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solicitors and estate agents

Torvean, Golf Course Road, Grantown on Spey, PH26 3HY
Offers Over £375,000

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

Occupying an enviable position in an exclusive, highly sought-after area, this impressive three-bedroom home offers approximately 145 Sqm (1,560 sq ft) of well-proportioned living accommodation (excluding the garage). The property sits on a generous 0.4-acre plot directly adjoining the golf course. The elevated vantage point delivers magnificent, uninterrupted views across the rolling greens towards Anagach Woods and the Cromdale Hills. Designed for comfortable family living, the internal footprint features an entrance hall that opens out to a paved patio, perfect for outdoor seating and dining with further accommodation offering flexible living space, on the ground floor, briefly comprising of a bright sitting room with outstanding views over the golf course and towards the Cromdale Hills, dining room (or 4th bedroom), spacious kitchen, shower room and two double bedrooms including integral storage. The upper level is dedicated to the principal double bedroom suite, which boasts its own private en-suite bathroom and there is also a large attic room, which subject to the necessary planning consents could easily be developed in to further accommodation with a fantastic outlook. The extensive grounds are a defining feature, predominantly laid to lawn with mature planting, established borders, and distinct garden areas. A sweeping driveway provides substantial off-street parking and leads to an integrated garage with an automatic electric door and direct internal access into the main house. Within the grounds to the rear sits a timber-framed garden room with power and lighting, dual-aspect glazing and French doors, offering an exceptional space for a home office, studio, or quiet retreat. A dedicated pedestrian gate at the rear boundary provides a short cut access towards the town centre. This property represents a rare opportunity to acquire a home in one of the town's premier locations. EPC F, Council Tax G, 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

Entrance Vestibule

2.36m x 1.95m (7'8" x 6'4")

The entrance vestibule provides a useful practical entrance to the property, with carpet flooring, a recessed matwell and ceiling lighting. There is good space for coats, footwear and other outerwear, while double glazed doors open directly onto the rear patio and bring natural light into the room. A separate door provides direct access to the integral garage, with a further internal door leading through to the hallway and main accommodation.

Hallway

The hallway connects the ground floor living spaces, with a carpeted staircase rising to the upper level with an under stair storage cupboard. There are further doors leading to the sitting room, dining room (bedroom four), ground floor bedrooms, shower room, and kitchen.

Sitting Room

3.87m x 5.15m (12'8" x 16'10")

A generous principal reception room where extensive front-facing windows span almost the full width and height of the wall, creating a particularly open outlook and framing far-reaching views across the front garden, adjoining golf course, Anagach Woods and the Cromdale Hills beyond. A further side window adds additional natural light, while an open fireplace with tiled surround and hearth provides a focal point. The room is finished with carpet flooring and ceiling lighting.

Dining Room (Bedroom Four)

3.63m x 3.31m (11'10" x 10'10")

Previously used as a dining room, this well-proportioned and versatile space would work equally well as a fourth bedroom, family room or home office. A wide front-facing window provides good natural light and looks out across the landscaped grounds towards the golf course, with wooded surroundings and the hills forming the backdrop. There is ample space for a dining table or bedroom furniture, with carpet flooring and ceiling lighting.

Kitchen

3.36m x 3.91m (11'0" x 12'9")

A functional and well-proportioned kitchen fitted with a wide range of wall, drawer and base units, contrasting worktops and tiled splash backs. A sink with a double drainer sits directly beneath a broad side-facing side window bringing in good natural

light. The layout features built-in dual Siemens ovens and electric hob, alongside a dishwasher, washing machine, and full-height fridge freezer. There is vinyl flooring and ceiling lighting with a further door leading to the rear vestibule.

Rear Vestibule & Boiler Cupboard

A practical rear vestibule entered through the kitchen or via a glazed uPVC exterior door. There is a built-in cupboard with double sliding white doors offers substantial full-height storage for coats and household utility items. Directly off the vestibule, a dedicated boiler cupboard houses the oil-fired floor-standing boiler, complete with heating system controls. There is vinyl flooring and ceiling lighting.

