

masson cairns LTD

solicitors and estate agents

116b High Street, Grantown On Spey, PH26 3EL

Offers Over £150,000

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

** BELOW HOME REPORT VALUTION ** 116B High Street is an appealing two-bedroom semi-detached home tucked away in a quiet position to the rear of Grantown on Spey's High Street, enjoying a surprisingly peaceful setting while remaining within easy walking distance of the town's shops, cafés and amenities. Entry is through a bright entrance hall where the staircase rises to the first floor and a door opens into the generously proportioned sitting room. This comfortable reception space has a window bringing in good natural light, fitted shelving and cupboards, and a wood-burning stove set against a tiled fireplace creating a welcoming focal point. The kitchen sits alongside and is fitted with a range of white base, wall and drawer units with worktops, tiled splashbacks, sink and space for a freestanding cooker. From here the accommodation flows into a family room/dining area with ample space for a table or informal seating and glazed double doors opening directly outside. A ground-floor shower room is fitted with a shower enclosure, WC and wash hand basin. Beyond the family room is a particularly useful store extending to around 18.7 sq m, offering excellent storage as it stands and clear potential, subject to the necessary consents, to be incorporated into the main accommodation to create additional living or bedroom space. Upstairs, the landing serves two bedrooms, including a generous principal bedroom, together with a second bedroom and a bathroom fitted with a bath, WC and wash hand basin. Externally, a separate enclosed garden provides a pleasant area of lawn with established planting and space for outdoor seating, together with a substantial timber shed offering useful storage. A practical and flexible home in a discreet back-of-High-Street location, combining convenience with a quieter residential feel. EPC E, Council Tax B, 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 entrance hall provides a practical arrival point to the property, with a glazed entrance door and adjoining glazed panels bringing good natural light into the space. The floor and staircase are carpeted, with the stairs rising to the first-floor accommodation . Further doors lead through to the sitting room and adjoining ground-floor accommodation.

Sitting Room
4.60m x 3.57m (15'1" x 11'8")
The sitting room is a generously proportioned main reception room with a large window providing good natural light . Carpet flooring runs throughout, while the main focal point is the wood-burning stove set on a tiled hearth with a tiled surround and simple timber mantel. Useful fitted shelving and recessed cupboard storage sit to either side of the fireplace while a decorative ceiling rose and light adds some traditional detail.

Kitchen
3.49m x 2.22m (11'5" x 7'3")
The kitchen has a good a range of white base, wall and drawer units with coordinating work surfaces. A stainless-steel sink with drainer is incorporated within the main run of units, with tiled splash backs above, while a freestanding electric cooker is positioned within a separate area with further worktop space to either side. There is useful space for additional appliances beneath the worktops in addition to ceiling lighting and laminate wood flooring.

Family Room / Dining Area
3.52m x 2.46m (11'6" x 8'0")
The family room/dining area provides a useful second reception space with direct access outside through a wide pair of glazed doors. These doors introduce plenty of natural light and give the room a straightforward connection with the outside. Laminate wood flooring continues through the space, making it suitable for dining, informal seating or everyday family use and there are doors leading to the shower room, kitchen and store space.

Shower Room
1.23m x 2.38m (4'0" x 7'9")
The ground-floor shower room is fitted with a white suite comprising a glazed shower enclosure with electric shower and wall tiling, WC and pedestal wash hand basin. There is laminate wood flooring, ceiling lighting and an extractor in addition to a ceiling hatch.

Landing
The first-floor landing is reached by the carpeted staircase and provides access to both bedrooms and the bathroom. A Velux window brings natural light onto the stairwell and landing area, helping to keep this part of the house bright during the day.

Bedroom One
4.68m x 3.11m (15'4" x 10'2")
A generous double bedroom with carpet flooring and ceiling lighting. A good-sized window provides plenty of natural light, with a wash hand basin positioned beneath. The room also benefits from useful built-in cupboard and hanging storage.

