



masson
cairns ESTD 1984

Garden Apartment 4, Stonefield House The Square, Grantown on Spey, PH26 3HF

UNDER OFFER £160,000

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

solicitors and estate agents

UNDER OFFER - Positioned on the first floor of this strikingly redeveloped period building, Apartment Four combines refined contemporary living with a sense of warmth and character. The beautifully proportioned open-plan kitchen, dining and living area is a welcoming space, its high ceilings and large sash windows allowing natural light to cascade through and offering an attractive outlook over the town square. The kitchen is stylish and functional, with modern units, contrasting work surfaces, and integrated appliances including an electric hob, oven and extractor with space and plumbing for a washing machine and fridge freezer. The layout provides ample room for dining and relaxing, creating a bright and sociable heart to the home. A carpeted hallway with space for a home working desk leads to two comfortable double bedrooms, each enjoying its own distinct aspect. The principal bedroom sits quietly to the rear, while the second bedroom benefits from a bright dual aspect and generous proportions with an integral mirrored wardrobe. The shower room is immaculately finished with full-height tiling, a glazed enclosure, modern fittings and a velux that enhances the room's airy feel. Completing this well-appointed home are thoughtfully designed outdoor features, including an allocated parking space with EV charger, a private enclosed garden ideal for enjoying the fresh Highland air, and a secure bike store — all just a few steps from Grantown's charming High Street and vibrant community amenities. 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 bedrooms, and shower room.

Accommodation

From the welcoming entrance, the accommodation flows naturally into the beautifully finished open-plan kitchen, living and dining area, a bright and inviting space with deep carpet flooring and recessed downlighting in addition to tall sash-style windows framing views across the picturesque Grantown Square. The kitchen is fitted with a good selection of units, integrated appliances, and a contrasting worktop that creates a smart, modern finish, while the adjacent living area provides ample space for dining and relaxation.

The shower room is stylishly appointed, featuring a fully



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tilled interior, a wall-hung wash hand basin and display shelf, wc with concealed cistern and a glazed shower enclosure complete with an illuminated and recessed display shelf, adding both practicality and refinement. There is a chrome towel radiator and a velux window offering excellent natural light into the space.

Along the hallway, there is a useful space perfectly suited for home working or a compact gaming setup, with natural light from a window to the side enhancing the sense of openness. The first bedroom includes an integrated mirrored wardrobe, while bedroom two enjoys far-reaching views over the town towards the Cromdale Hills, complemented by an additional Velux window that floods the room with light.

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. The gardens are grass seeded, each with a slabbed path leading to the entrance and 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

