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solicitors and estate agents

37 High Street, Grantown on Spey, PH26 3EG  
**UNDER OFFER £160,000**

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



UNDER OFFER - Set in the heart of Grantown on Spey's charming High Street, this delightful three-bedroom maisonette is a superb blend of period character, practical layout, and inviting outdoor space — a rare find in such a central location. Spanning three levels and offering flexible living, this deceptively spacious home enjoys a private entrance, generous room proportions, and a lovely rear garden complete with gated access and off-street parking. Inside, the accommodation is brimming with charm. A striking monochrome tiled hallway and sweeping staircase set the tone, leading up to the main living level. The sitting room is wonderfully bright, featuring a cosy wood-burning stove set in a stone surround and alcoves for display or storage. The kitchen is both stylish and functional with open shelving, contemporary worktops, and plenty of space. There are three double bedrooms spread across the upper floors, including one currently arranged as a versatile home working space. The principal bedroom and second bedroom are both generously sized and enjoy natural light, while the smart bathroom includes a bath with shower and attractive tiling details. Outside, the rear garden is a real highlight — fully enclosed and thoughtfully arranged with lawn, patio, a play area, raised beds, and multiple wood stores. The large timber outbuilding offers fantastic storage or workshop potential, and there is direct rear access via a private lane with dedicated parking. With all the amenities of this popular Highland town quite literally on your doorstep, this is a home that offers the perfect combination of location, lifestyle and character. EPC E, Council Tax C, Home Report available from [massoncairns.com](http://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](http://massoncairns.com) where an online copy is available to download.

EPC Rating E

#### Entrance Vestibule & Hallway

Step through the private front door into a welcoming entrance vestibule with striking black and white tiled flooring, setting a stylish first impression. Beyond, glazed timber doors open into a bright inner hallway where the monochrome tiles continue, complemented by crisp white walls and elegant detailing. A beautiful curved staircase with a traditional balustrade rises to the upper floors, and there's a useful under stair cupboard providing practical storage with shelving and electricity.

#### First Floor Landing & Hallway

The first floor landing and hallway are bright, welcoming spaces that connect the main living areas with the bedrooms and bathroom. Eye-catching patterned floor tiles lend character and charm, while high ceilings enhance the sense of space. There is a built-in storage cupboard which houses the water cylinder and convenient coat hooks, ideal for everyday organisation. The hallway benefits from excellent natural light, flowing through to the adjoining rooms and an outside door leads to an outside staircase with access to the rear garden.

#### Sitting Room

4.70m x 3.85m (15'5" x 12'7")

The generously sized sitting room is full of warmth and character, centred around a beautiful inset stone fireplace housing a wood-burning stove set on a slate hearth. Twin recessed alcoves provide excellent display or storage potential, while a large sash window draws in natural light and frames views over the High Street. The room offers ample space for both relaxation and dining, making it a versatile and inviting hub of the home with a further opening leading to the kitchen.

#### Kitchen

2.61m x 2.54m (8'6" x 8'3")

The kitchen is a bright and well-designed space with a fresh, contemporary feel. Fitted with a range of base and wall units in a clean white finish, it offers ample storage alongside practical open shelving. The work surfaces provide excellent preparation space, and integrated appliances include a modern oven and hob in addition to space and plumbing for a dishwasher and larder fridge. A deep-set window brings in natural light and frames a pleasant view of the High Street, while the patterned flooring and tiled splashbacks add a stylish touch.

#### Bedroom One

3.92m x 3.51m (12'10" x 11'6")

Positioned to the rear of the property, this bright and airy double bedroom offers a peaceful space with lovely views over the rear garden and surrounding rooftops to the hills beyond. A large double sash window allows in plenty of natural light, complementing the carpet underfoot.

#### Bedroom Two

2.75m x 3.55m (9'0" x 11'7")

This well-proportioned double bedroom offers a calm and comfortable setting, with space for additional bedroom furniture such as a wardrobe or chest of drawers. A tall window draws in natural light.

#### Bathroom

2.10m x 1.77m (6'10" x 5'9")

The bathroom is fresh and stylish, featuring a three-piece suite comprising a bath with full height tiling, a mains shower and glazed screen, a pedestal wash hand basin, and a WC. Decorative blue tiling adds a splash of character above the sink, complementing the patterned flooring and crisp white walls. A frosted window provides natural light while maintaining privacy, and there is ceiling lighting and an extractor fan for added convenience.