Bedroom Two

3.03m x 4.11m (9'11" x 13'5")

A well-proportioned ground floor double bedroom enjoying a peaceful rear-facing aspect across the garden. The room is fitted with built-in wardrobes providing generous hanging and shelf storage, with high-level cupboards above. There is carpet flooring and ceiling lighting.

Bedroom Three

3.03m x 3.90m (9'11" x 12'9")

A bright double bedroom featuring a similar rear-facing window overlooking the garden. The space enjoys built-in wardrobes with overhead cupboard storage, carpeted flooring and ceiling lighting.

Shower Room

1.80m x 4.11m (5'10" x 13'5")

A bright, well-proportioned wet room. The room features low-maintenance, full-height wet-wall panelling paired with vinyl flooring and a high-level opaque window that provides privacy alongside daylight. The space is currently configured with a level-access showering area, wall-mounted shower unit, low-level WC, and pedestal wash hand basin. There is also a chrome heated towel rail and recessed lighting.

Landing

The first-floor landing has a ceiling window bringing natural light into the space, together with useful built-in cupboard storage. Doors lead to bedroom one, the en-suite and the attic room. The space is finished with carpet flooring and ceiling lighting.

Bedroom One & En-suite

3.31m x 5.17m & 1.50m x 1.91m (10'10" x 16'11" & 4'11" x 6'3")

A generous first-floor double bedroom with a window to the side providing good natural light and ample space for a full range of bedroom furniture, finished with carpet flooring and ceiling lighting. A door leads directly to the en-suite, which is fitted with a bath and handheld shower attachment, WC and wash hand basin set



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within a vanity unit, together with a heated towel rail and tiled walling around the bath. A Velux window provides natural light to the en-suite in addition to ceiling lighting, an extractor and vinyl flooring.

Attic Room (With Conversion Potential)

A useful and spacious attic room, currently providing extensive storage with a range of integral cupboards and wardrobes. The space offers clear potential for conversion, subject to the necessary consents, and could lend itself to use as an additional bedroom, home office, dressing room or hobby space. It is finished with carpet flooring and ceiling lighting.

Integral Garage

5.48m x 3.92m (17'11" x 12'10")

A generous integral garage providing good space for secure parking together with additional storage or workshop use. An electric sectional garage door provides vehicle access, while an internal door connects directly with the entrance vestibule. The garage has a concrete floor, power and lighting, with additional space around the sides and rear for shelving, tools and general storage.

Outside

Extending to a generous plot of approximately 0.4 acres, the property enjoys an enviable position with far-reaching, open rural views. To the front, a large gravel driveway provides extensive off-street parking for multiple vehicles and leads towards the main entrance and integral garage. The elevated front grounds feature a large lawn bordered by mature planting, enjoying an open outlook across the adjacent golf course towards Anagach Woods and the Cromdale Hills beyond. To the rear, a paved patio sits directly off the entrance hall, providing a sheltered space for outdoor dining and seating. The principal rear garden is predominantly laid to lawn, interspersed with mature trees, established borders, and planting. The boundaries are defined by a mixture of timber fencing and a rendered block wall, with a dedicated pedestrian gate offering convenient direct access towards the town centre.

Garden Room

1.78m x 2.72m (5'10" x 8'11")

Constructed within the grounds is also a detached timber-framed garden room. The space features exposed natural wood floorboards, white plasterboard walls, and an abundance of natural light provided by dual-aspect timber-framed windows and full-height, multi-pane glazed French doors opening onto the lawn. Equipped with its own electric lighting and power supply, this versatile outdoor structure serves as a quiet garden retreat, home office, or hobby space.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

Entry

By mutual agreement.

