

masson cairns LTD

solicitors and estate agents

2 Inverallan Court, Grantown on Spey, PH26 3QB

Offers Over £195,000

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

This beautifully presented two-bedroom home has been comprehensively refurbished to create a bright, stylish and easily maintained property finished to an excellent standard throughout and located in a private and peaceful cul de sac within the town. The entrance hall gives an immediate sense of the quality on offer, with new flooring, oak doors, skirtings and facings, and leads through to the impressive sitting and dining room. This generous dual-purpose space is filled with natural light from windows to two sides, with French doors opening directly to the garden and ample room for both comfortable seating and a dining table. The adjoining kitchen has been newly fitted with stylish dark units, contrasting worktops, integrated oven and hob, sink beneath the window, and a useful peninsula providing additional preparation and storage space. Stairs rise to a well-proportioned landing serving two attractive bedrooms, both comfortable doubles with fresh carpeting and good natural light, while bedroom two offers excellent flexibility as a guest room, nursery or home office. The newly installed bathroom is finished in a contemporary style with a bath and shower over, WC, wash hand basin, rooflight and distinctive timber-effect wall panelling. Further improvements include newly installed air source heating, upgraded electrics and fuse board with current testing certificates, new smoke alarms, and a fully floored and insulated loft space. Outside, the landscaped enclosed garden combines lawn, paved seating areas and gravelled borders, with a large timber shed supplied with power and light, together with an allocated private parking space to the front of the home. EPC C, 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 C

Access & Entrance Hall
Access is taken from the rear through a glazed entrance door with matching side panels, opening into a bright and welcoming hallway finished with contemporary flooring and oak doors. The hall provides access to the sitting room and dining area, kitchen and staircase to the first floor, while excellent practical storage includes a useful under-stair cupboard and a separate fitted cupboard with hanging space and shoe storage. Immediately outside the entrance is a large additional storage cupboard, equipped with power and light and providing space for appliances and everyday household items.

Sitting Room & Dining Area
3.16m x 5.97m (10'4" x 19'7")
The impressive sitting room and dining area is a bright, beautifully finished space with attractive herringbone oak flooring flowing throughout. The sitting area provides ample room for comfortable seating, while French doors open directly onto the garden and bring in excellent natural light. Windows to two sides further enhance the bright and airy feel, and the room extends naturally into a well-proportioned dining area with plenty of space for a family table and additional furniture. Recessed ceiling lighting and the crisp contemporary décor complete this stylish and highly practical living space.

Kitchen
2.33m x 2.92m (7'7" x 9'6")
The newly fitted kitchen is stylishly arranged with sleek matt charcoal cabinetry, light stone-effect worktops and matching upstands, complemented by contemporary oak-effect flooring and recessed ceiling lighting. A stainless-steel sink is positioned beneath the window, while integrated appliances include an oven, induction hob, dishwasher and under-counter fridge. A useful peninsula provides additional preparation space, while a separate shelved pantry cupboard offers excellent storage. Subtle plinth lighting completes this smart and practical room.

Landing
The bright first-floor landing is finished with soft carpeting, recessed ceiling lighting and contemporary oak doors, giving access to both double bedrooms and the bathroom. A shelved airing cupboard houses the hot water cylinder, while a loft hatch provides access to the fully insulated and floored attic space, offering valuable additional storage.

Bedroom One
3.11m x 2.93m (10'2" x 9'7")
Bedroom one is a bright and well-proportioned double room with soft carpeting and a window providing good natural light. A built-in wardrobe offers useful hanging and storage space, while the generous floor area comfortably accommodates bedroom furniture and is currently arranged as a useful home-working area.

Bedroom Two
3.12m x 2.95m (10'2" x 9'8")
Bedroom two is a bright and comfortable double room with soft carpeting and a dormer window to the front that brings in good natural light, while the room provides ample space for a double bed, bedside furniture and additional freestanding storage.

Bathroom
2.36m x 1.70m (7'8" x 5'6")
The bathroom is finished in a striking and luxurious contemporary style, with warm timber-slat wall panelling complemented by light tiled flooring and crisp white fittings. The suite comprises a P shaped bath with glazed screen and both rainfall and handheld shower attachments, a wall-hung WC with concealed cistern and a vanity unit with inset wash hand basin and illuminated circular mirror. A velux window and recessed ceiling lighting bring excellent light into the room while a ladder towel radiator and display shelf complete the space.

