

9 Strathspey Gardens

GRANTOWN-ON-SPEY, PH26 3GZ



*A BRIGHT, MODERN HOME IN THE HEART OF
GRANTOWN, WITH TOWN CONVENIENCE AND
COUNTRYSIDE ON THE DOORSTEP*



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Built in 2012, this well designed three bedroom home offers a modern, comfortable living space in a particularly convenient position just off Grantown's High Street. With generous glazing, high ceilings and a good flow of space over two levels, the house feels bright and open throughout.

The ground floor has been arranged with everyday living in mind, with a split-level kitchen, dining and living area providing a sociable central space. The living room has an impressive ceiling height and plenty of windows, bringing in a good amount of natural light and giving the room a sense of space without feeling oversized. The kitchen and dining area sit at a slightly different level, creating a natural separation between the different areas while retaining the open feel.

The Property









Also on the ground floor is a well proportioned bedroom and a bathroom with a bath, making this level particularly useful for those looking for flexible accommodation or who would prefer to have a bedroom and bathroom without needing to use the stairs.









Upstairs, there are two further bedrooms along with a second bathroom fitted with a shower. The landing is more than simply a passage between rooms, with enough space to create a small home office, study area or somewhere to sit and read.

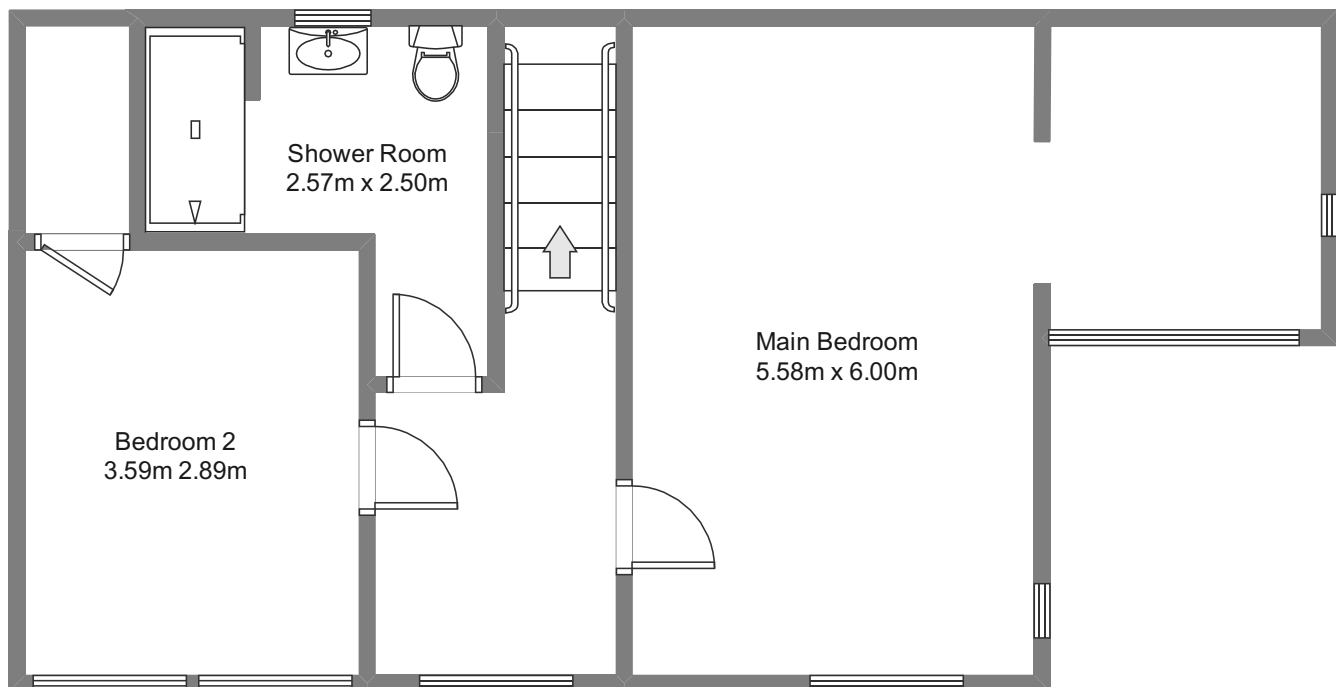
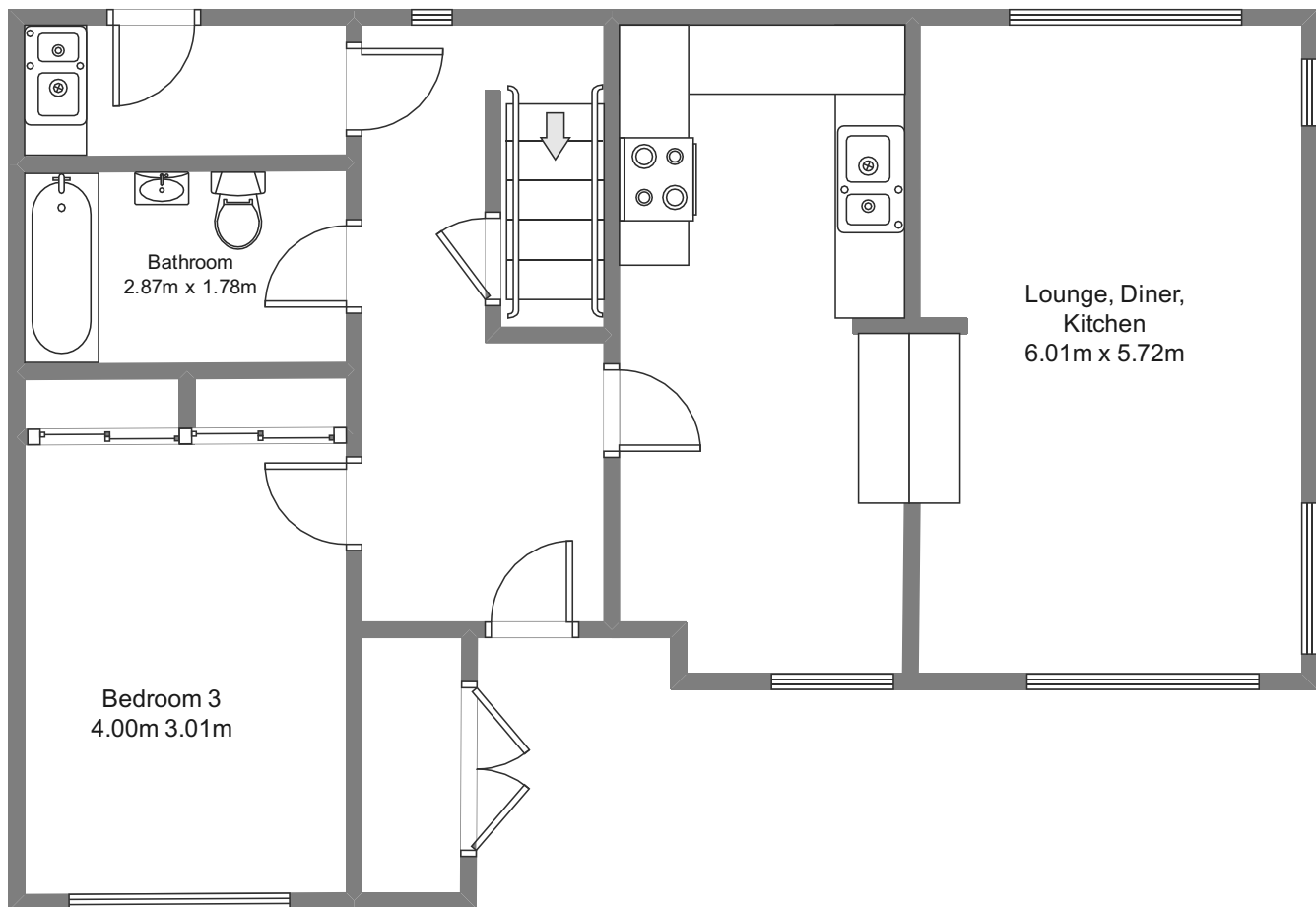