Price

Offers over £375,000 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

www.massoncairns.com

What Three Words Location

What3Words Location: [///awakes.quiet.dignify](#)

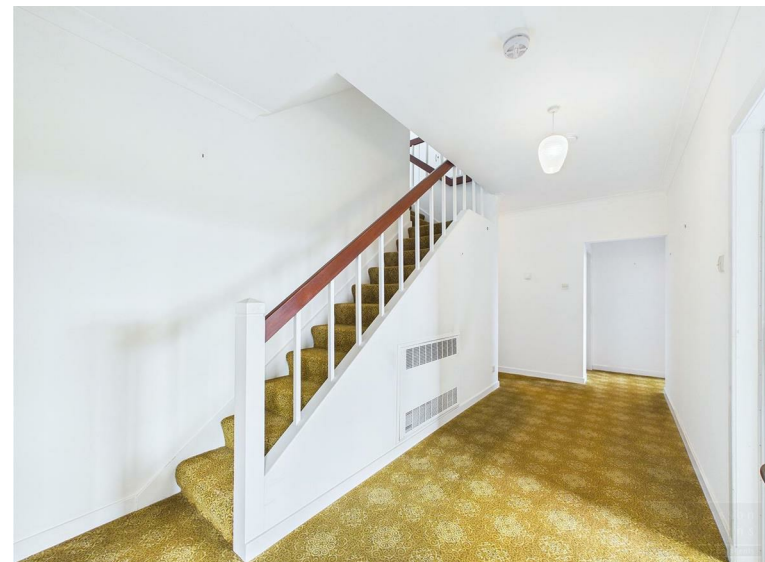
Council Tax

The property is currently assessed as Council Tax Band G, with an annual charge of £4287.10 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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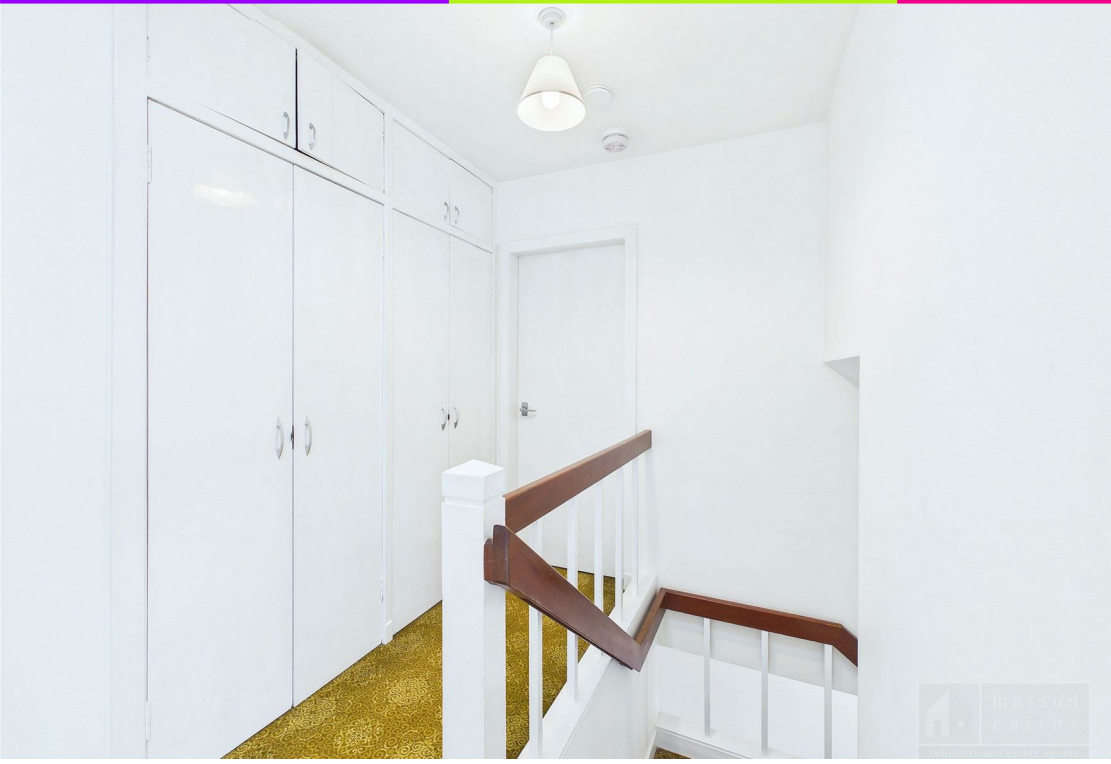








