

masson cairns LTD

solicitors and estate agents

14 South West High Street, Grantown on Spey, PH26 3QH

Fixed Asking Price £115,000

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

Offering generous accommodation, its own ground floor entrance, a private garden and a separate garage, this two-bedroom first floor apartment offers the opportunity to create a home to suit individual tastes. Extending to approximately 72 sq m, excluding the garage, the property would benefit from some modernisation, with a practical layout and well-proportioned rooms providing an excellent starting point. A sheltered entrance opens into a private hallway, where an internal staircase rises to the first floor landing and central hall. Useful storage, including a walk-in cupboard, helps keep everyday belongings tucked away. The spacious sitting and dining room enjoys natural light from two aspects, with views towards the surrounding hills to the front. There is ample space to arrange comfortable seating and a dining table, creating a sociable setting for relaxed evenings, meals together and welcoming friends. The adjoining kitchen connects openly with the dining area and is fitted with wall base and drawer units, work surfaces and a stainless steel sink beneath the window, with space for freestanding appliances. The open layout offers scope to create a contemporary kitchen and living space. Returning to the hall, two double bedrooms provide comfortable proportions and flexibility for family, guests or working from home. A shower room with a glazed enclosure, wash hand basin, WC and window completes the accommodation. Outside, the private garden adds valuable space to relax, enjoy a morning coffee or develop planting to your own design while a separate single garage provides useful room for a vehicle, bicycles or additional storage. Combining spacious interiors with the independence of a private entrance and outdoor space, this is a home with plenty of potential. EPC C, 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
The apartment's own entrance is set within a sheltered passage, with a glazed door and adjoining side panel allowing natural light into the ground floor hallway. Built-in cupboards beneath the staircase provide useful storage for shoes, outdoor clothing and household items. A staircase with a timber balustrade rises to the first floor accommodation, with a window bringing further light into the stairwell. A stairlift is currently fitted. There is carpet flooring and ceiling lighting.

Landing & Hallway
The staircase leads to a landing and central hallway, providing access to the sitting and dining room, kitchen, both bedrooms and shower room. The stairwell window creates a bright approach to the main accommodation. A large walk-in store beside the landing and a further hallway cupboard provide useful additional storage in addition to a loft hatch providing access to the insulated attic. Carpet continues onto the landing, with ceiling lighting serving the stairwell.

Sitting Room & Dining Area
3.72m x 6.42m (12'2" x 21'0")
A particularly generous room with ample space for comfortable seating in addition to a dining table and chairs. Windows to the front and rear bring light through the accommodation, with views towards the surrounding hills from the rear adding to its appeal. The dining area connects openly with the kitchen, creating a practical arrangement for everyday meals and entertaining and the room offers flexibility in how furniture can be arranged, with clearly defined areas for relaxing and dining. There is carpet flooring with ceiling and wall lighting.

Kitchen
3.08m x 2.27m (10'1" x 7'5")
The kitchen is accessed directly from the hallway and connects openly with the adjoining dining area. Wall and base units, drawers and work surfaces provide storage and preparation space, while a stainless steel sink with a mixer tap and drainer is positioned beneath the rear window which offers an elated view to the surrounding hills. There is space for a freestanding cooker beneath the extractor, together with spaces for additional appliances. A peninsula unit with a glazed display cupboard above separates the kitchen from the dining area while retaining their connection. There is vinyl flooring and ceiling lighting.

Bedroom One
3.82m x 2.95m (12'6" x 9'8")
A well-proportioned double bedroom with a window to the front bringing in natural light. The room provides space for a double bed and bedside furniture, making it a comfortable principal bedroom with an extensive range of wardrobes along one wall providing useful clothing storage, with mirrored doors helping to reflect light around the room. There is carpet flooring and ceiling lighting.

Bedroom Two
3.17m x 2.95m (10'4" x 9'8")
The second bedroom is another double room, with a window to the front and space for a bed and freestanding furniture and would work well as a family or guest bedroom, with the flexibility to incorporate a desk or use the room as a separate home office. There is carpet flooring and ceiling lighting.