Bedroom Two
2.35m x 2.21m (7'8" x 7'3")
Bedroom two is a well-proportioned room with carpet flooring, ceiling lighting and a window to the front providing natural light. A loft hatch provides access to the roof space, and there is room for freestanding bedroom furniture.

Bathroom
1.13m x 2.67m (3'8" x 8'9")
The bathroom is fitted with a white suite comprising bath with mixer shower attachment, WC and wash hand basin. White wall tiling surrounds the bath area, with a chrome heated towel rail and Velux window providing natural light and ventilation.

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Store / Potential Future Accommodation
3.48m x 5.38m (11'5" x 17'7")
A substantial adjoining store with a concrete floor, windows along one side providing good natural light and basic ceiling lighting. The space is currently unfinished and used for storage, with direct access from the main accommodation and a further external door. Its size and connection to the house provide clear potential for conversion to additional accommodation, subject to the necessary consents.

Outside
Immediately outside the house is a paved area providing useful space for outdoor seating, with access to the adjoining store and the communal parking area nearby. A few metres from the property, a separate enclosed garden provides the main private outdoor space and is laid mainly to lawn with planted borders and mature trees. The garden also includes a patio seating area and a substantial timber shed measuring approximately 4.79m x 2.63m (15'8" x 8'7"), providing excellent storage or workshop space.

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

Entry
By mutual agreement.

Price
Offers over £150,000 are invited.

Below home report valuation.

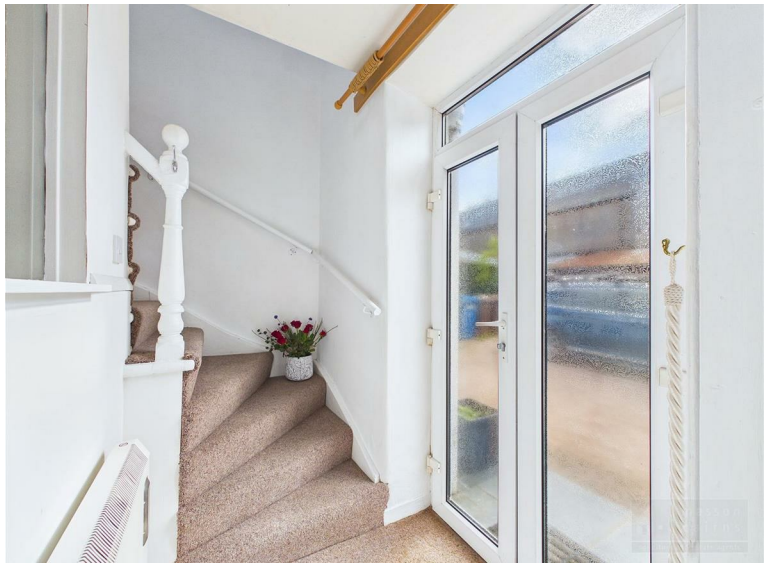
Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns
Strathspey House
Grantown on Spey
Moray
PH26 3EQ
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What Three Words Location
What Three Words Location ///nods.crescendo.shine

Council Tax
The property is currently assessed as Council Tax Band B, with an annual charge of £1778.24 for 2026/27, including water charges. A 25% discount is currently available to single occupiers.

