

masson cairns LTD

solicitors and estate agents

3 Castle Road, Grantown On Spey, PH26 3HN

Offers Over £190,000

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

3 Castle Road is an attractive and extensively refurbished two-bedroom stone and slate home combining traditional character with a high-quality contemporary finish in a convenient position within Grantown on Spey. The entrance hall gives access to the principal ground-floor accommodation and a useful shower room, while to one side is a generous sitting room with ample space for comfortable seating arranged around a wood-burning stove set within a substantial stone fireplace. Across the hall, the dining and family room provides an equally flexible second reception space with room for a dining table and additional furniture, complemented by a wood burning stove which forms an attractive focal point. A door leads through to the impressive kitchen which extends across the rear of the property and has been fitted with a stylish range of units, extensive work surfaces and quality appliances, with several windows and Velux windows bringing excellent natural light into the room as well as a pellet boiler which serves the heating system. Stairs rise to a bright first-floor landing where an illuminated exposed stone wall adds considerable character before continuing to two particularly spacious double bedrooms. Bedroom one benefits from a contemporary en-suite bathroom with a bath and modern wall panelling, while bedroom two has its own en-suite shower room. Both bedrooms offer plenty of space for freestanding furniture and enjoy good natural light. The property is in true walk in condition and benefits from biomass central heating together with the pellet and wood-burning stoves, creating an appealing and efficient home with an excellent balance of character, space and modern comfort, all within easy reach of the town's amenities and the wider Cairngorms National Park. EPC D, Council Tax C 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 C

Entrance Hall
A part-glazed external door opens into the generous entrance hall, providing a practical and welcoming central space from which the ground-floor accommodation is accessed. There is ample room for coats and footwear, with wall-mounted coat hooks and space for additional storage furniture, while doors lead to the sitting room, dining/family room and shower room. The staircase rises to the first-floor landing and is enhanced by an attractive and illuminated exposed stone wall which adds character to the space. There is oak flooring and ceiling lighting.

Sitting Room
3.95m x 4.69m (12'11" x 15'4")
The generously proportioned sitting room provides an attractive and comfortable main reception space with ample room for a range of sofas and additional furniture. A wood-burning stove forms the focal point of the room, set within an impressive exposed stone fireplace with a substantial stone lintel and hearth, while a recessed bookcase provides useful fitted storage and display space. Windows to the front provide good natural light and there is carpet flooring and ceiling lighting.

Dining / Family Room
3.87m x 4.74m (12'8" x 15'6")
The dining/family room is a particularly generous and versatile second reception space with ample room for a substantial dining table and chairs as well as additional furniture, making it equally well suited to family use, entertaining or a home working area. A wood burning stove provides an attractive focal point, set on a hearth with a decorative tiled surround and attractive timber mantel above. There is a window to the front providing good natural light and a further door leads directly through to the kitchen. There is oak flooring and ceiling lighting.

Kitchen
6.37m x 2.82m (20'10" x 9'3")
The kitchen is an impressive and well-planned room, fitted with a comprehensive range of contemporary base, drawer and wall units together with extensive work surfaces, a sink set below the rear-facing window, a gas hob with extractor above and a built-in double oven housed within a full-height cabinet. There is excellent storage and ample space for appliances, with the broad layout also allowing for practical circulation and day-to-day family use. Two Velux windows, recessed ceiling lighting and the rear window bring in very good natural light, while a door opens directly to the outside and a wide opening connects through to the dining/family room, giving the space a sociable and functional feel. There is tiled flooring and a pellet stove which serves the central heating system.

Shower Room
1.87m x 1.60m (6'1" x 5'2")
The contemporary shower room is finished to a high standard with a large glazed shower enclosure incorporating both rainfall and handheld shower fittings, a WC and a pedestal wash hand basin with chrome mixer tap. Tiling extends around the shower and wash basin area, while an illuminated wall mirror provides a practical finishing touch. There is also a white heated towel radiator, wood-effect flooring, recessed ceiling lighting and an extractor fan.

Landing
The bright first-floor landing provides access to both double bedrooms and their respective en-suite facilities, with a large window to the rear bringing in good natural light. An exposed and illuminated stone wall alongside the stairwell creates an attractive feature and reflects the traditional character of the property, while the timber balustrade with glazed inserts and internal doors complement the finish. There is carpet flooring and recessed ceiling lighting along with a loft hatch providing access to the attic space.

