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Garden Apartment 1, Stonefield House The Square, Grantown on Spey, PH26 3HF  
Fixed Asking Price £180,000

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

solicitors and estate agents

A beautifully finished ground floor two bedroom apartment in a beautiful setting — combining period elegance, high-quality modern design, and private outdoor space in the heart of Granttown on Spey. High ceilings and large sash-style double-glazed windows enhance the feeling of light and space, creating a bright and welcoming home finished to exceptional contemporary standards. The spacious open-plan kitchen, living and dining area enjoys a beautiful outlook across Granttown's historic town square. The room has been thoughtfully designed for both relaxation and entertaining, with soft neutral décor, recessed lighting, and a seamless blend of carpet and vinyl flooring. The kitchen is fitted with sleek units, quality worktops, and integrated appliances including an oven, hob and extractor, with additional space for a washing machine and fridge freezer. A hallway leads through to the bedrooms and shower room and includes a useful understair storage cupboard and a door providing direct access to the outside areas. The principal bedroom is well proportioned with a large window to the rear and integral mirrored wardrobes, while the second bedroom benefits from twin-aspect windows to the front and side, allowing for plenty of natural light. The shower room is fully tiled and luxuriously appointed with a curved glazed enclosure, mains shower, chrome ladder radiator, and contemporary sanitaryware in addition to a privacy window. Externally, Apartment One enjoys its own allocated parking space with EV charging point, a fenced private garden area, and access to a secure bike store, providing both practicality and outdoor lifestyle appeal in the Cairngorms National Park. Awaiting EPC rating

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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

As this is a new development, there is no requirement for a Home Report.

EPC Rating will be determined as part of the sale process

## 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 Entry

Entry is from the ground floor hallway which directly leads into the open plan sitting room, kitchen and dining area. An adjacent inner hallway serves as a central point, providing access to the bedroom,s and shower room.

## Accommodation

The open-plan kitchen, dining and living area is the heart of the home, enjoying an impressive sense of space accentuated by high ceilings and a large sash-style window that frames views across the picturesque Grantown Square. The kitchen is fitted with an elegant range of cabinetry complemented by contrasting work surfaces and integrated appliances including an electric oven, hob and extractor. There is also space and plumbing for an undercounter fridge and washing machine. Recessed downlighting, soft carpet underfoot in the sitting area and practical vinyl flooring to the kitchen create a seamless and refined finish.



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A hallway leads through the apartment, offering access to the shower room and both bedrooms, as well as including a useful understair cupboard and a rear door providing access to the private garden area.

The first bedroom enjoys a peaceful position to the rear with a large window allowing natural light to pour in. Integral mirrored wardrobes provide excellent storage and reflect the brightness of the space. The second bedroom is well-proportioned, featuring twin aspect windows to the front and side, ideal as a guest room, study or home office.

The shower room is a fresh, fully tiled space fitted with a contemporary suite including a walk-in corner shower enclosure with chrome fittings, WC with concealed cistern, pedestal wash hand basin and a heated towel rail in addition to excellent natural light from a large privacy window with deep display shelf.

#### 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.

#### Entry

By mutual agreement.