Outside
Outside, the property is complemented by a beautifully landscaped and fully enclosed garden, arranged around the front and side with

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neatly maintained lawn, paved pathways and seating areas, gravelled borders and attractive planting. French doors from the sitting room open directly onto the garden, creating an excellent connection between the indoor and outdoor spaces. A substantial timber shed provides generous storage and benefits from power and light, while gated access leads to the allocated parking space at the front of the property. The air source heat pump is discreetly positioned to the side of the property and access is to the rear via paved path with a decorative stone wall.

Services
It is understood that there is mains water, drainage and electricity. There is air source heat pump central heating.

Entry
By mutual agreement.

Price
Offers over £195,000 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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What Three Words Location
What Three Words Location ///bumpy.unlocking.hilltop

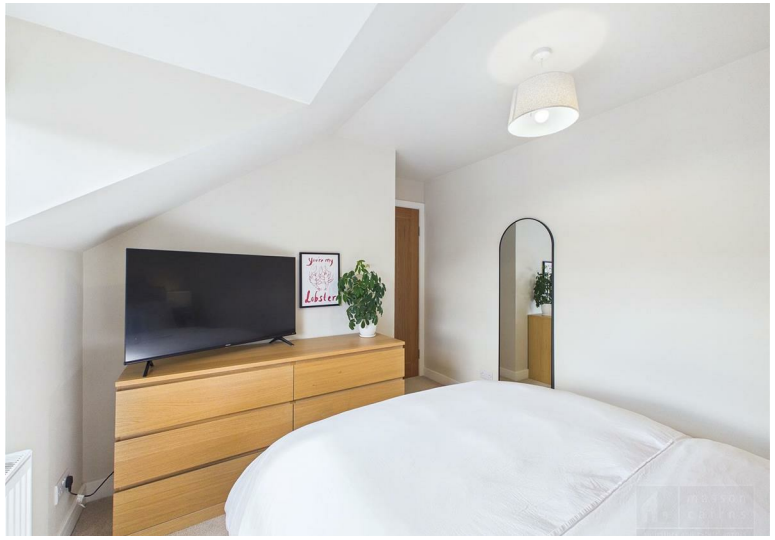
Council Tax
The property is currently assessed as Council Tax Band C, with an annual charge of £2032.28 for 2026/27, including water charges. A 25% discount is currently available to single occupiers.

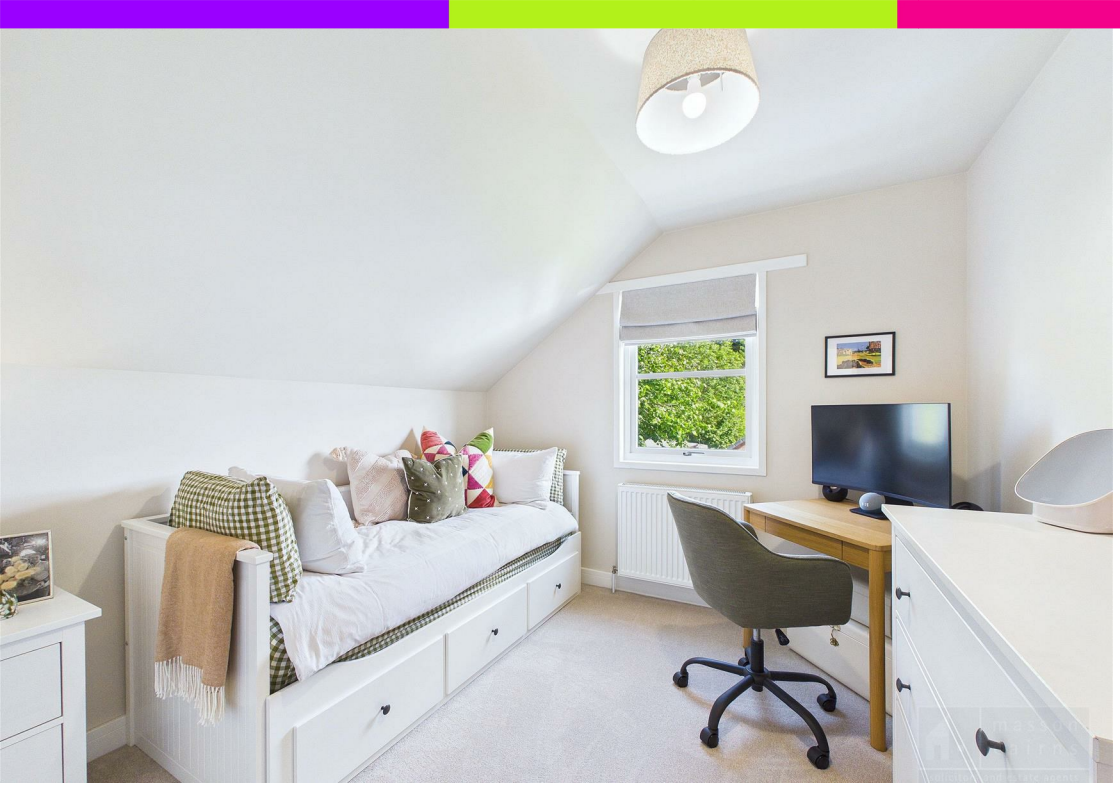
Purchasers intending to use the property as a second home should be aware that, for 2026/27, Highland Council charges Council Tax at 300% of the standard rate for second homes.

