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40A High Street, Granttown on Spey, PH26 3EH
Offers Over £175,000

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

This impressive three-storey flat occupies a prominent position on Grantown on Spey High Street and offers very generous accommodation extending to approximately 143 sq m, together with the considerable advantages of off-street parking and extensive communal garden grounds. Access is available from both the High Street and rear, with a communal hallway leading up to the private accommodation. The first floor provides the principal living spaces, beginning with an entrance hall and useful utility area before opening into a particularly spacious sitting room, beautifully finished with oak flooring and centred around a traditional open fire which creates a welcoming focal point. The adjoining dining room is equally well proportioned, offering ample space for entertaining, while the well-equipped kitchen is fitted with an extensive range of units, generous work surfaces and integrated and freestanding appliance space, with an additional storage cupboard. Stairs rise to the next floor where a bright landing serves two spacious double bedrooms and a contemporary shower room, with the generous proportions continuing throughout. The upper floor provides a third excellent double bedroom, its elevated position and bay window enjoying attractive views across Grantown and towards the surrounding countryside, alongside a flexible space which would work equally well as a dressing room, study, occasional bedroom or dedicated home-working space. A further bathroom completes this level, fitted with a bath and shower over, WC and wash hand basin. Outside, there is easy access to substantial communal gardens, predominantly laid to lawn with mature trees, established planting and a gravelled seating area, creating an exceptional amount of outdoor space for such a central location, while private off-street parking adds further practicality. EPC F, Council Tax D, 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 F

Communal & Entrance Hallway

The apartment is approached from the High Street through a shared communal hallway, with further access available from the rear, with the apartment accommodation beginning on the first floor. Entry is into a bright and welcoming hallway finished with attractive wood flooring and ceiling lighting, where the staircase rises to the upper levels and traditional painted balustrading adds character. There are two useful shelved cupboards, including a generous under-stair cupboard, providing valuable everyday storage. From the hallway, doors give access to the sitting room, dining room, kitchen and utility area.

Kitchen

4.13m x 2.57m (13'6" x 8'5")

The kitchen is well appointed with an extensive range of oak base, wall and drawer units, including glazed display cupboards, complemented by contrasting work surfaces and generous preparation space. A stainless-steel double oven with ceramic hob and contemporary extractor forms the principal cooking area, while further appliances include an integrated dishwasher, plumbing for a washing machine and space for a freestanding fridge/freezer. A distinctive double-bowl stainless-steel sink is positioned beneath the window, drawing in natural light, and there is additional space for small appliances. Attractive oak flooring continues the warm finish, while ceiling and under-unit mood light complete the space.

Dining Room

3.98m x 5.04m (13'0" x 16'6")

The dining room is an impressive and generously proportioned space, ideal for both everyday family dining and entertaining, with ample room for a substantial dining table and additional freestanding furniture. A wide window to the front draws in plenty of natural light, while the continuation of the oak flooring creates a warm and cohesive finish with the adjoining accommodation. Recessed ceiling lighting gives the room a clean contemporary feel, and the broad opening through to the sitting room provides an attractive sense of connection between the principal reception spaces.

Sitting Room

4.34m x 5.34m (14'2" x 17'6")

The sitting room is an exceptionally spacious and welcoming reception room, with dual-aspect windows flooding the room in natural light and giving the space a bright,

open character. Oak flooring runs throughout, complemented by recessed ceiling lighting, while a handsome traditional open fireplace with timber surround and decorative tiled inserts provides an attractive focal point. The generous proportions allow for multiple seating areas and substantial freestanding furniture, making this a comfortable and flexible room for both everyday living and entertaining. There is a generous cupboard space which provides utility space with room for a tumble dryer and for storage.

First Landing & Hallway

The staircase rises from the living accommodation to a bright and spacious landing and hallway, finished with fitted carpet and ceiling lighting. From here, doors open to two generous double bedrooms and the shower room, while the staircase continues to the upper floor, creating a natural flow through the accommodation.

Bedroom One

4.15m x 3.55m (13'7" x 11'7")

A generously proportioned double bedroom positioned to the rear of the property, with a tall window providing good natural light together with attractive elevated views across the surrounding townscape and towards the countryside and hills beyond. The room offers ample space for a full range of freestanding bedroom furniture, with carpet flooring and ceiling lighting completing the accommodation.

Bedroom Two

3.95m x 2.90m (12'11" x 9'6")

Bedroom two is another spacious double bedroom, positioned to the front of the property and benefitting from a broad window which provides excellent natural light. There are integral wardrobes that offer generous hanging and storage space, while the room is finished with carpet flooring and ceiling lighting.