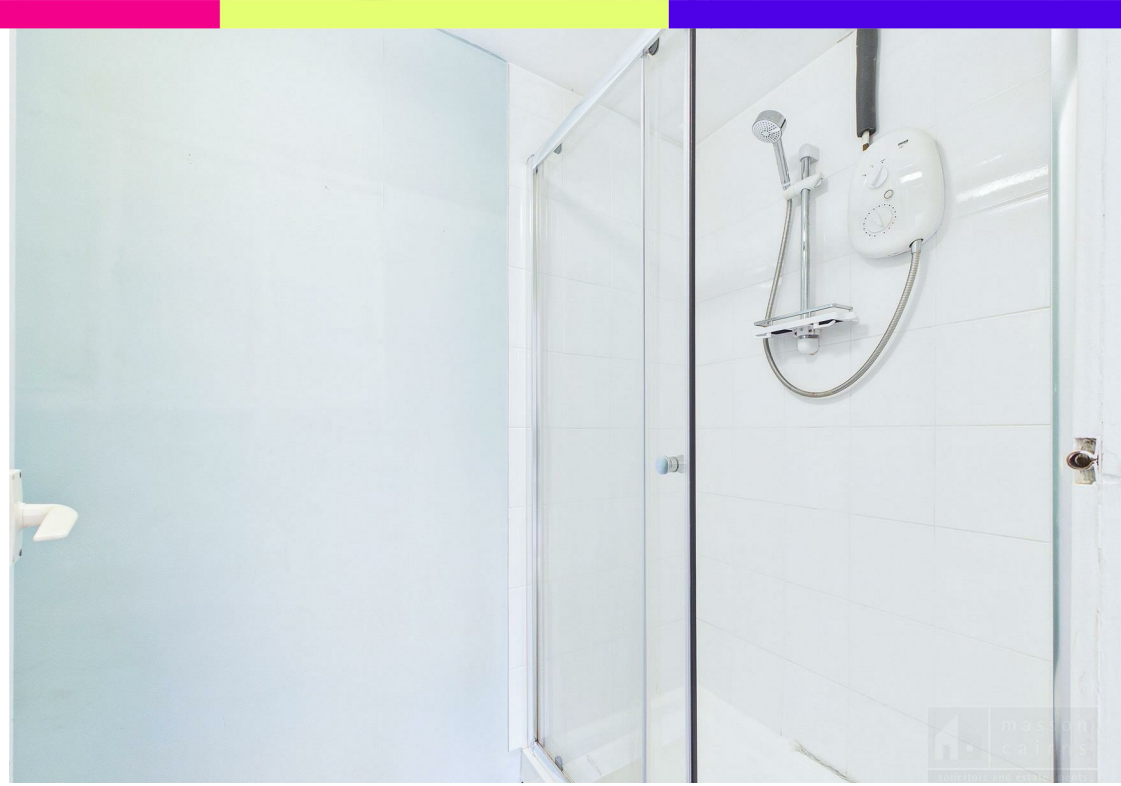
Purchasers intending to use the property as a second home should be aware that, for 2026/27, Highland Council charges Council Tax at 300% of the standard rate for second homes.

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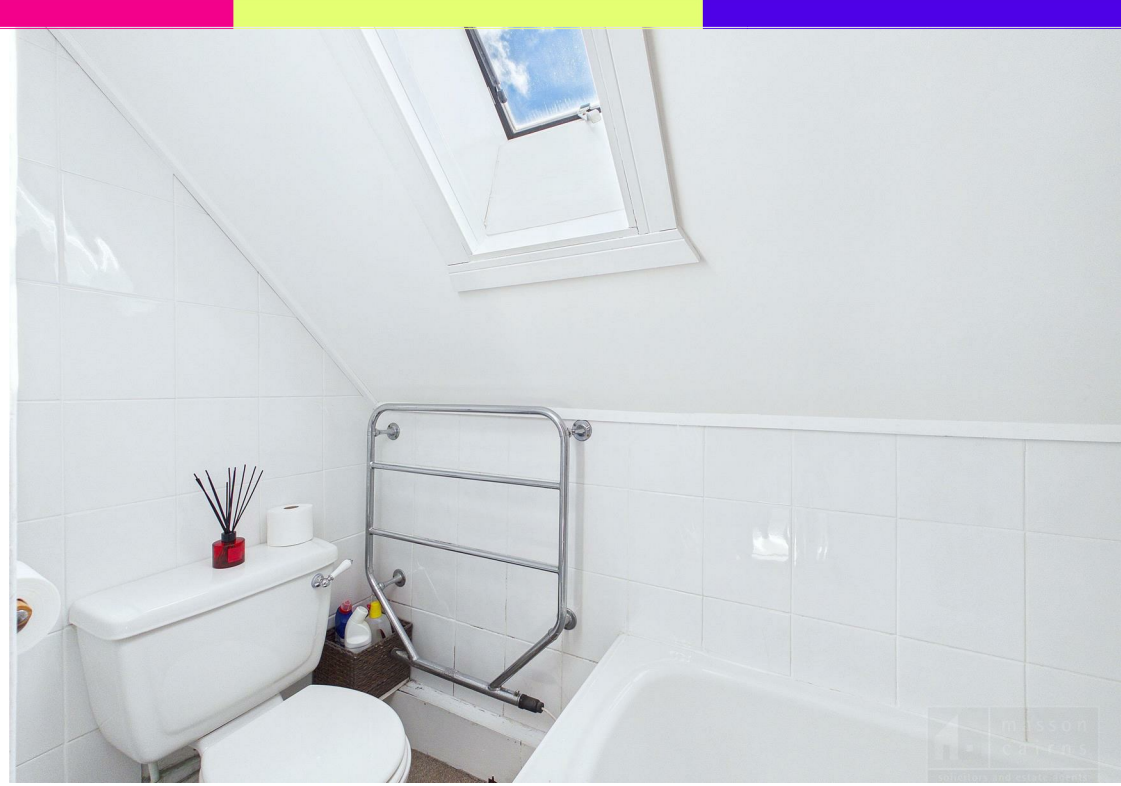


