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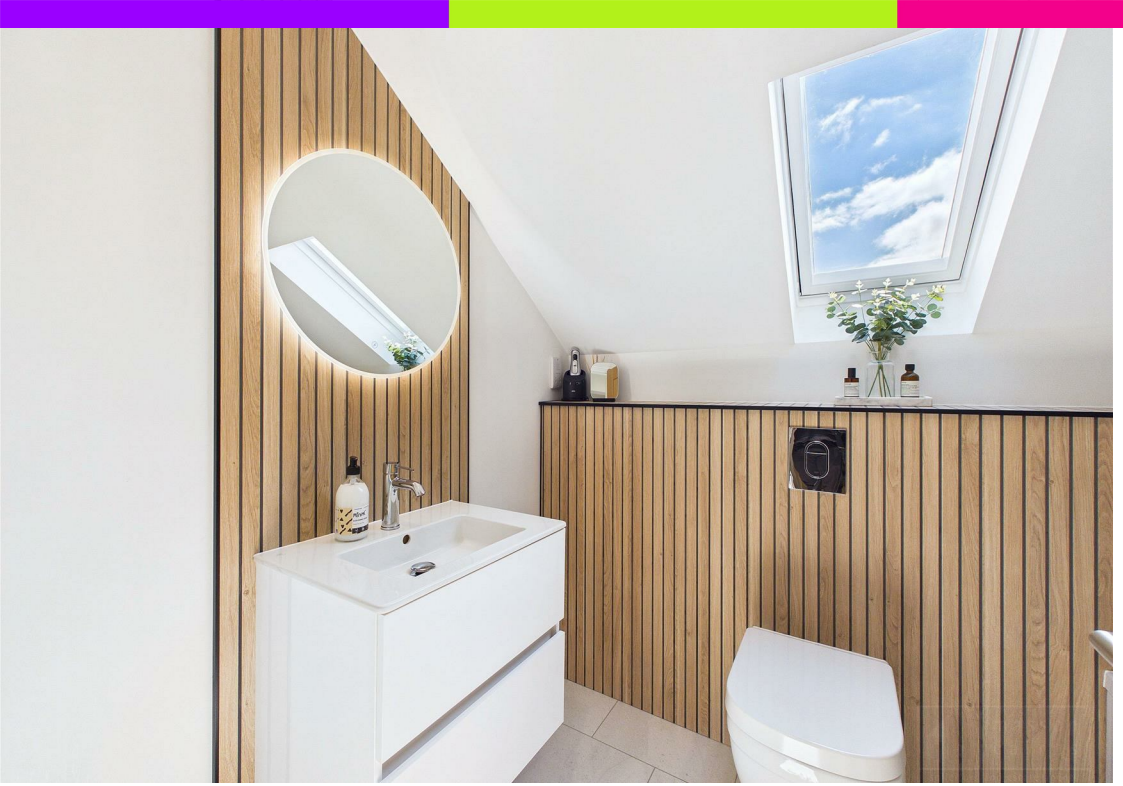