Shower Room

2.77m x 1.50m (9'1" x 4'11")

The shower room is finished in a clean contemporary style and comprises a curved corner shower enclosure with glazed doors, WC and wash hand basin set within a useful vanity unit with storage below. Tiled flooring is complemented by a chrome heated towel rail, recessed downlighting and an extractor fan light, creating a bright and practical space.

Second Landing

Accessed via a further carpeted stairway with a Velux window offering natural light in addition to the ceiling lighting. There are doors leading to the further accommodation.



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Bedroom Three & Dressing Room / Home Working Space

3.03m x 3.59m / 5.25m x 1.42m (9'11" x 11'9" / 17'2" x 4'7")

Bedroom three occupies the upper floor and is a particularly appealing double room, with a characterful bay window drawing in excellent natural light while framing attractive views across Granttown towards the surrounding countryside. The room benefits from extensive built-in timber wardrobes providing generous storage, together with a useful fitted dressing/desk area. Accessed from this room is a separate dressing room/home working space, illuminated by a Velux window and ceiling lighting; this flexible room could equally serve as an occasional single bedroom, study, hobby room or additional storage space depending on requirements.

Bathroom

2.17m x 3.56m (7'1" x 11'8")

The bathroom is bright and well presented, fitted with a white suite comprising a bath with shower over and glazed screen, WC and wash hand basin set within a useful vanity unit with storage below. Extensive wall tiling provides a clean contemporary finish, complemented by recessed ceiling lighting, while a window brings in good natural light.

Outside

Outside, the property benefits from valuable off-street parking to the rear, with a separate and particularly generous communal garden providing an excellent shared outdoor space. The garden is predominantly laid to lawn and extends to a good size, bordered and interspersed with mature trees, established shrubs and planted beds which create an attractive, leafy setting. A gravelled seating area with picnic table offers a pleasant place for outdoor dining and relaxation, while further landscaped areas, stone edging and established planting add interest throughout. The grounds are enclosed by a combination of fencing, walls and neighbouring buildings, helping to create a surprisingly private and sheltered environment despite the convenient High Street location. There is also a secure storage shed for storage.

Services

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

Entry

By mutual agreement.

Price

Offers over £175,000 are invited

Furniture available by separate negotiation.

Viewings and Offers

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

Masson Cairns

Strathspey House

Granttown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

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What Three Words Location

What Three Words Location: [///residual.evening.dives](https://www.what3words.com/residual.evening.dives)