Shower Room
2.17m x 1.67m (7'1" x 5'5")
The shower room is fitted with a glazed corner shower enclosure, a wash hand basin with twin taps and a WC. While an opaque window provides natural light and ventilation while maintaining privacy. A wall-mounted cupboard, open shelving and a mirror provide useful everyday fittings and the room is conveniently positioned off the hallway, within easy reach of both bedrooms. There is vinyl flooring and ceiling lighting.

Outside & Garage
5.35m x 2.67m (17'6" x 8'9")
The apartment benefits from its own private garden, providing outdoor space for gardening, relaxing and enjoying time outside. It offers a

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welcome addition to the first floor accommodation and the independence of having a garden of your own. A separate single garage is situated nearby, with additional parking for two vehicles. The garage also offers additional storage away from the apartment, particularly useful for tools and outdoor belongings, and complements the property's private entrance and garden.

Services
It is understood that there is mains water, drainage and electricity. There is electric heating.

Entry
By mutual agreement.

Fixed Price
Fixed Price of £115,000

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
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What Three Words Location
What3Words Location: ///hazelnuts.terminology.resorting

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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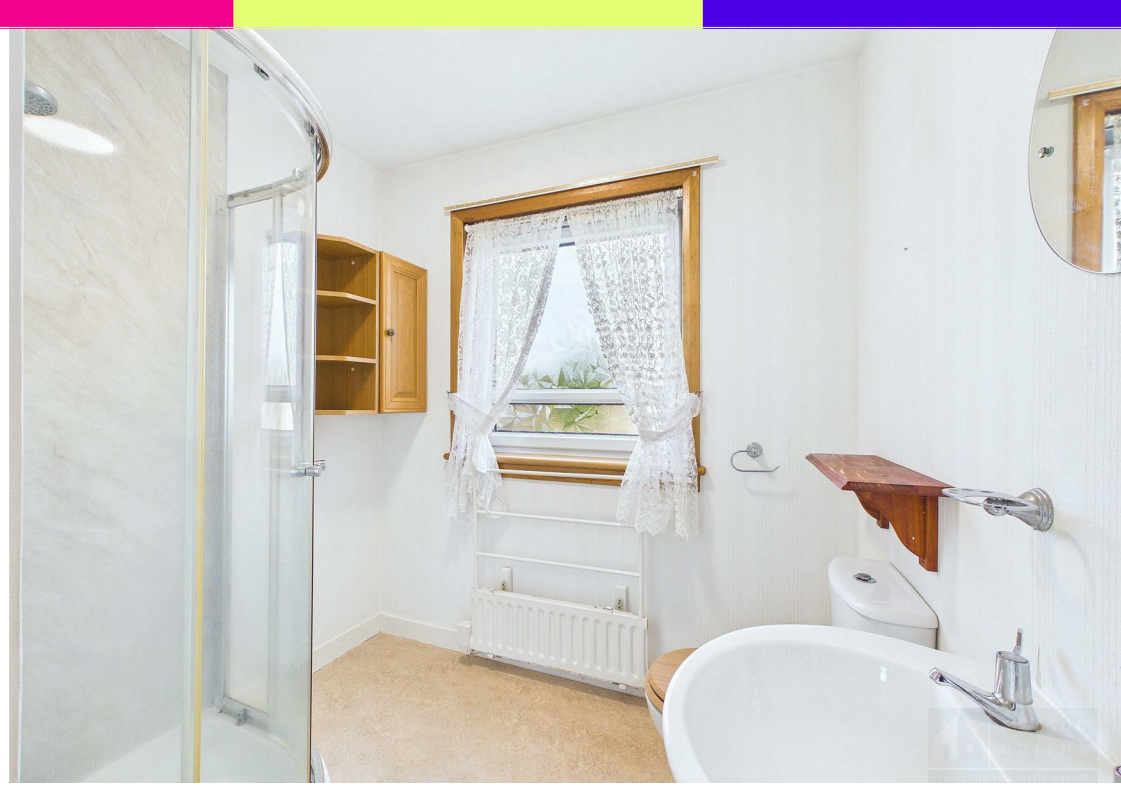
