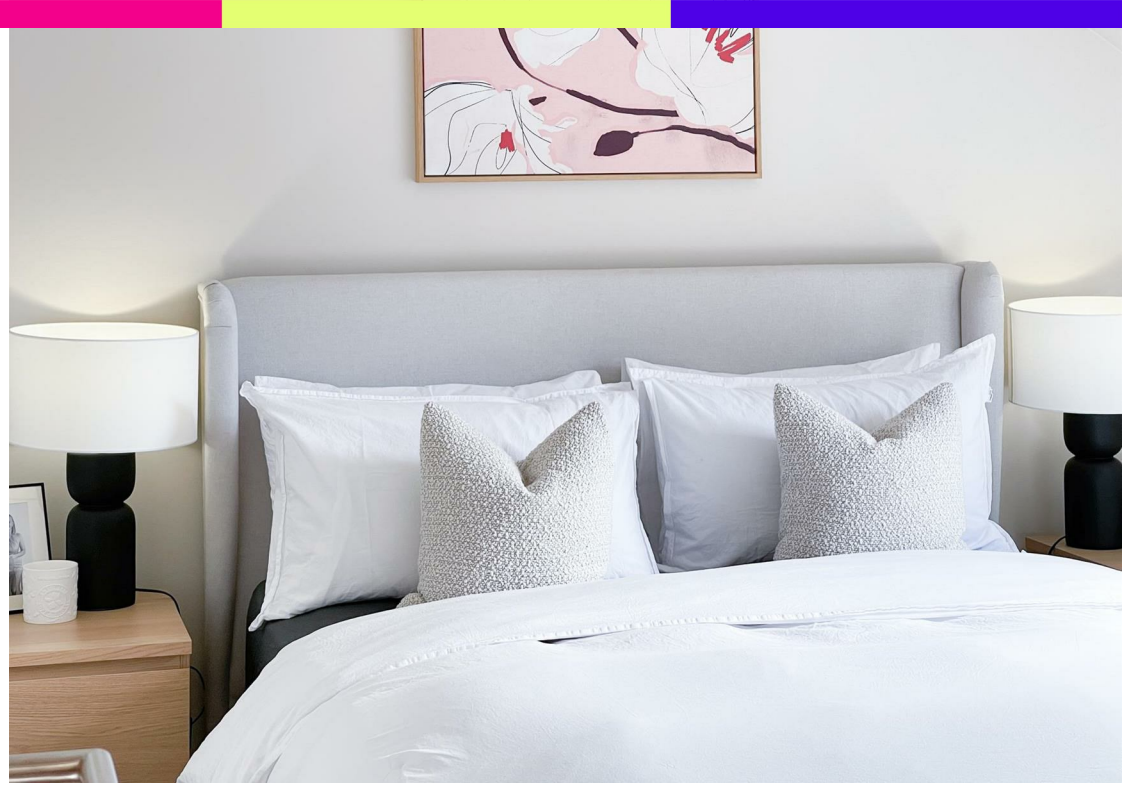






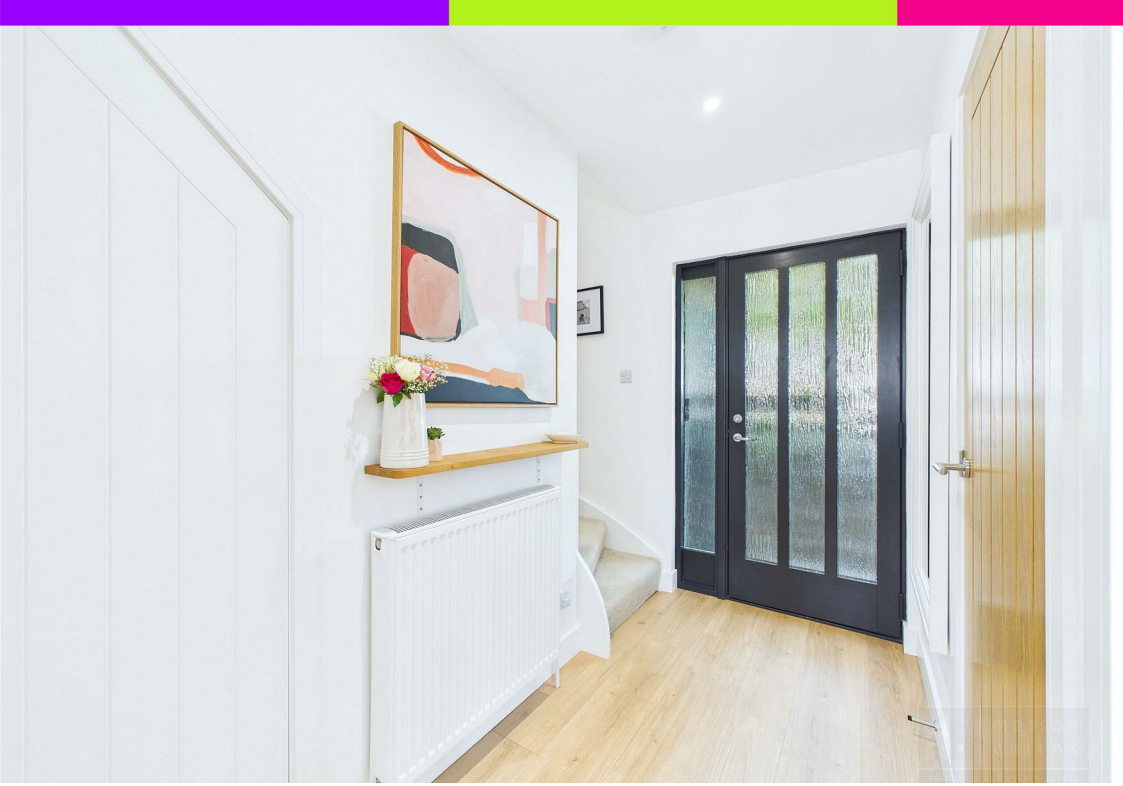