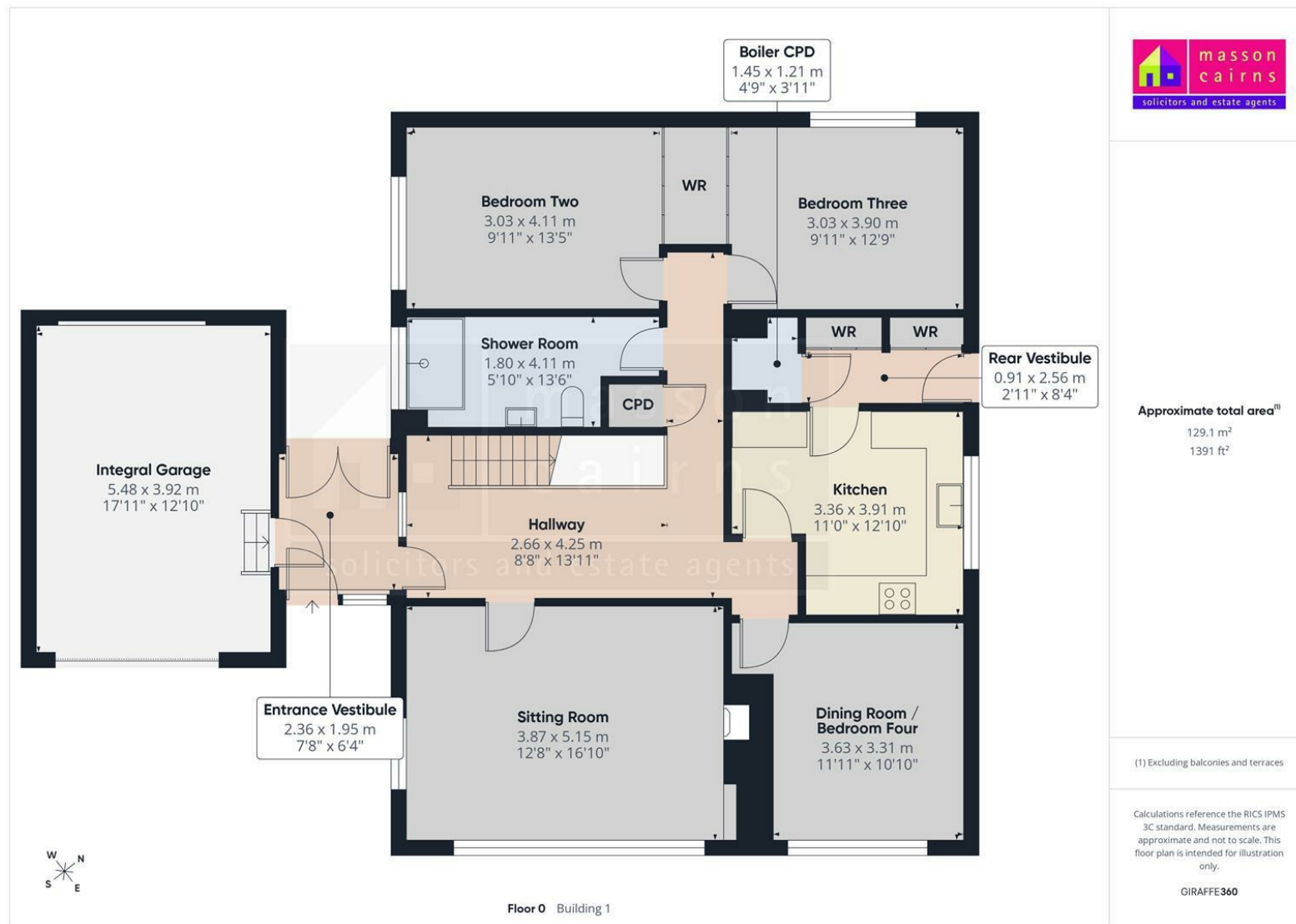












Approximate total area⁽¹⁾
129.1 m²
1391 ft²

(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.

GIRAFFE360

Floor 0 Building 1

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	38	
(21-38) F		
(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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