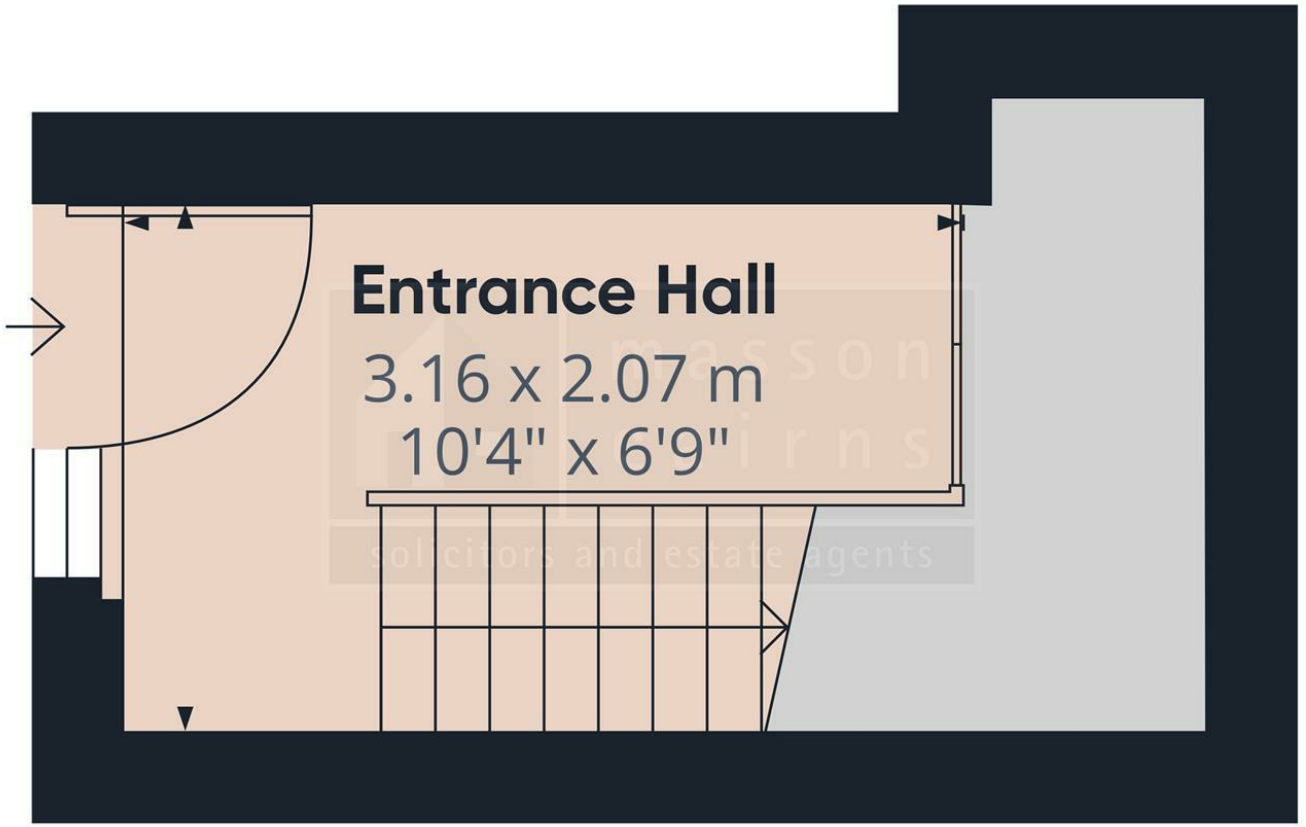












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Approximate total area(1)

