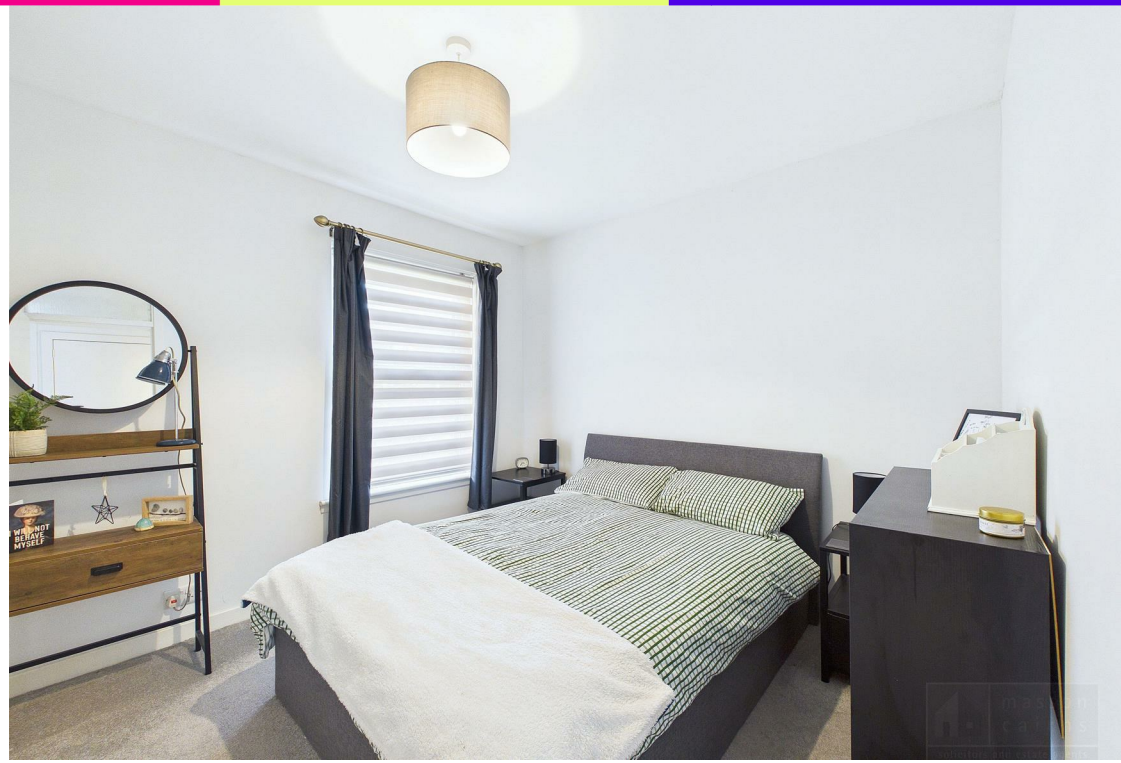
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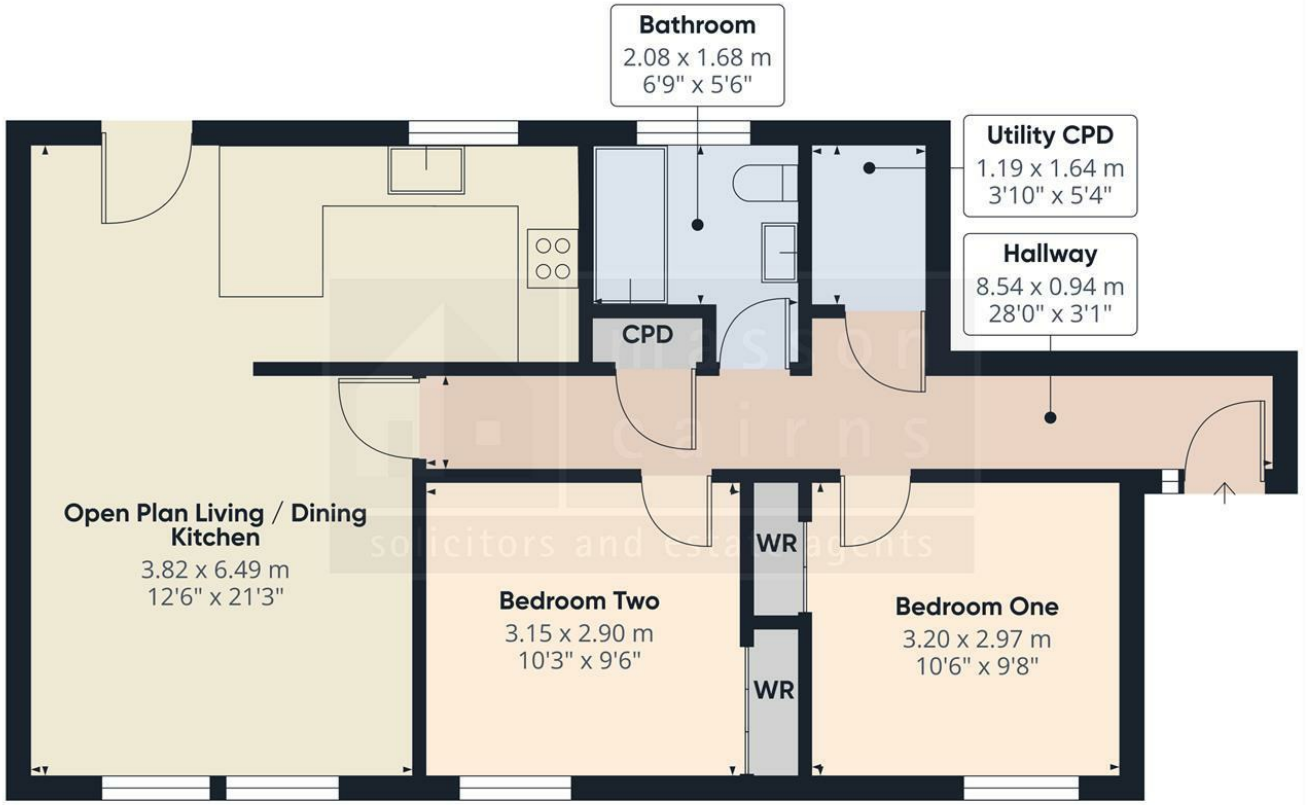