#### Second Floor Landing

The second floor landing enjoys a skylight window over the stairwell that fills the area with natural light. There is some useful built-in cupboard storage and access to both the third bedroom and a separate storeroom.



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**Bedroom Three**

3.25m x 3.36m (10'7" x 11'0")

Located on the top floor, this bright and versatile room makes a comfortable third bedroom or could be used as a home working or leisure room. A feature bay window provides an attractive outlook over the High Street and fills the space with natural light.

**Home Working Space**

1.98m x 1.98m (6'5" x 6'5")

This compact yet bright space is naturally lit by a skylight window and enjoys solid wood flooring, making it a great option for a quiet home office, hobby room or additional storage.

**Utility Room**

2.0m x 2.0m (6'6" x 6'6")

At the rear of the property, on the ground floor there is a utility room which is accessed by a separate external door. There is power and light in addition to plumbing for a washing machine and space for storage.

**Outside**

The property is accessed directly from the High Street into the ground floor entrance hall, while a shared alleyway to the side provides access to the rear. Here, an external staircase leads to the first-floor accommodation. At the rear, there is a sizeable timber store / workshop (approx. 6.0m x 3.0m), ideal for sports / garden storage or use as a workshop. Beyond the workshop, a gravelled area is enclosed by timber fencing and includes an expansive firewood store. A further gate opens into a generous and private garden, rarely found in such a central location. This area is mainly laid to grass and features a patio, a children's play area with slide, a vegetable patch, and a composting space—offering a practical and versatile outdoor environment for families or keen gardeners.

**Timber Store / Workshop**

6.00m x 3.00m (19'8" x 9'10" )

An excellent addition to the property is the considerable workshop and store with twin timber doors to the front and a further pedestrian door to the rear providing access from the garden. The garage is of timber construction with a corrugated pitched roof on a concrete base.

**Services**

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

**Entry**

By mutual agreement.