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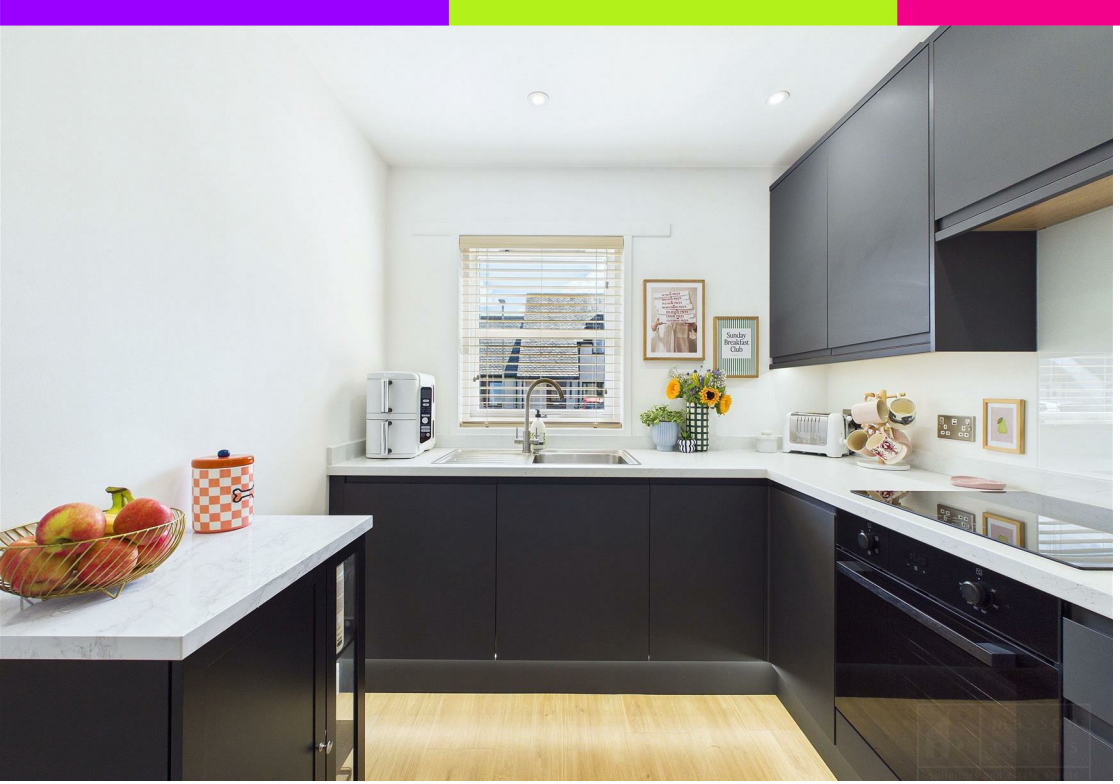






