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Waterford Apartment 6, 24 The Square, Grantown On Spey, PH26 3HF

Offers Over £135,000

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

solicitors and estate agents

6 Waterford Apartments is a beautifully presented top floor apartment forming part of an exclusive and well-maintained development of just six properties, ideally positioned in the heart of Granttown on Spey with attractive open outlooks towards surrounding woodland and the Cromdale Hills beyond. Accessed via a particularly clean and well-kept communal entrance and landing, the apartment immediately impresses with its bright, stylish interior and excellent overall condition. The welcoming entrance hall provides a versatile home working or study space, enhanced by natural light from a charming bay window framing elevated views. The generous double bedroom is peaceful and well proportioned, with soft neutral décor, fitted storage and a Velux window adding further light. The contemporary shower room is accessed via an inner hall with storage wardrobe and is finished to a high standard with modern sanitary ware, large walk-in glazed shower enclosure, rainfall shower and further shower head, vanity illuminated mirrored storage and vinyl click tiled flooring. The heart of the home is the impressive open plan living, dining and kitchen area, a bright and sociable space with windows to three aspects flooding the space with light and providing lovely elevated views. The lounge and dining area offers ample room for relaxation and entertaining, while the modern fitted kitchen includes integrated cooking appliances, dishwasher, good worktop space and a practical layout. Warm wood laminate flooring runs through the main living areas, complementing the fresh décor and enhancing the apartment's stylish finish. Combining characterful top floor proportions, excellent natural light and a highly desirable central location, this is an ideal home that would suit a variety of purchasers within this sought-after Highland town. EPC D, Council Tax B, Home report available online at massoncairns.com

## Offers Over £135,000



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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](http://massoncairns.com) where an online copy is available to download.

EPC Rating D

### Communal Entrance

Entry is gained through an intercom security door to a communal hall with steel staircase leading to the top floor where Apartment 6 is located. The communal landing outside the apartment offers a useful additional storage area, with space for personal belongings, and is shared with just one other apartment, contributing to a quiet and well-maintained setting.

### Entrance Hall / Home Working Space

3.06m x 2.55m (10'0" x 8'4")

This welcoming hall, with warm laminate wood flooring, is a bright and versatile space enhanced by generous natural light from the attractive bay window. There is ample room for a dedicated computer workstation, creating an ideal home working area with fabulous views over The Square and there is also room for storing outerwear and shoes / boots. Doors lead to the open plan living / dining kitchen and the spacious double bedroom.

### Open Plan Living / Dining / Kitchen

2.99m x 5.60m (9'9" x 18'4")

A bright triple aspect open plan living / dining kitchen with warm laminate wood flooring and excellent natural light throughout. The living area provides a comfortable, spacious and flexible space for relaxing, with a large double window to the side and an attractive bay window to the front offering an elevated outlook over The Square to the hills beyond. The dining area sits perfectly beside the large side windows between the living area and kitchen, creating a sociable setting for everyday meals or entertaining while the well-equipped kitchen is well laid out with a good selection of base, wall and drawer units, tiled splash backs, stainless steel sink with feature mixer tap, integrated oven and hob with extractor, integrated dishwasher, space for a freestanding fridge freezer and space/plumbing for a washing machine. A Velux window to the rear draws further daylight into the kitchen area, enhancing the bright and airy feel.

### Bedroom

2.93m x 3.59m (9'7" x 11'9")

A generous double bedroom with soft carpet flooring and a bright, airy feel, enhanced by a large Velux window which fills the room with natural light and looks to the Cromdale



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Hills. The well-proportioned layout offers comfortable space for a king sized bed, bedside furniture and additional freestanding storage. An integral wardrobe is fitted neatly into the room, providing practical organised storage with both hanging and shelved compartments.

#### Inner Hall

The inner hall is accessed from the living space and includes a double integral cupboard with sliding doors, housing the water cylinder and electrical switchgear, with a shelved side providing useful additional storage. A further door leads to the shower room.

#### Shower Room

1.79m x 1.79m (5'10" x 5'10")

A bright and stylish modern shower room, well-appointed with a large glazed walk-in shower enclosure featuring both a rainfall shower head and separate handheld attachment. A contemporary wash hand basin is set within a vanity unit providing useful under-sink storage, complemented by a mirrored and illuminated wall cabinet above. The room also includes a WC, chrome heated towel radiator and tile effect vinyl click flooring for a clean, practical finish. A large opaque double window to the rear allows excellent natural light while maintaining privacy, enhancing the fresh and airy feel throughout.

