



masson  
cairns ESTD 1988

Garden Apartment 3, Stonefield House The Square, Grantown on Spey, PH26 3HF  
Fixed Asking Price £140,000

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

solicitors and estate agents

Occupying a bright first-floor position, apartment three exudes understated elegance and modern comfort. The accommodation is perfectly proportioned, with thoughtful design details and superb natural light throughout. A welcoming entrance leads through to the impressive open-plan kitchen, dining, and living area — a beautifully light-filled space framed by tall sash windows that overlook the charming Granttown Square. The sitting area provides ample room for both relaxation and dining, while the kitchen has been fitted with a range of contemporary cabinetry complemented by high-quality worktops. Integrated appliances include an electric oven, ceramic hob, and extractor, with space and plumbing for additional appliances discreetly incorporated. Soft-toned vinyl flooring in the kitchen transitions seamlessly to plush carpet in the living area, creating a warm and cohesive flow. From the hallway, the fully tiled shower room is a statement of quality, featuring a walk-in glazed shower enclosure with recessed shelving, a wall hung wash hand basin, wc and a chrome towel radiator, all finished in elegant neutral tones. The bedroom enjoys generous proportions and a large window to the rear, offering a peaceful space with integral mirrored wardrobes. Every aspect of this apartment reflects the high specification found throughout the building — including modern insulation to current standards, new electrics and plumbing, efficient double glazing, quality flooring, and a full fire-prevention sprinkler system — ensuring a home that is as practical as it is stylish. Outside, residents enjoy an allocated parking space complete with EV charging point, a private fenced garden ideal for relaxation or entertaining, and access to a secure bike store — all adding to the appeal of this beautifully redeveloped Highland property. Awaiting EPC rating

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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**

As this is a new development, there is no requirement for a Home Report.

EPC Rating will be determined as part of the sale process

### **Communal Entrance Hall**

Access to Stonefield House is via an elegant entrance. There is a secure intercom door entry system for visitors and the double doors open into a charming shared vestibule featuring carpet flooring and individual post boxes. From here, an inner door leads through to the impressive main hallway. This recently refurbished, bright, modern space immediately sets the tone, with its soaring ceilings and a staircase that rises to the upper apartments. The hallway also houses the fire alarm control panel, electricity meter cupboard, and access to communal amenities such as dedicated cycle storage.

### **Apartment Entry**

Entry is from the first floor landing which directly leads into the open plan sitting room, kitchen and dining area. An adjacent inner hallway serves as a central point, providing access to the bedroom, and shower room.

### **Accommodation**

From the entrance, the layout flows into a bright open-plan kitchen, dining and living area where tall sash windows frame leafy views over the town square and fill the room with natural light. The contemporary kitchen features sleek cabinets, quality worktops, and integrated appliances including an oven, hob and extractor, with space for additional appliances. The blend of soft carpet and practical vinyl flooring creates a warm yet functional living environment, ideal for both relaxing and entertaining.

A door leads through to the peaceful double bedroom, a serene retreat with generous proportions and a large rear



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window offering a quiet outlook in addition to mirrored wardrobes. The bright shower room has a window to the front of the property which floods the space with natural light and is fully tiled in elegant neutral tones, complete with a glazed shower enclosure with recessed display shelf, wall-hung basin with chrome fittings and a wc.

### Outside

The development is accessed directly from the town square via the main ground floor entrance hall, with a shared alleyway to the side providing access to the rear. At the rear of the property there are five private parking spaces, one for each apartment, together with a turning bay. Each space will be equipped with an EV charging point. A covered cycle shelter with five stands provides storage for up to ten bicycles. A dedicated refuse area is located to the side, with provision for three bins per apartment. Beyond this, each property benefits from its own individually fenced garden with gated access. These gardens are grass seeded, each with a slabbed path leading to the entrance and with a rotary drier provided.

### Services

It is understood that there is mains water, drainage and electricity. There is wet radiator electric central heating.

### Entry

By mutual agreement.