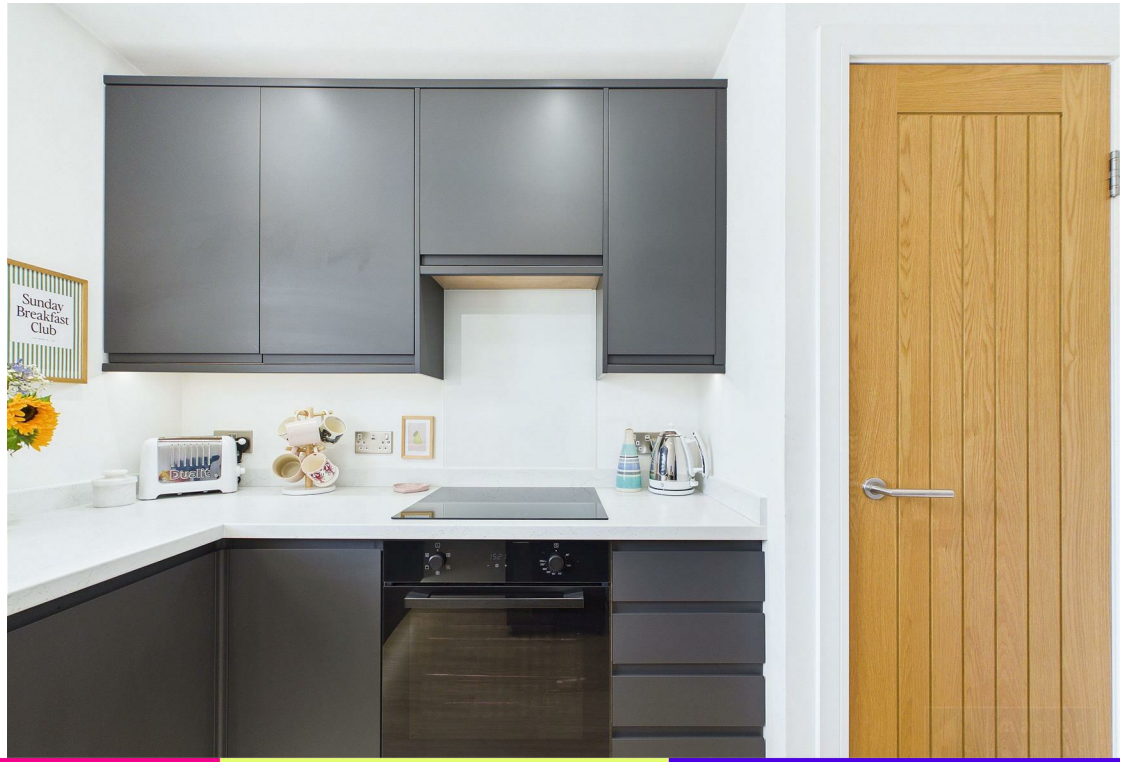

Sunday
Breakfast
Club
Dualit


WELCOME
TO OUR
HOME


Sunday
Breakfast
Club






Sunday
Breakfast
Club