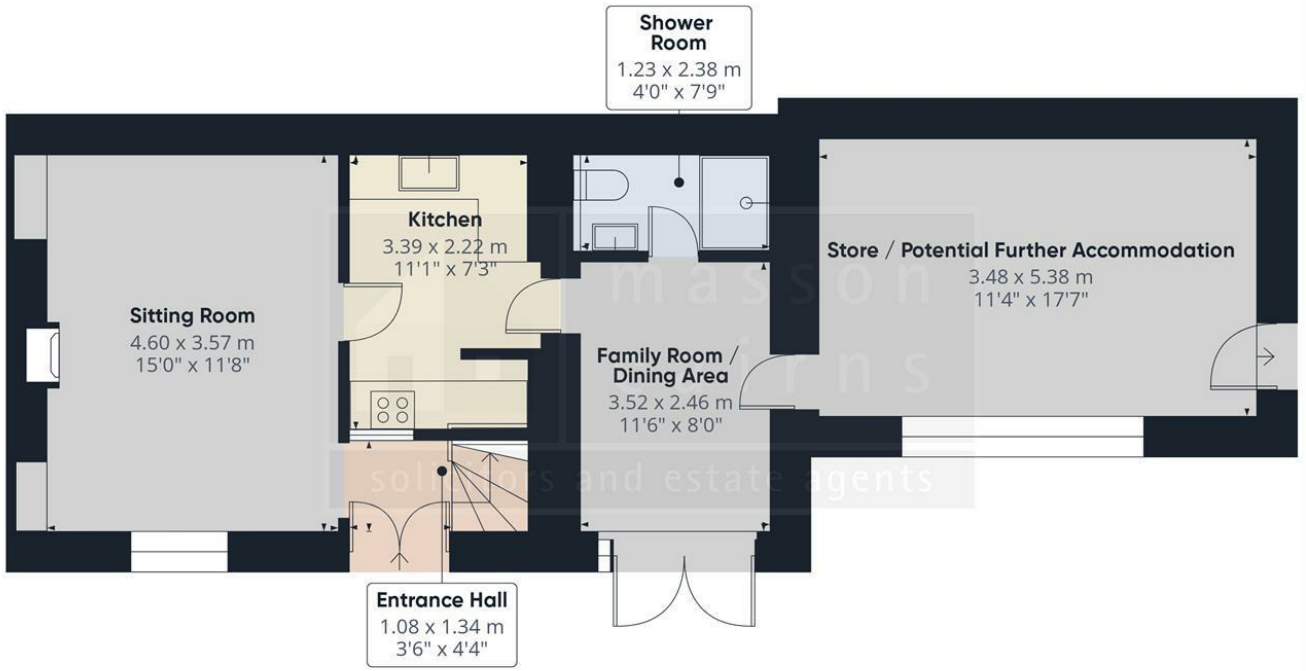





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Floor 0 Building 1

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Approximate total area(1)