#### Fixed Price

Fixed Price of £180,000

#### Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House

Grantown on Spey

Moray

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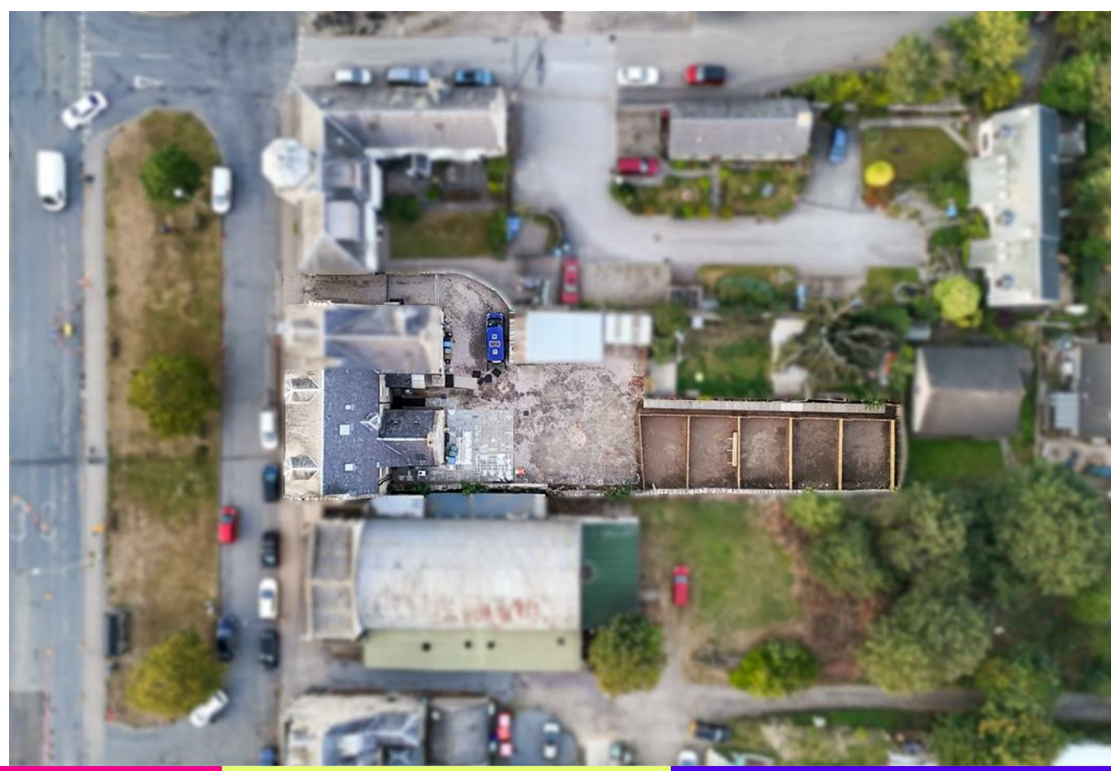
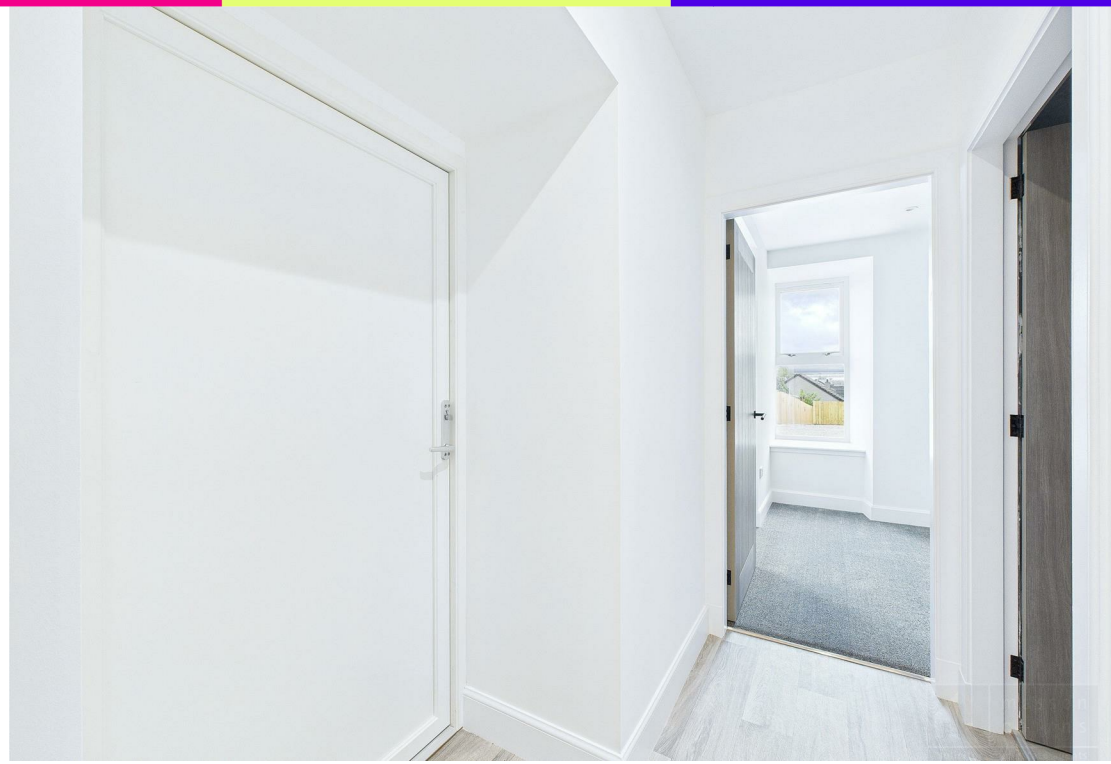
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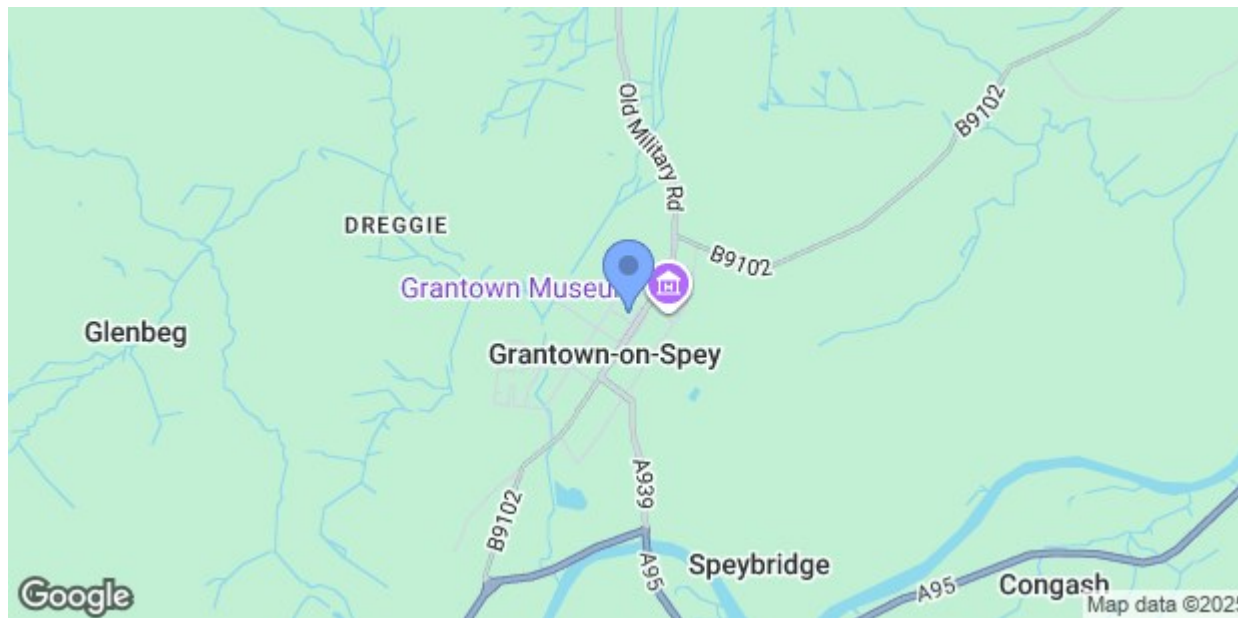
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## Energy Efficiency Rating

	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 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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