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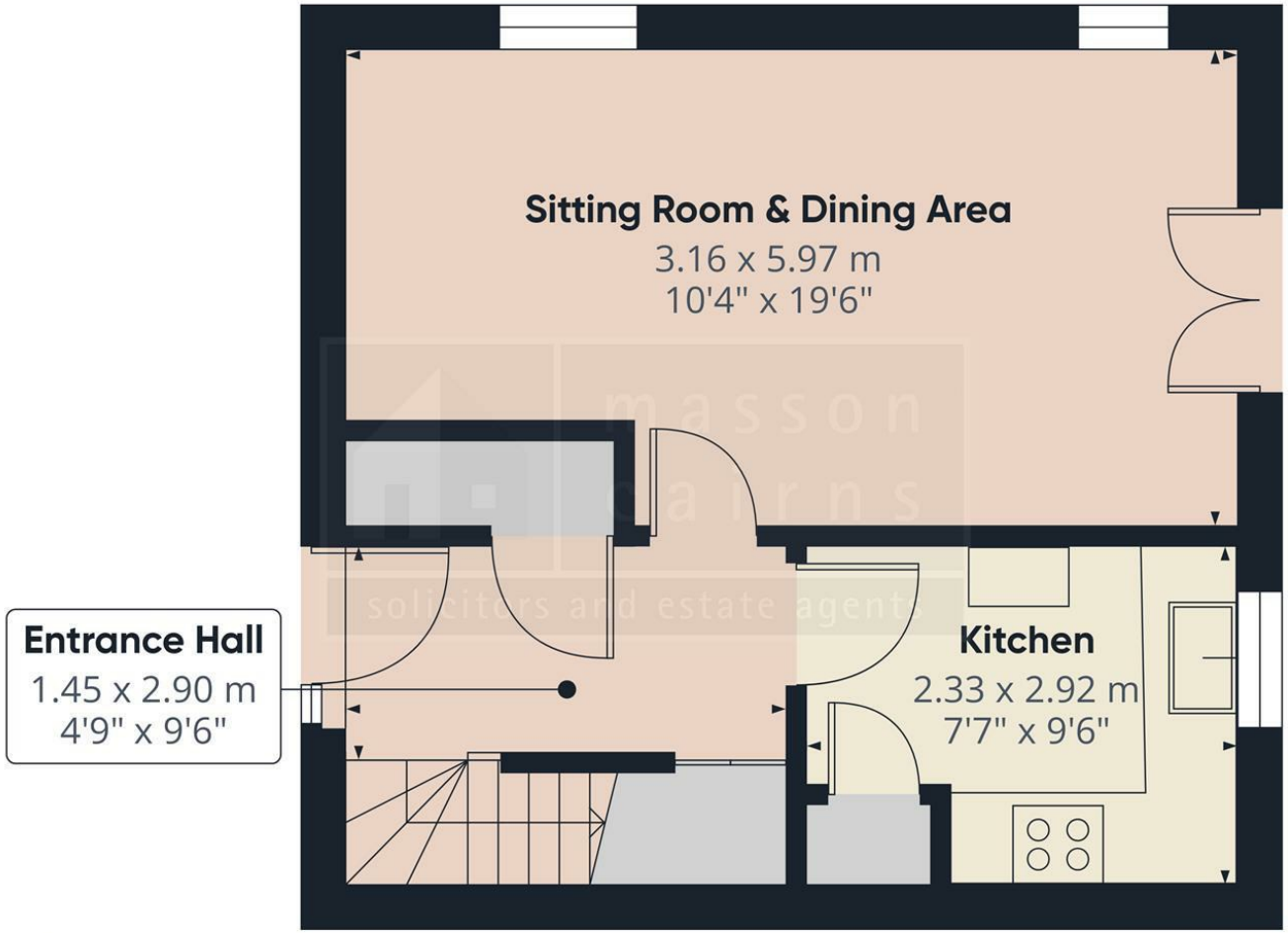












Floor 0

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Approximate total area(1)