58.2 m²
626 ft²

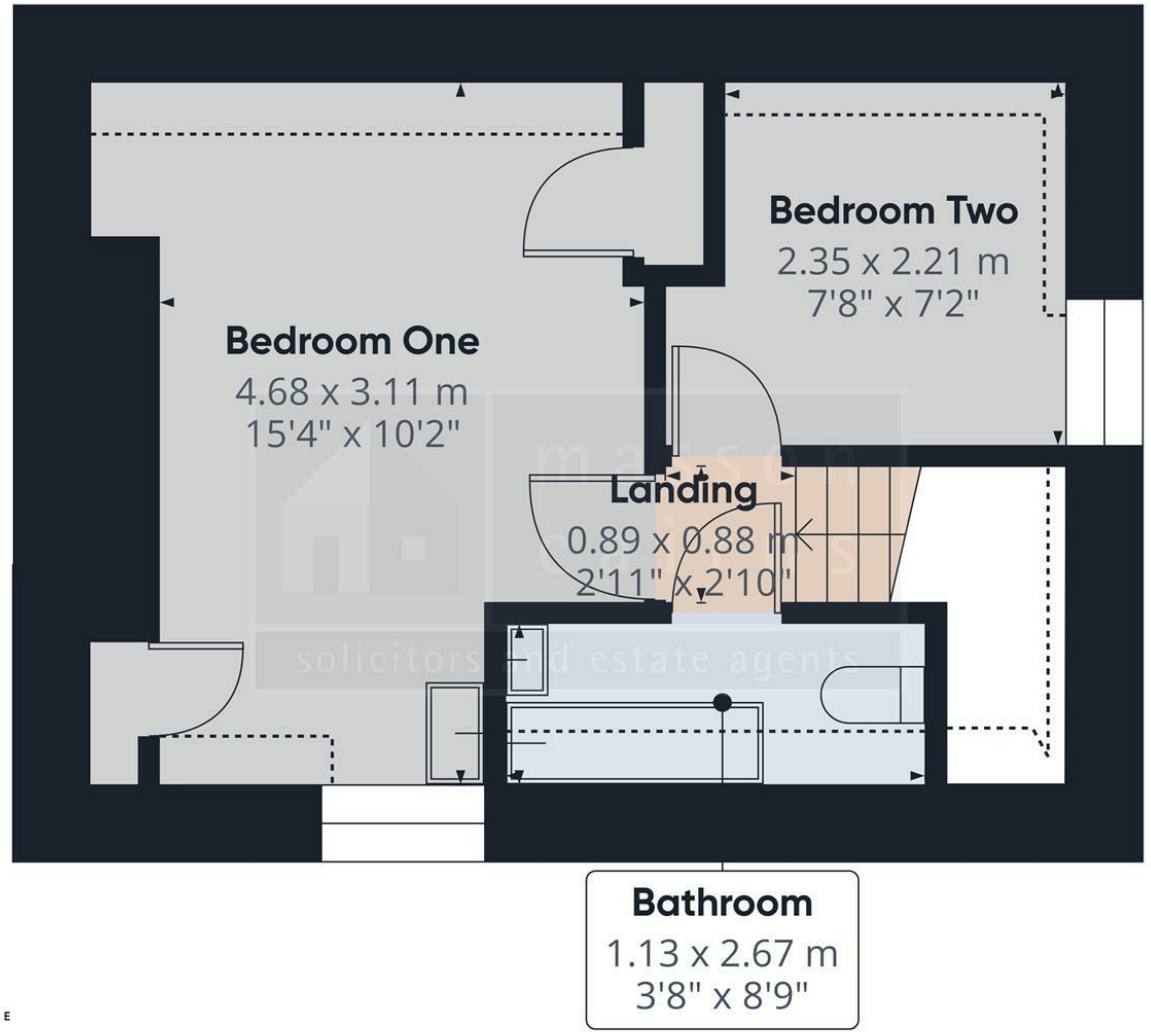
(1) Excluding balconies and terraces

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 Building 1

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Approximate total area(1)

