

12 South Street

GRANTOWN-ON-SPEY, PH26 3HZ



Charming move-in-ready two-bedroom Highland cottage in central Grantown-on-Spey, an ideal home, holiday retreat or investment opportunity



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Located in the heart of the highly sought-after Highland town of Grantown-on-Spey within the Cairngorms National Park, this beautifully presented end-terrace cottage offers an excellent opportunity to purchase a move-in-ready home close to shops, cafés, amenities and scenic woodland walks. 12 South Street combines traditional character with modern comfort and is ideal as a permanent residence, holiday home in the Scottish Highlands, Airbnb or short-term letting investment, or buy-to-let property. The property is presented in true walk-in condition and provides practical accommodation suited to everyday living and relaxing Highland stays.

THE LOUNGE



The welcoming lounge centres around a wood-burning stove, creating a cosy focal point and comfortable living space.

THE KITCHEN



The modern fitted kitchen offers generous storage and worktop space along with a central island ideal for casual dining and social use.





There are two well-proportioned double bedrooms providing flexible accommodation for residents, guests or home working. The contemporary family bathroom includes a double-ended bath, ideal for relaxing after outdoor activities.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Outside, the property benefits from a private enclosed rear garden suitable for outdoor dining, pets or low-maintenance enjoyment. A valuable garage provides secure parking or useful additional storage, which is rarely available in central Granttown-on-Spey properties.

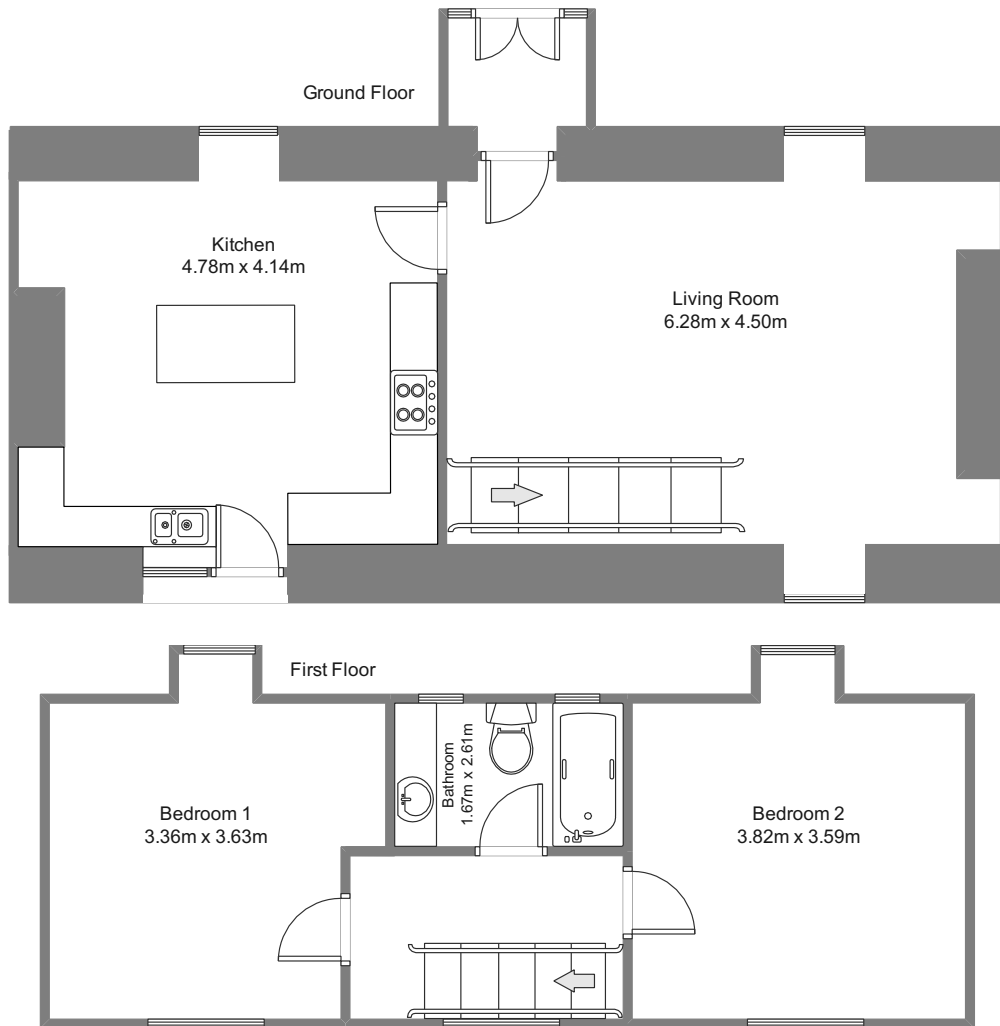
Situated in a popular year-round Highland destination known for walking, cycling, fishing, golf, and winter sports, this property offers strong lifestyle appeal along with excellent potential as a holiday let or rental investment. It is just minutes on foot from Granttown Primary School, making it ideal for families, and is conveniently close to the local golf course, reflecting the cottage's historic connection to the sport, as it was once known as Greenkeepers Cottage.