32.1 m²

346 ft²

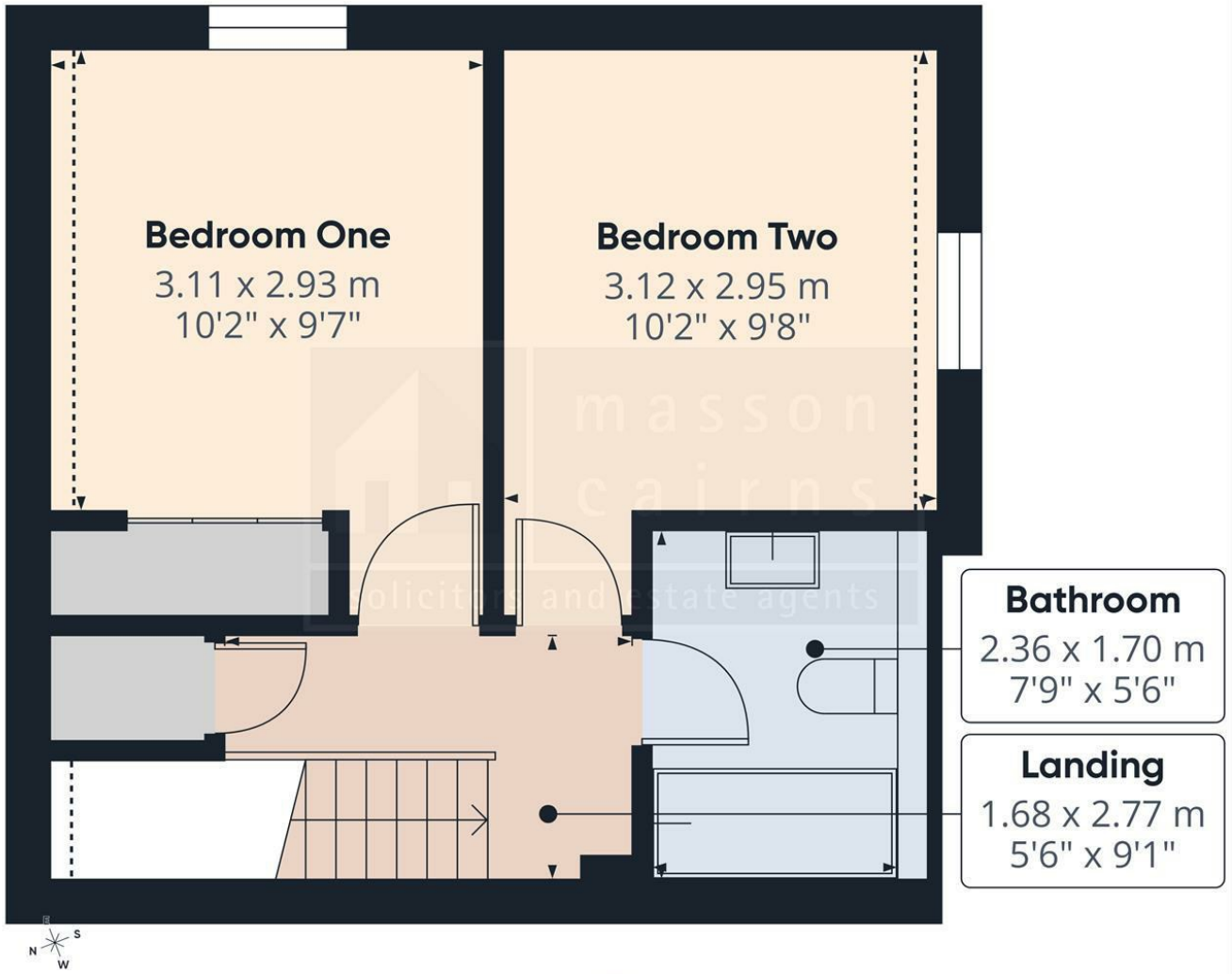
(1) Excluding balconies and terraces

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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Approximate total area(1)

28.8 m²
310 ft²

Reduced headroom

0.9 m²
9 ft²

(1) Excluding balconies and terraces

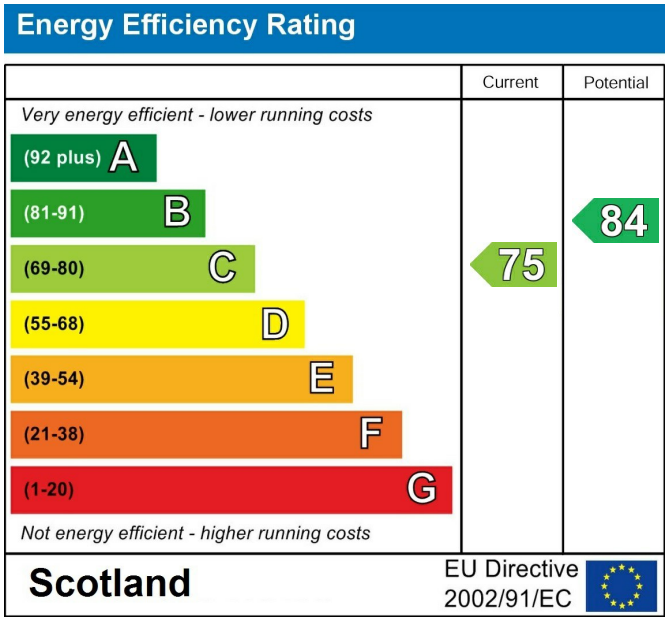
Reduced headroom
..... Below 1.5 m/5 ft

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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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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