Bedroom 2







Gross internal floor area (m²): 123m²

EPC Rating: C

Outside, the entrance has its own sheltered seating area, providing a pleasant spot to sit out and enjoy the sun. There is also a built-in storage room, which is a practical addition and keeps outdoor equipment and household items neatly out of the way. The front garden has been landscaped to provide an attractive setting while keeping maintenance to a minimum. Two dedicated parking spaces add further practicality.

The property benefits from air source heating, complementing its relatively recent construction and making it an appealing option for anyone looking for a modern home with efficient heating.







Its position is one of its strongest features. The Square is around a minute away on foot, with Grantown's shops, cafés and everyday amenities close at hand. Local bus services provide connections towards Inverness, Aviemore and surrounding areas, while the tennis courts, bowling club, golf course, hotels, restaurants and schools are all within easy reach.

For those who enjoy getting outdoors, Anagach Woods and a wide choice of local walking routes are also close by. It is an unusual combination of having the centre of town essentially on the doorstep while still being within easy reach of the surrounding countryside.

For a purchaser looking for a modern three-bedroom home with bright interiors, flexible accommodation, private parking and an exceptionally convenient position, this property offers a very practical balance between town living and access to the outdoors.

The Property



Granttown-on-Spey epitomises the charm of Highland living, perfectly situated halfway between the breathtaking Cairngorms National Park and the exhilarating Lecht Ski Centre. Just 14 miles from the bustling hub of Aviemore, the town offers a seamless blend of serene landscapes and vibrant local amenities. The property enjoys a prime location, just minutes on foot from Granttown Primary School, making it ideal for families. It also sits in close proximity to Granttown's renowned golf course.