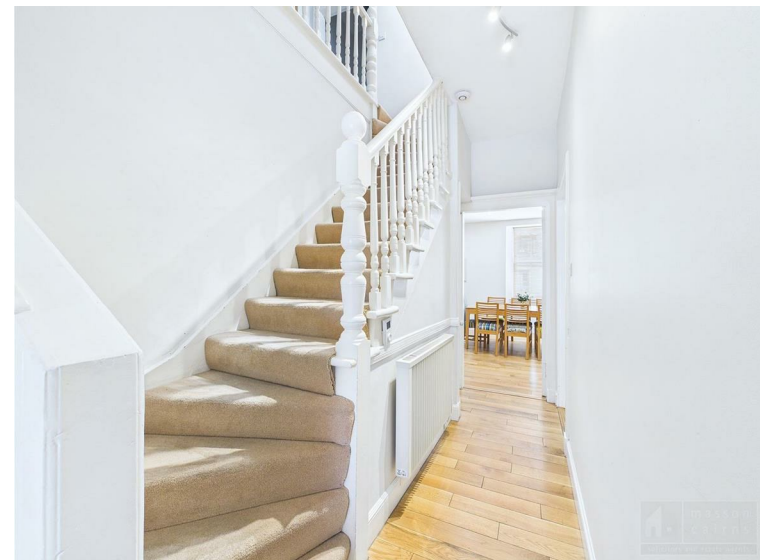
Council Tax

The property is currently assessed as Council Tax Band D, with an annual charge of £2286.31 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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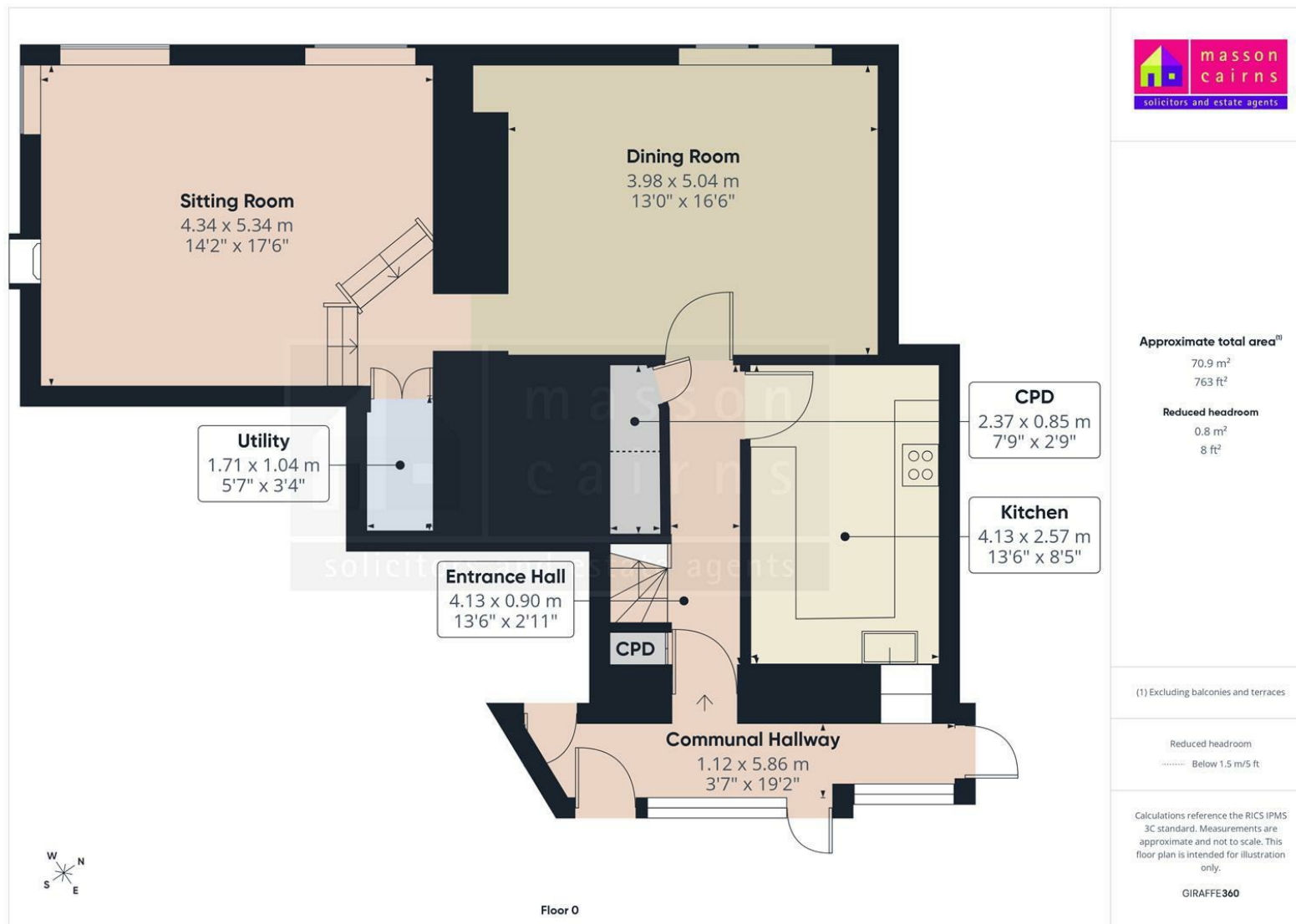