**Price**

UNDER OFFER

**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

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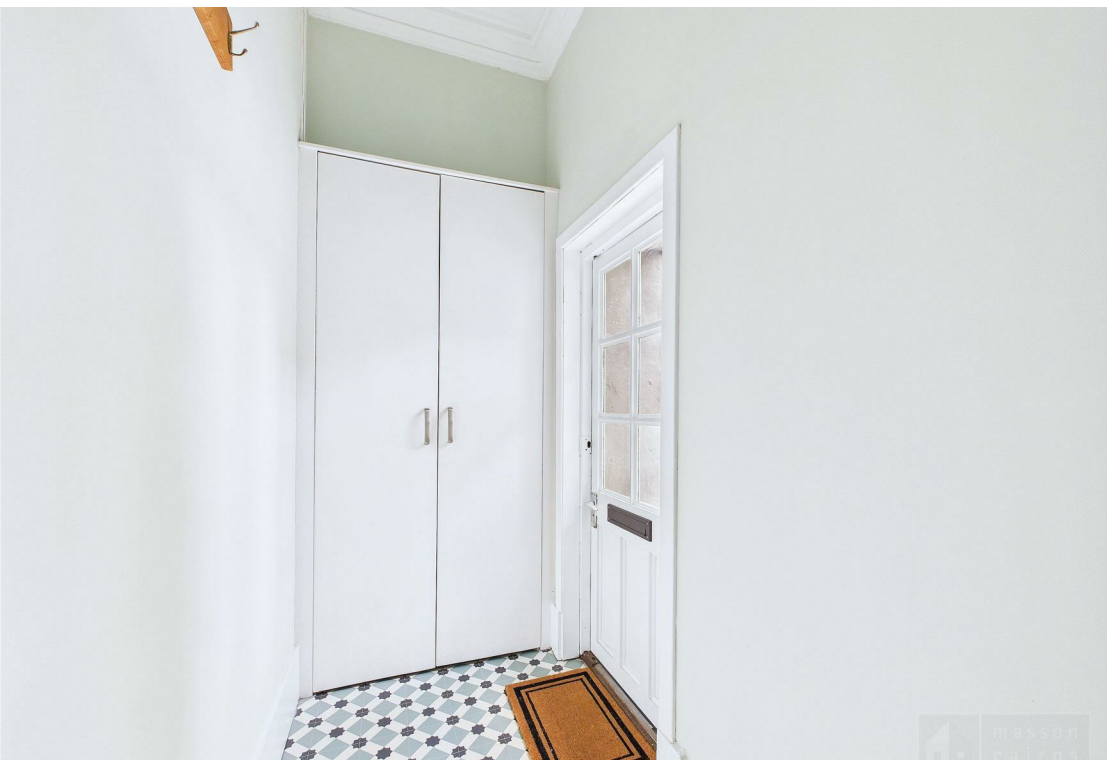
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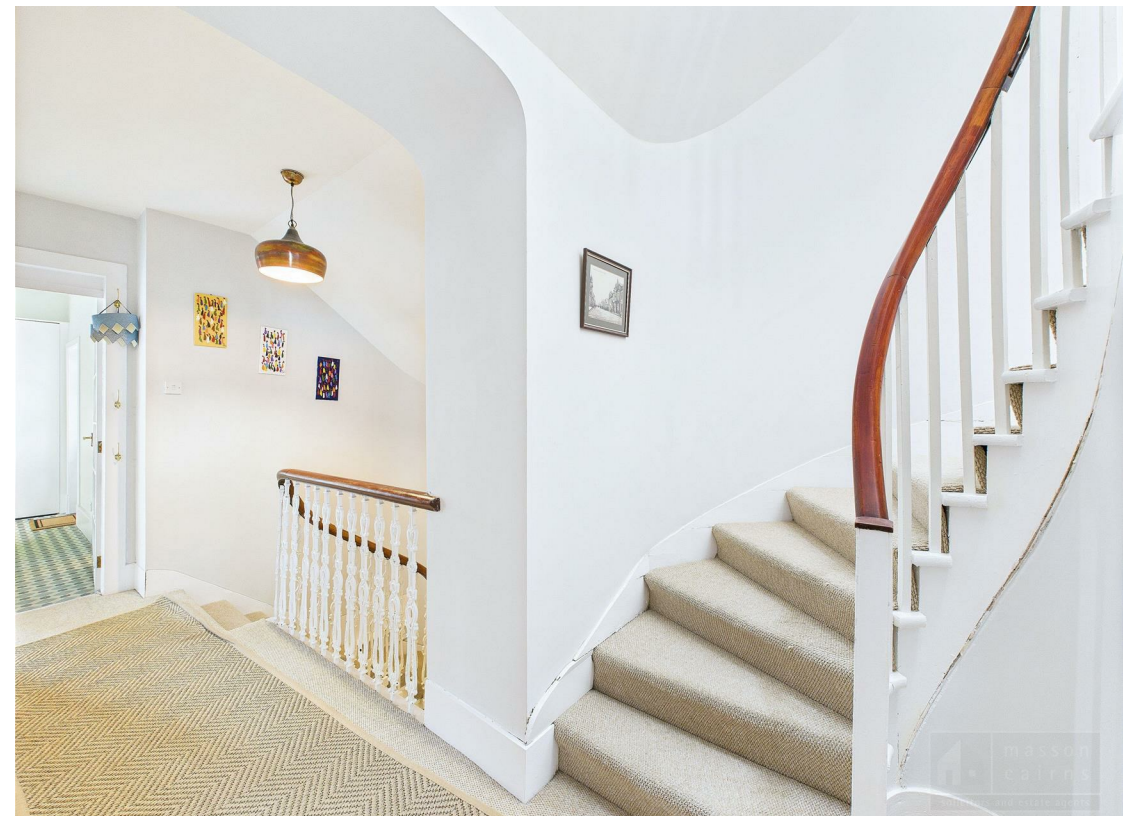