Bedroom One & En-suite
3.92m x 4.65m & 2.00m x 2.34m (12'10" x 15'3" & 6'6" x 7'8")
An exceptionally spacious double bedroom with ample room for a large

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bed together with a good range of additional bedroom furniture. A large front facing window provides excellent natural light, while a door gives direct access to the stylish en-suite bathroom. The en-suite is fitted with a contemporary white suite comprising a bath with glazed shower screen and black rainfall shower with separate handheld attachment, WC and a wash hand basin set within a useful vanity unit providing concealed storage. Stone-effect wall panels surround the bath and wash basin area, complemented by a circular wall mirror and display shelf, while an opaque window provides natural light. There is quality carpet flooring and recessed ceiling lighting in the bedroom, with wood-effect flooring, recessed ceiling lighting and an extractor in the en-suite.

Bedroom Two & En-suite
3.26m x 4.69m & 1.41m x 2.17m (10'8" x 15'4" & 4'7" x 7'1")
Another particularly spacious double room with ample space for a large bed together with additional freestanding furniture. A large window provides good natural light, while a further door leads into the en-suite shower room. The en-suite is fitted with a contemporary white suite comprising a corner shower enclosure with rainfall shower and separate handheld attachment, WC and wall-mounted wash hand basin with chrome mixer tap. There is also a chrome heated towel rail, wood-effect flooring, recessed ceiling lighting and an extractor. The bedroom has carpet flooring and recessed ceiling lighting.

Outside
To the front, the property forms part of an attractive traditional stone-built terrace with direct pedestrian access from Castle Road. To the rear there is useful off-street parking area immediately adjoining the property, with a rear entrance providing convenient everyday access. There are no private garden grounds, making the outside space particularly low maintenance while still providing the practical benefit of parking close to the house.

Services
It is understood that there is mains water, drainage and electricity. There is a biomass pellet central heating system.

Entry
By mutual agreement.

Price
Offers over £190,000 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
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Email: property@lawscot.com
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What Three Words Location
What Three Words Location ///decisive.nylon.expose

Council Tax
The property is currently assessed as Council Tax Band C, with an annual charge of £2032.28 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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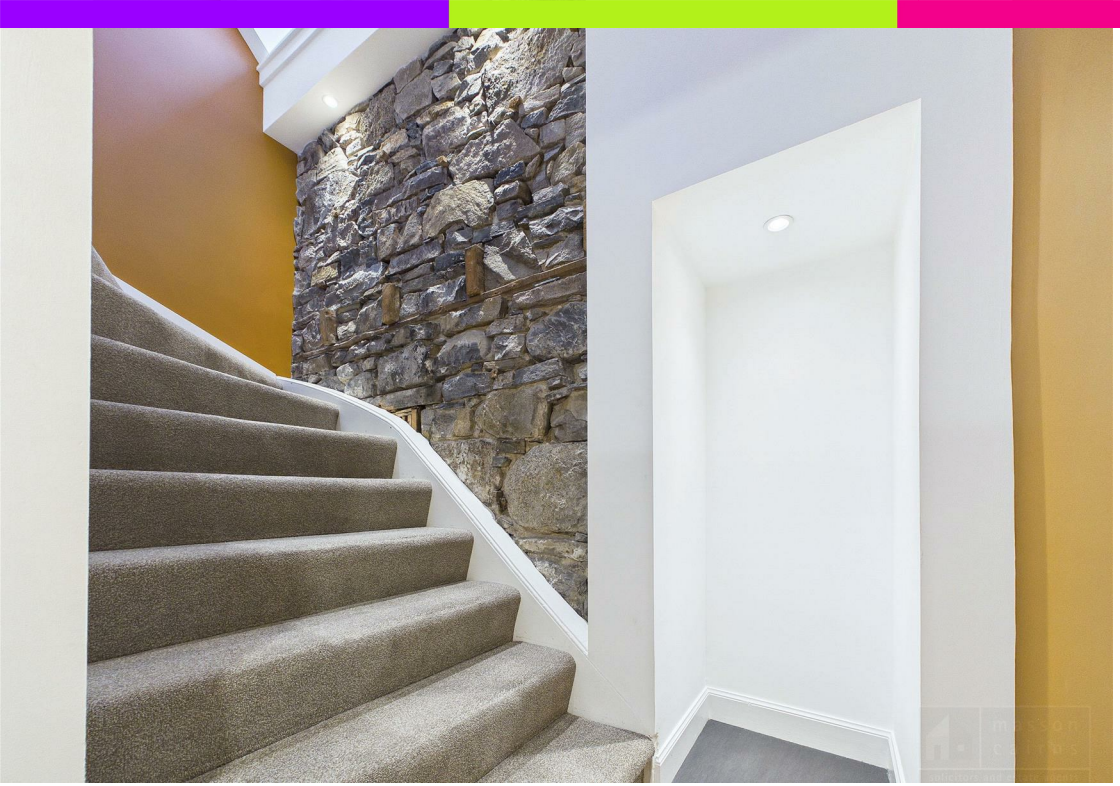