Granttown's thriving high street is brimming with character, offering a superb range of shops, alongside an array of inviting restaurants, cafés, and bars. Outdoor enthusiasts are spoilt for choice, with walking and birdwatching in the nearby Anagach Ancient Pine Forest, extensive skiing, hillwalking, and climbing in the Cairngorm mountains, or leisurely days on the fairways of the local golf course. The surrounding area also boasts stunning waterways, including Loch Insh, Loch Morlich, and the majestic River Spey, perfect for water sports or tranquil days by the water. Adventure and wildlife experiences are abundant, from the Cairngorm Mountain Railway and Cairngorm Reindeer Centre to the Highland Wildlife Park in Kingussie, Landmark Forest Adventure Park, or the RSPB Reserve at Loch Garten. With its unbeatable combination of natural beauty, recreational opportunities, and family-friendly amenities, Granttown-on-Spey offers a truly exceptional Highland lifestyle.

The Location

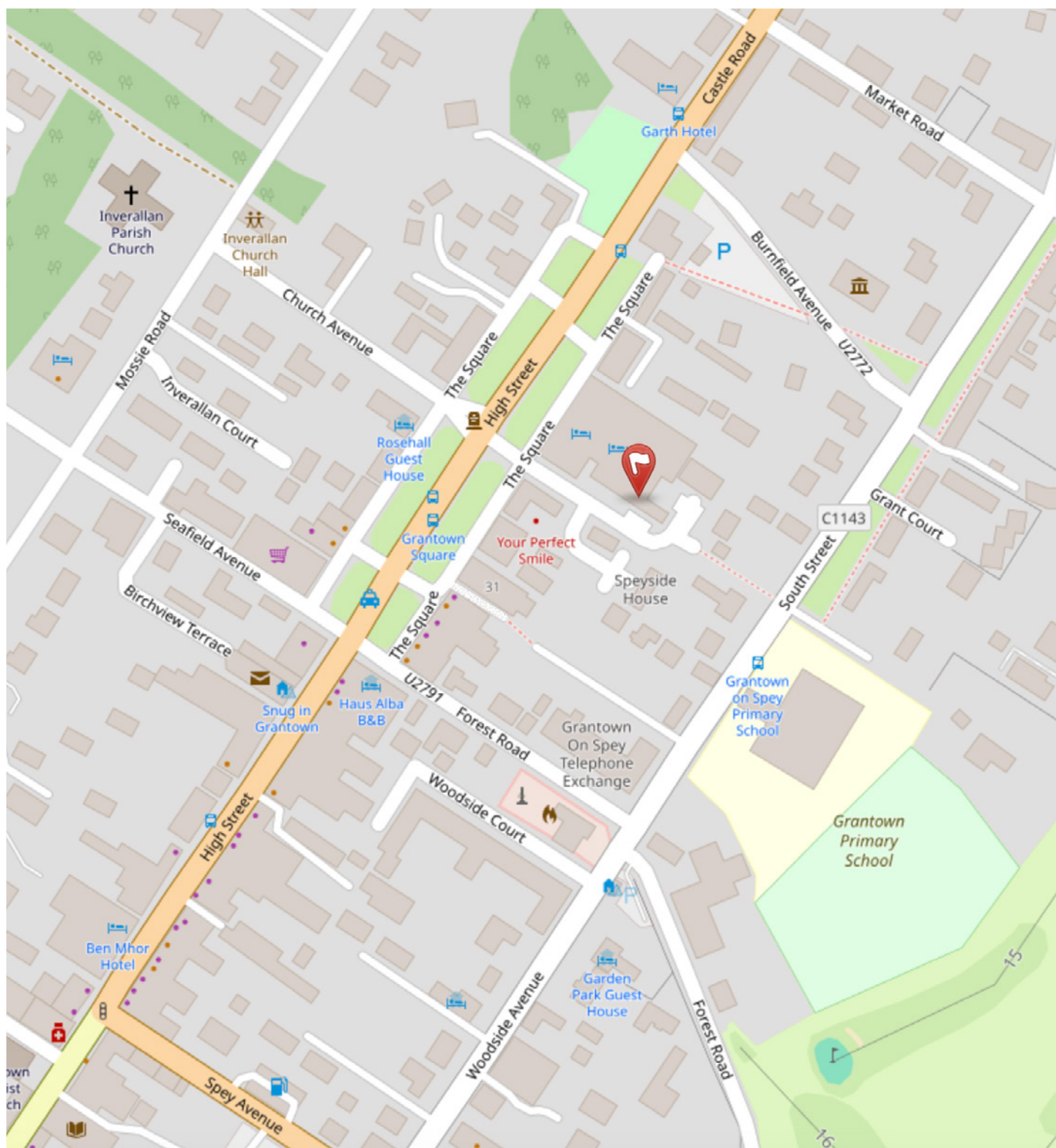


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