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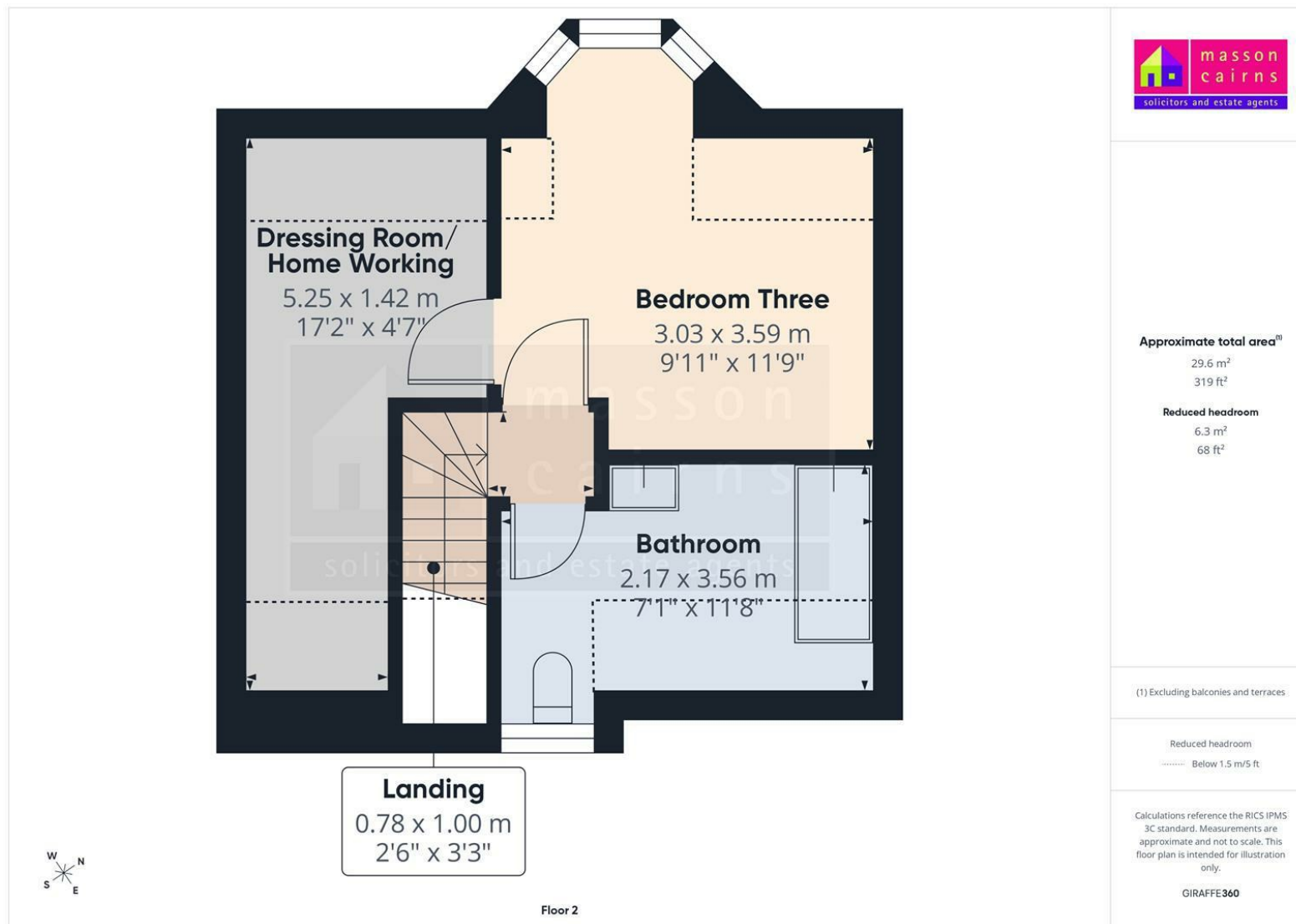
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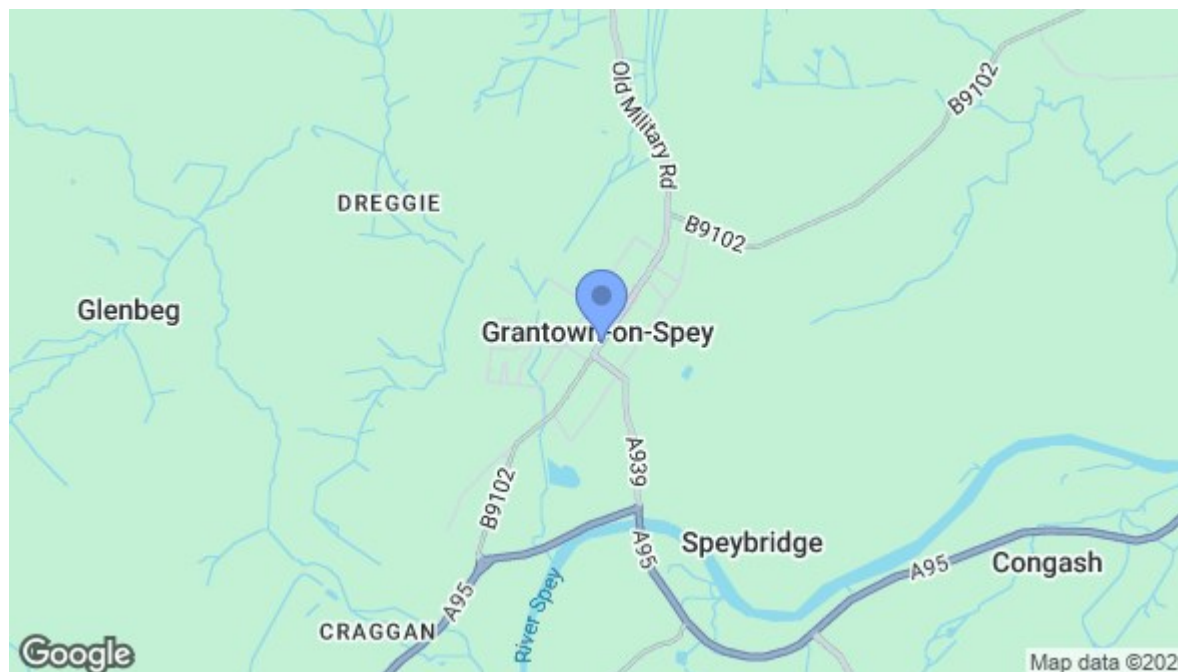
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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