#### Outside

Externally, Waterford Apartments enjoys a prominent position overlooking The Square in Granttown on Spey, with attractive and leafy outlooks. There is ample parking available, a timber storage shed and a dedicated wheelie bin store.

#### Services

It is understood that there is mains water, drainage and

electricity. There is efficient electrical programmable heating.

#### Entry

By mutual agreement.

#### Price

Offers over £135,000 are invited.

The communal charge is currently £70 per month

In accordance with statutory regulations, we advise that a connected person to this agency has a personal interest in the sale of this property. Further details are available on request.

#### Viewings and Offers

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

Masson Cairns  
Strathspey House  
Granttown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

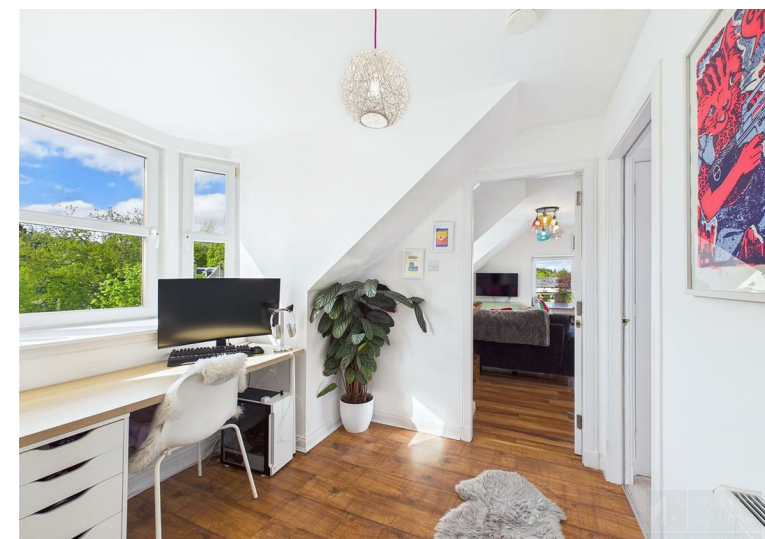
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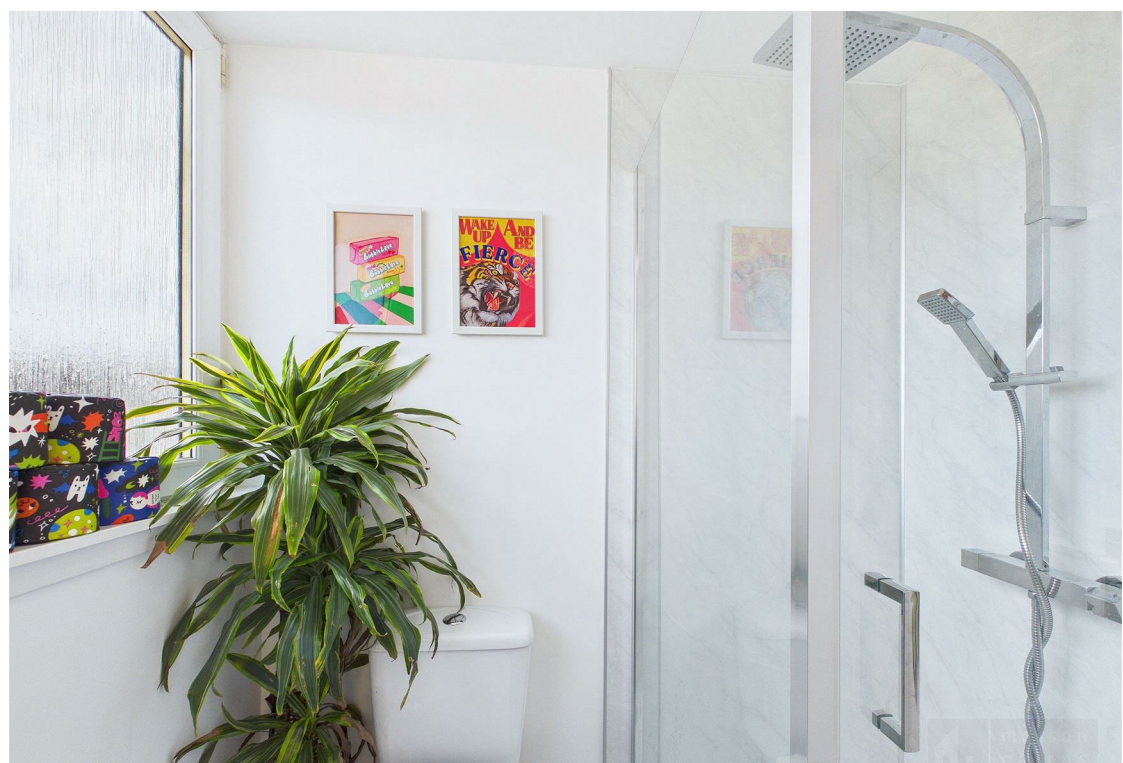
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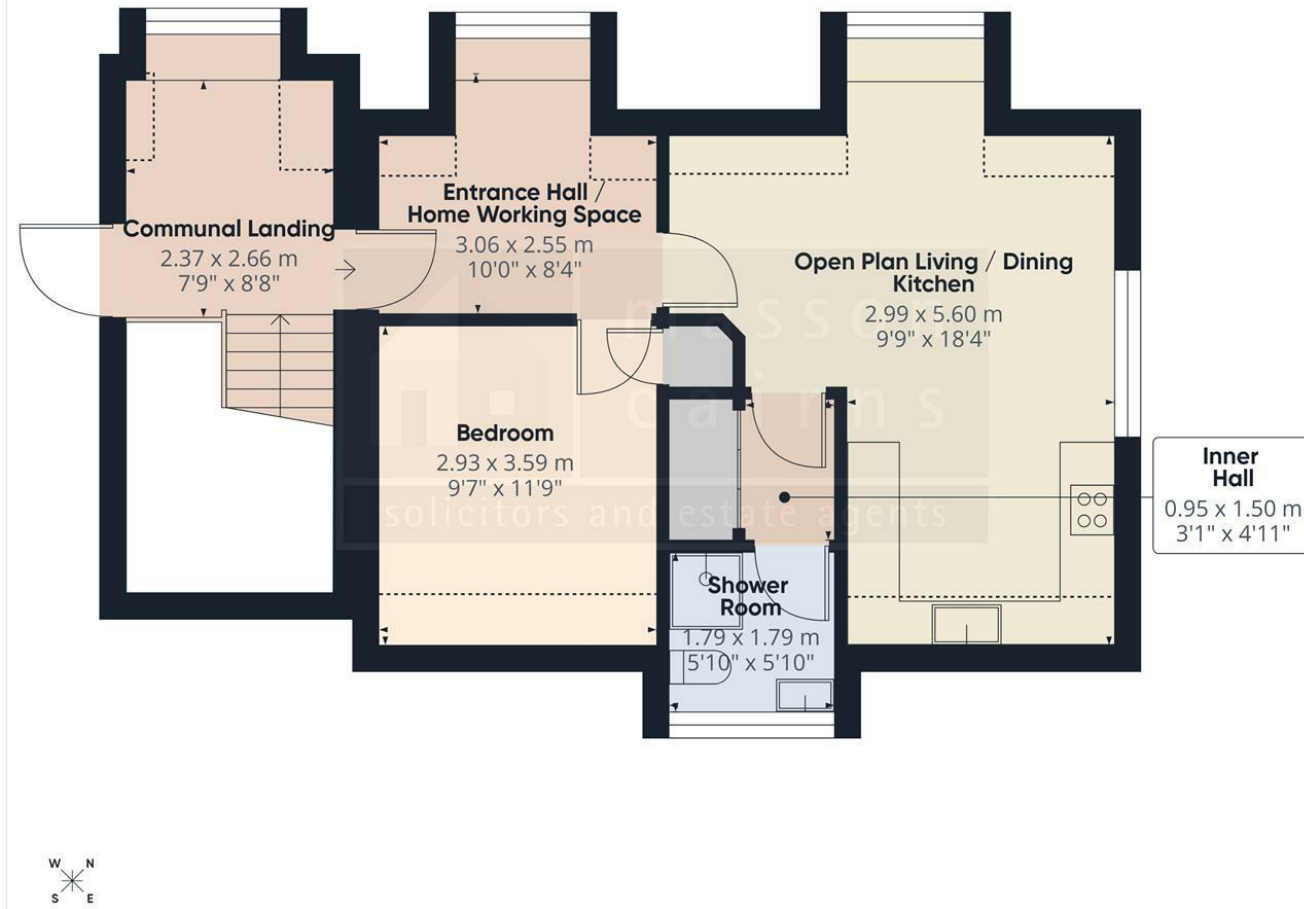












Approximate total area<sup>(1)</sup>

55.5 m<sup>2</sup>  
598 ft<sup>2</sup>

Reduced headroom

5.9 m<sup>2</sup>  
64 ft<sup>2</sup>

(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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>67</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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