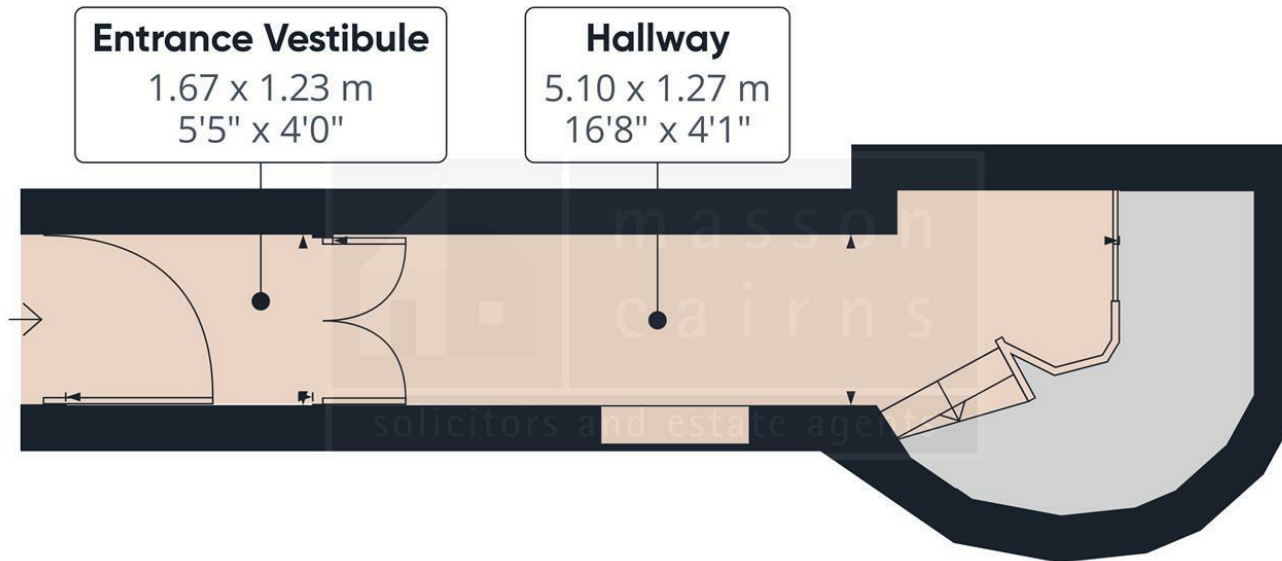












**Entrance Vestibule**

1.67 x 1.23 m  
5'5" x 4'0"

**Hallway**

5.10 x 1.27 m  
16'8" x 4'1"