UNDER OFFER

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

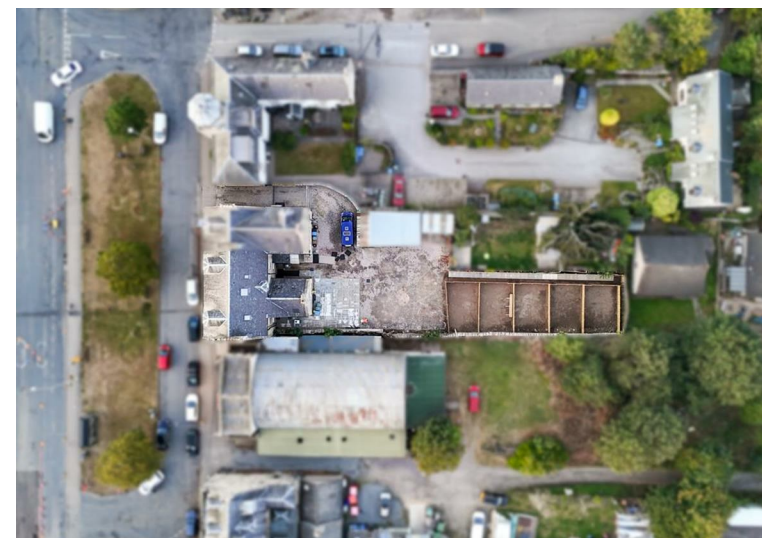
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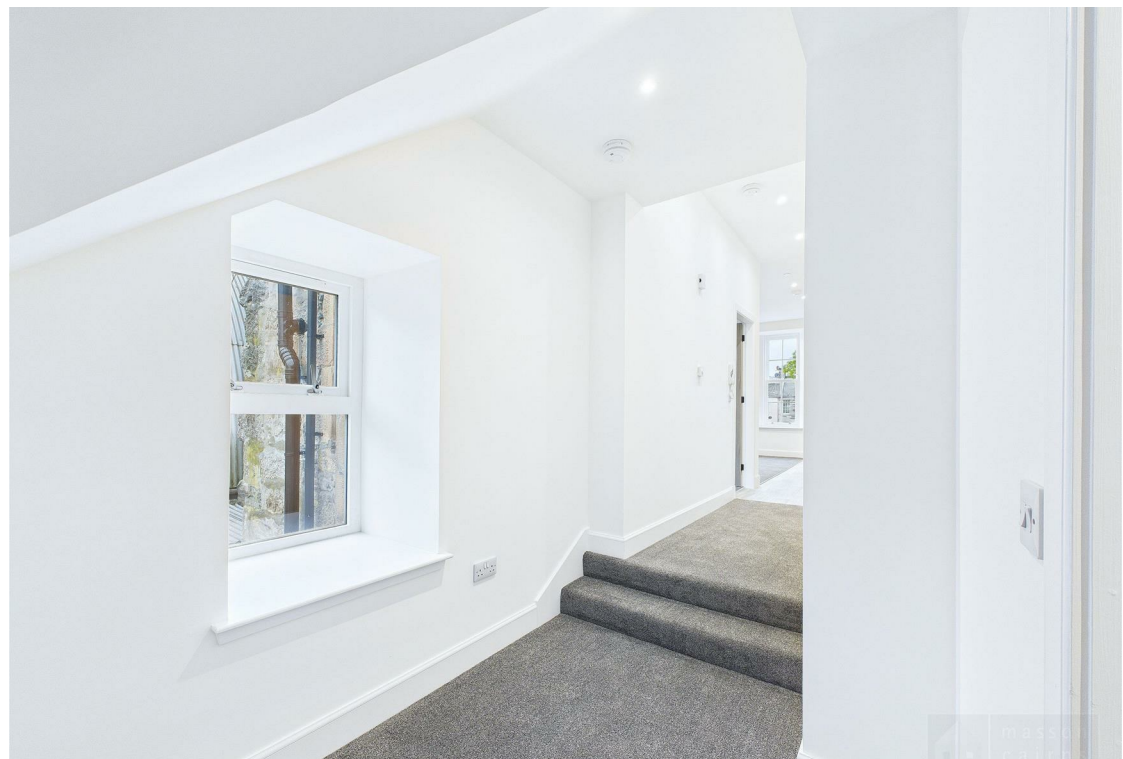
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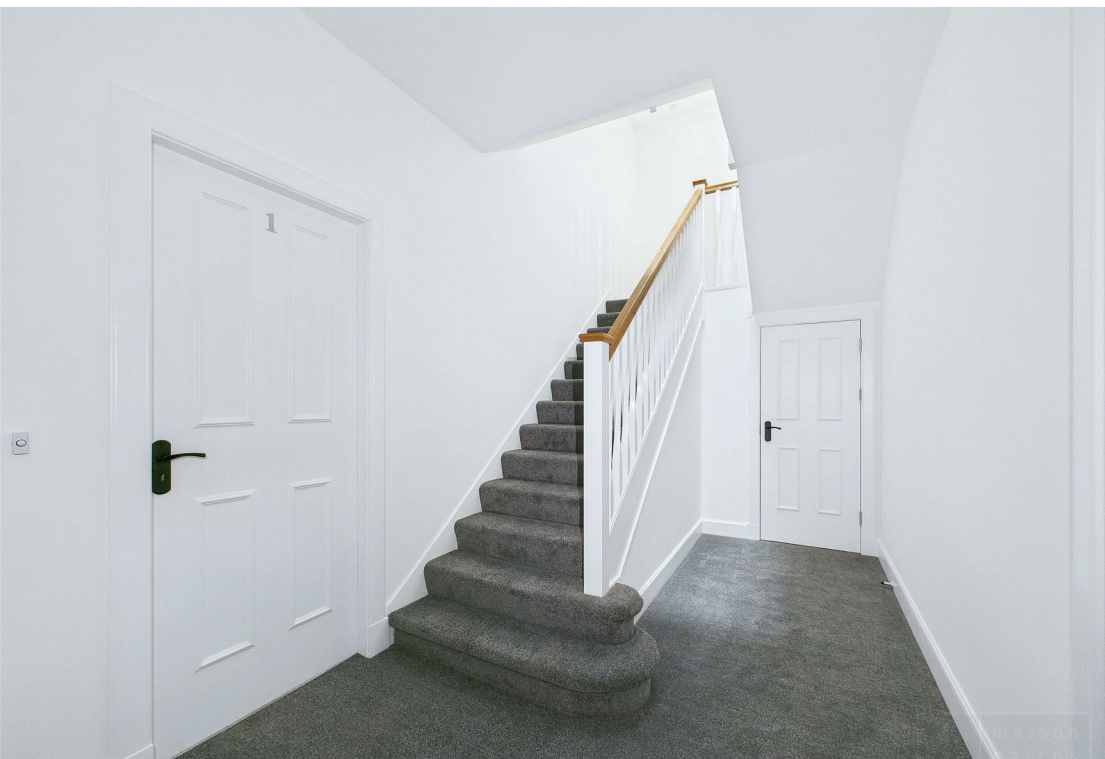
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First Floor
Approximate total area⁽¹⁾
99.7 m²
1074 ft²

Reduced headroom
2.4 m²
26 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.

GIRAFFE360

Floor 1



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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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