24.3 m²
261 ft²

Reduced headroom

3.1 m²
34 ft²

(1) Excluding balconies and terraces

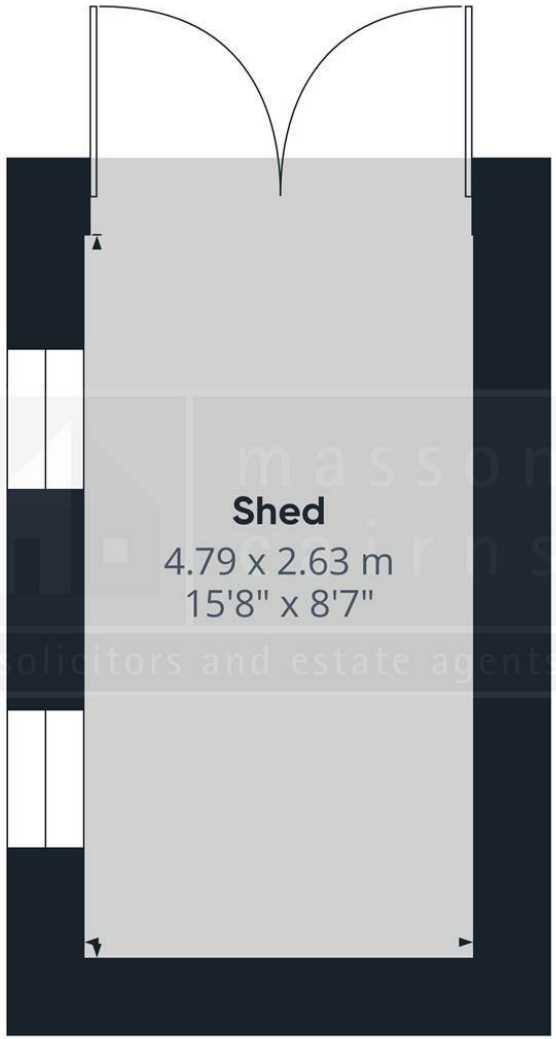
Reduced headroom
..... Below 1.5 m/5 ft

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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Floor 0 Building 2

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Approximate total area(1)

12.8 m²
138 ft²

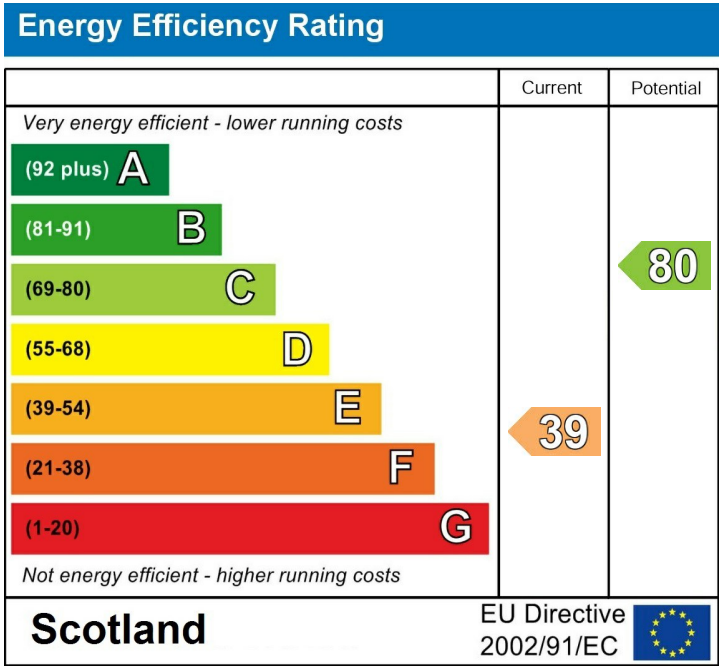
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters

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