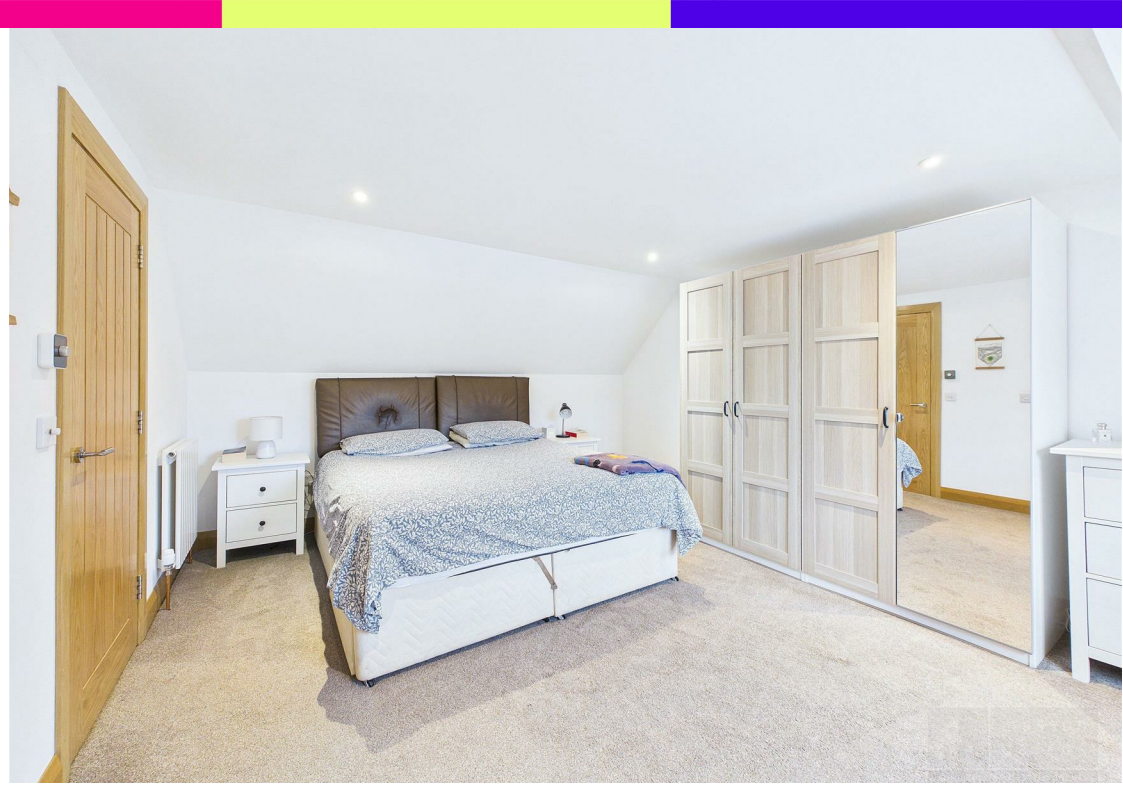







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FOR SALE













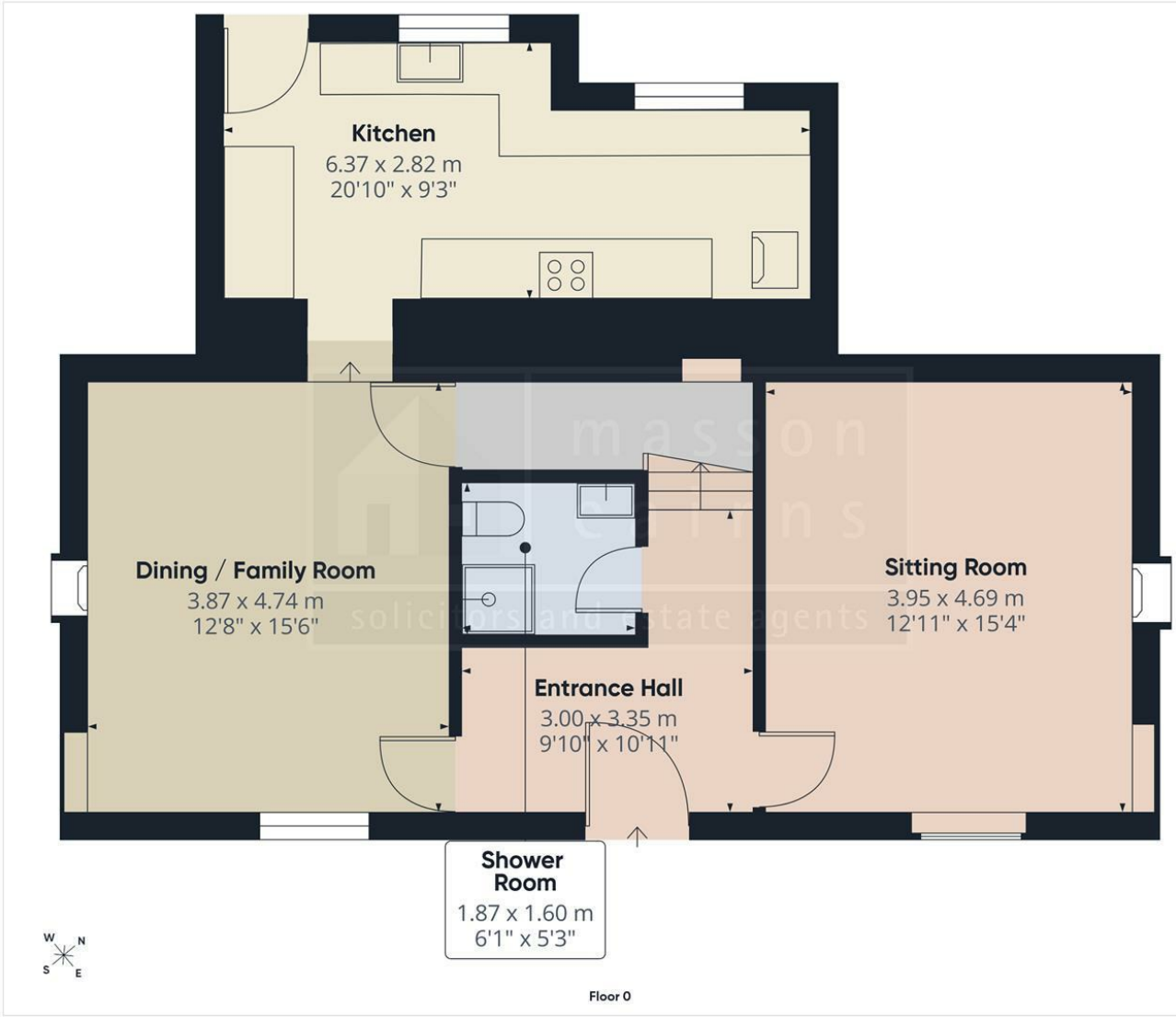









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Floor 0

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Approximate total area(1)