This is a rare opportunity to purchase a character cottage in a prime central location, offering charm, practicality, and versatility.

EXTERNALS

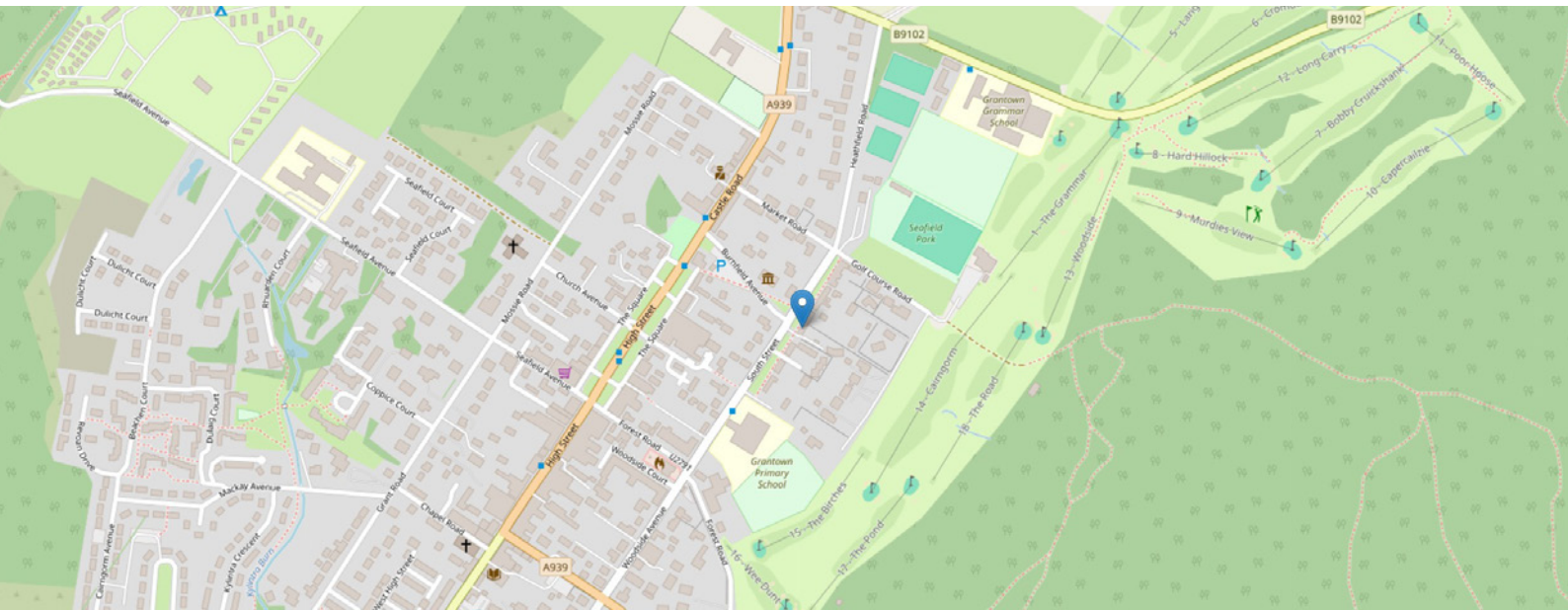


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 86m² | EPC Rating: E



THE LOCATION

Grantown-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 Grantown Primary School, making it ideal for families. It also sits in close proximity to Grantown's renowned golf course, with the cottage itself historically known as Greenkeepers Cottage, a nod to its golfing heritage.





Grantown'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 bird watching 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, Grantown-on-Spey offers a truly exceptional Highland lifestyle.



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