9 m²
97 ft²

(1) Excluding balconies and terraces

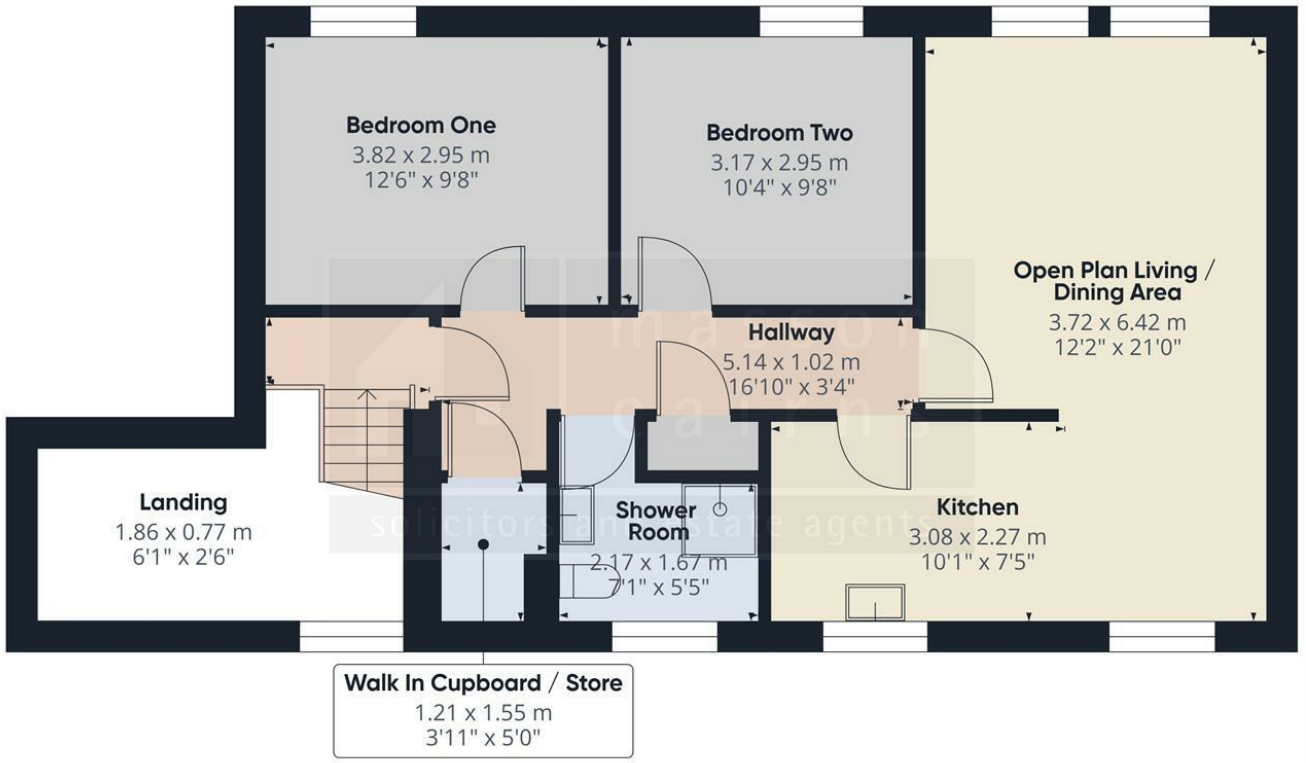
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0 Building 1

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Floor 1 Building 1

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Approximate total area(1)