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Approximate total area(1)

64.4 m²
694 ft²

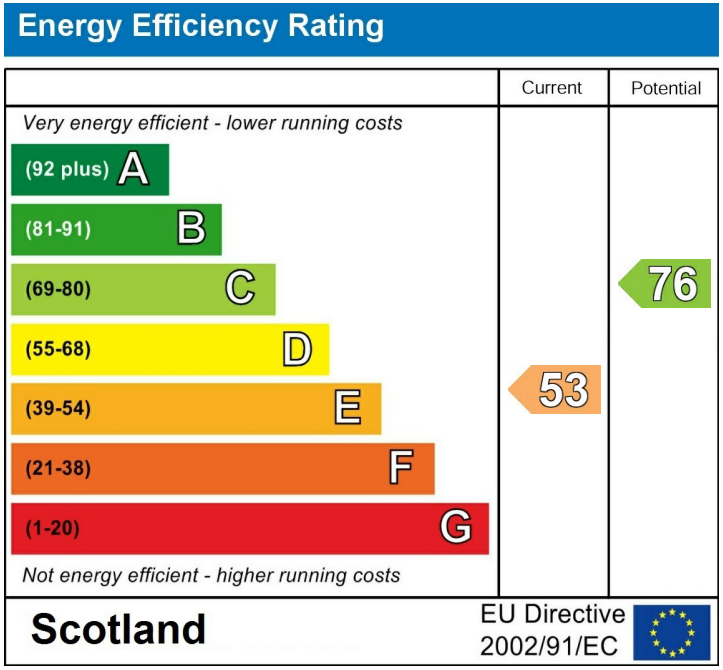
(1) Excluding balconies and terraces

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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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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