68.2 m²
733 ft²

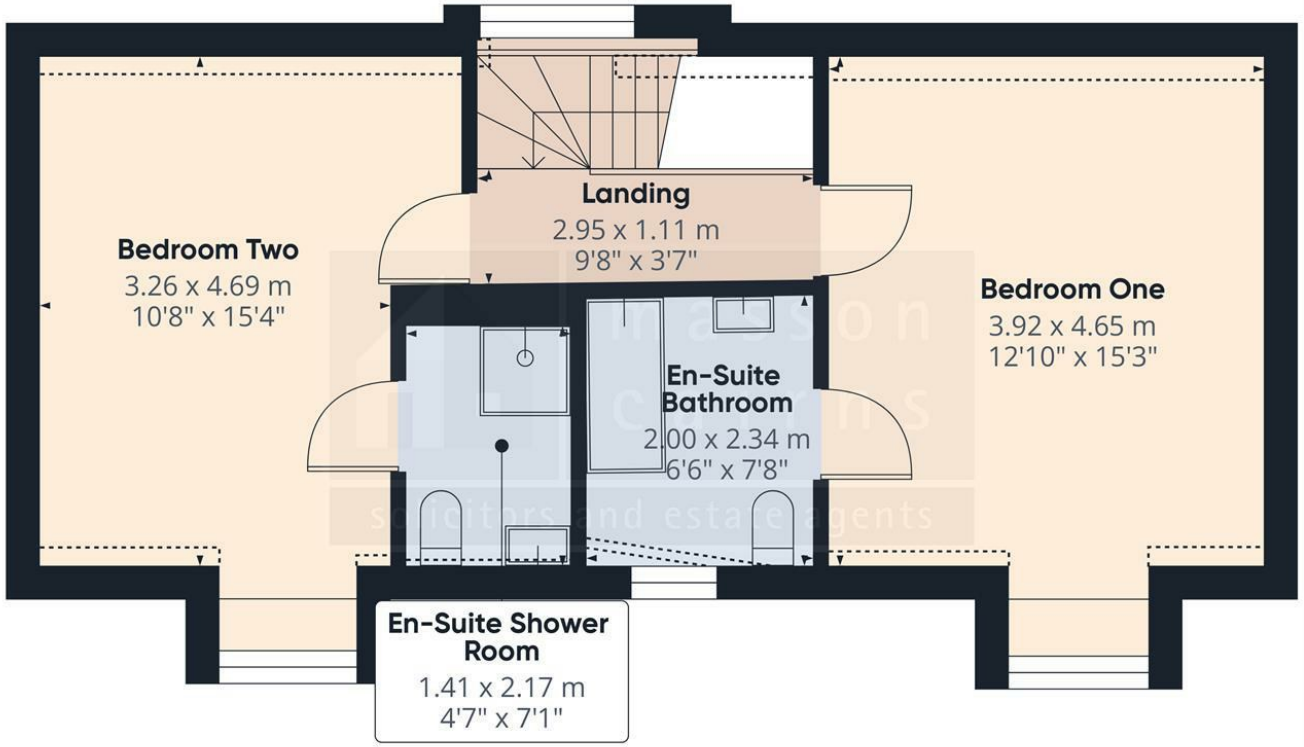
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

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Approximate total area(1)

48.3 m²
520 ft²

Reduced headroom

2.2 m²
24 ft²

(1) Excluding balconies and terraces

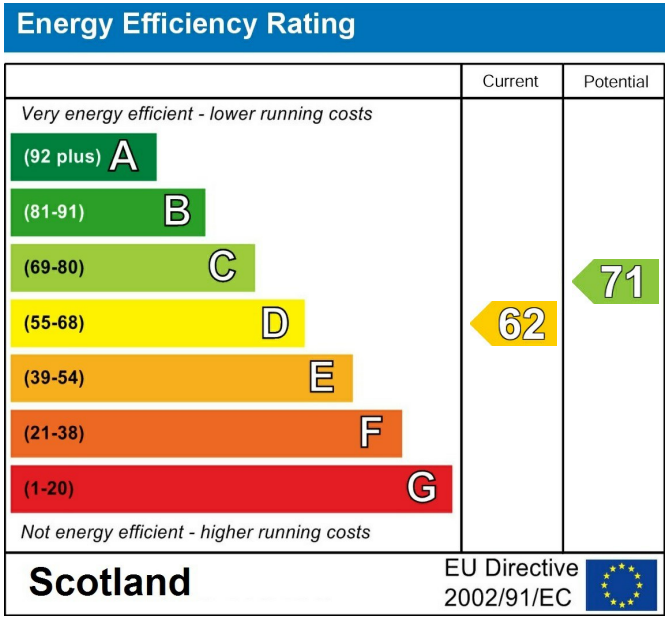
Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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