### Fixed Price

Fixed Price of £140,000

### Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House

Grantown on Spey

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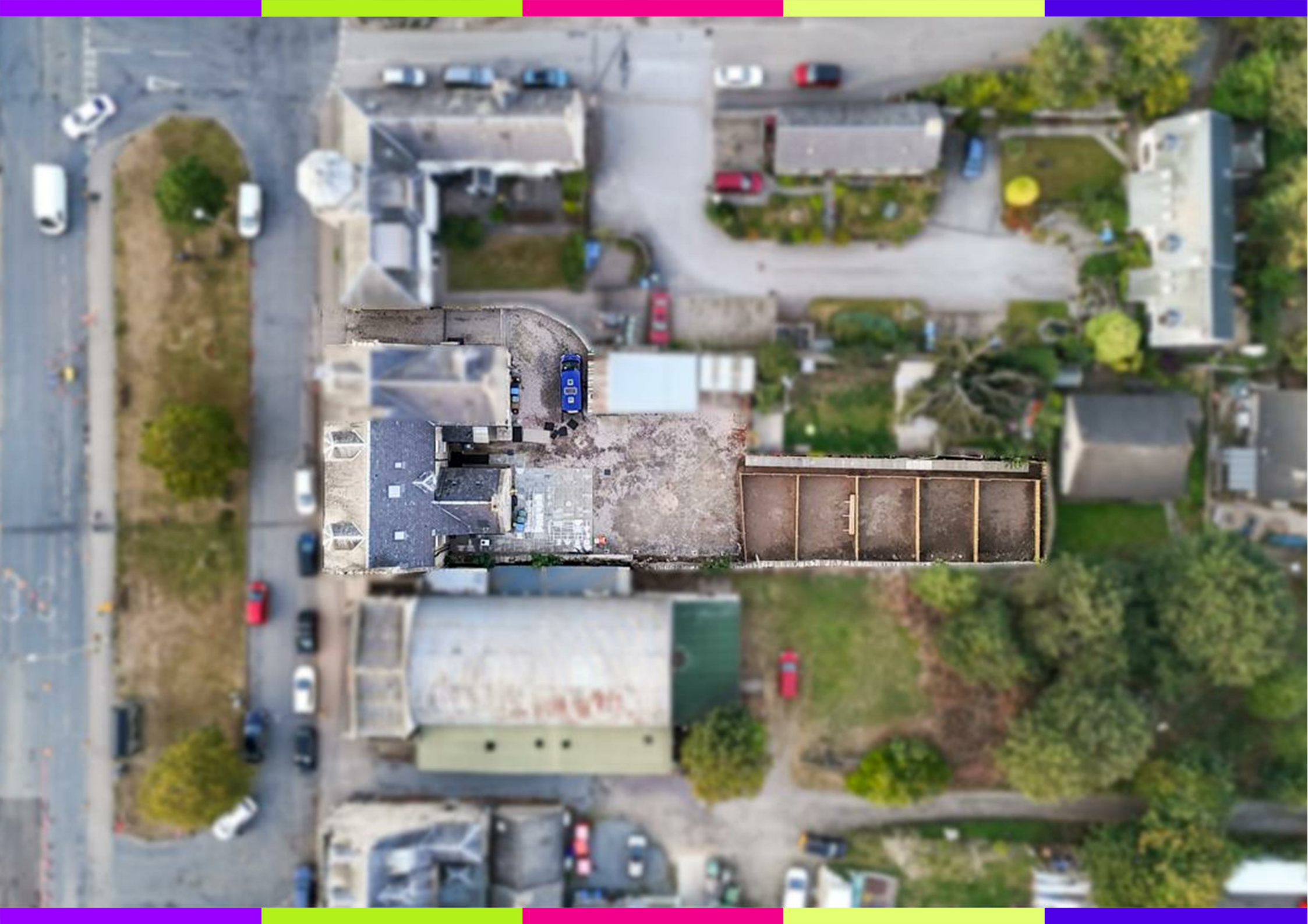
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## Energy Efficiency Rating

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