**Approximate total area<sup>(1)</sup>**

12.7 m<sup>2</sup>  
137 ft<sup>2</sup>

(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



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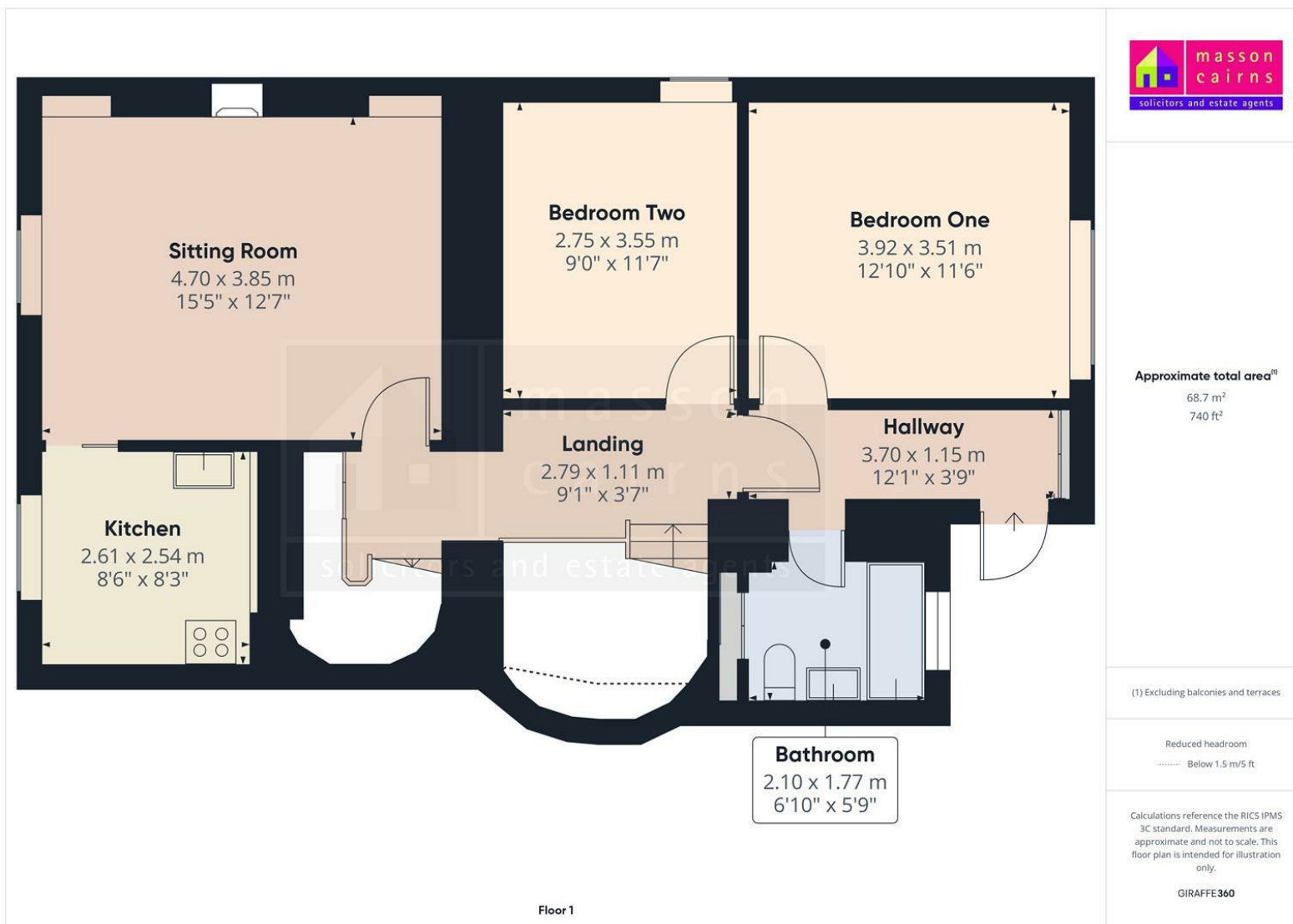
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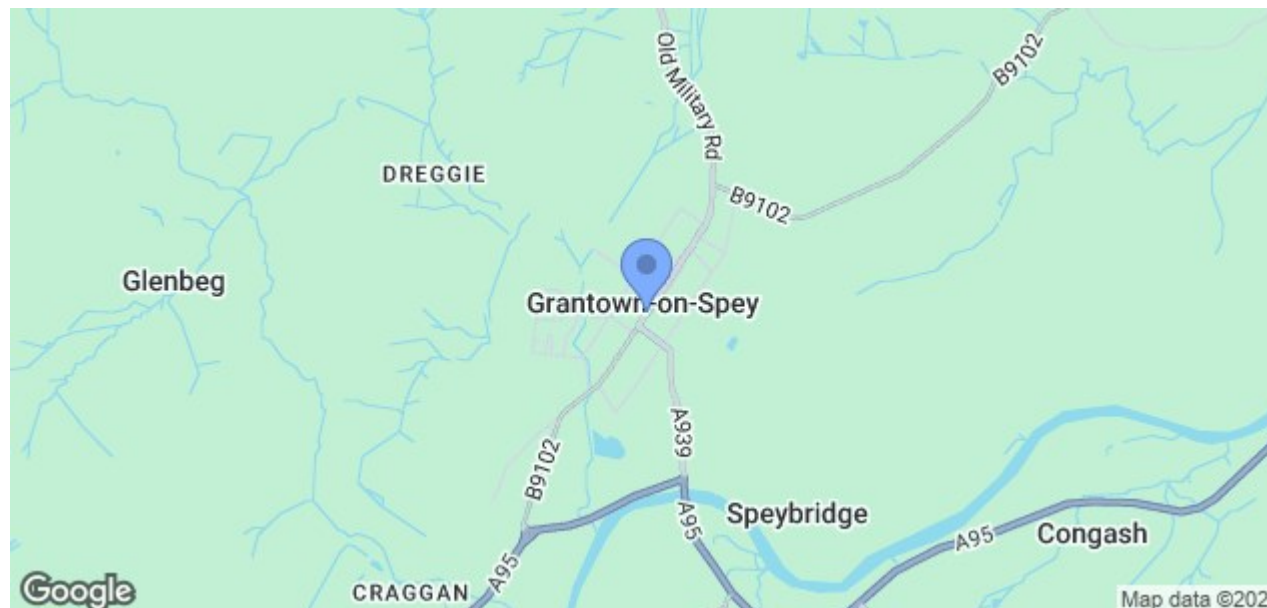
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		62
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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