62.7 m²
675 ft²

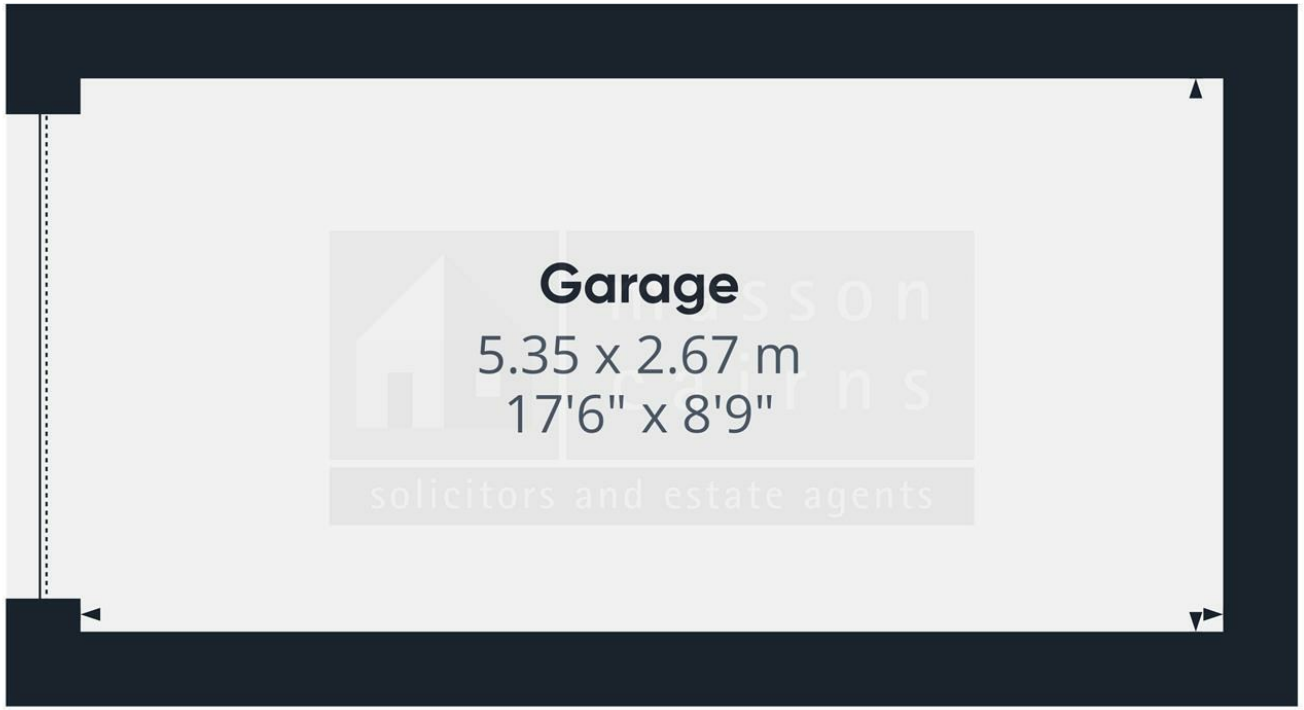
(1) Excluding balconies and terraces

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Floor 0 Building 2

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Approximate total area(1)

14.4 m²
155 ft²

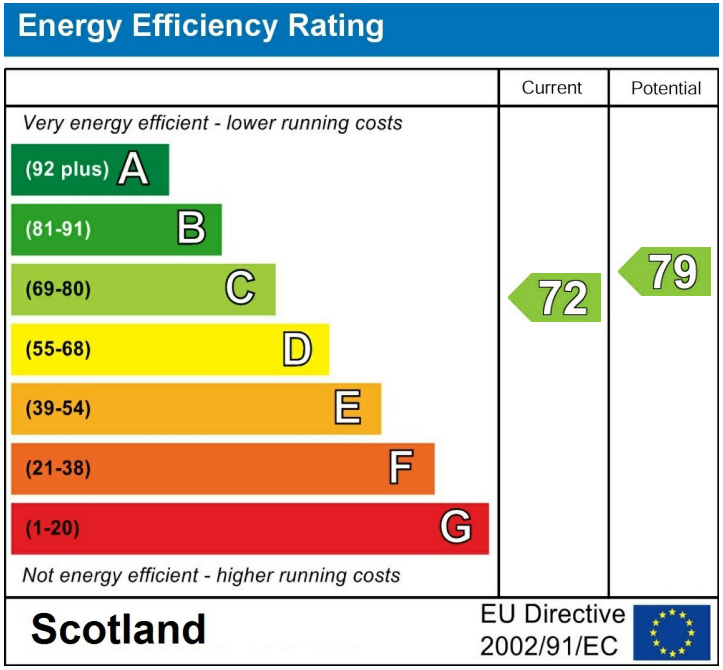
(1) Excluding balconies and terraces

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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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