



masson
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solicitors and estate agents

108 High Street, Grantown On Spey, PH26 3EL

Offers Over £240,000

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

Located in the heart of Grantown-on-Spey, 108 High Street is a deceptively spacious and beautifully presented four-bedroom stone-built home offering flexible family accommodation across two levels, complemented by a detached garden room and substantial garage. Entering through the front door, a welcoming hallway provides access to the principal ground floor accommodation. To the front, the comfortable sitting room enjoys a bright aspect and centres around an attractive fireplace with wood-burning stove while double sliding doors open into the generous family room, providing a versatile living space ideal for children, home working or formal dining. To the rear, the impressive kitchen/dining room has been thoughtfully modernised and features extensive units, integrated appliances, a central island with breakfast seating and ample space for family dining. Upstairs, the landing leads to four bedrooms and the family bathroom. The principal bedroom is a spacious double and benefits from its own en-suite shower room. Bedroom two is a further double and enjoys access to a walk-in wardrobe, while bedroom three offers comfortable double accommodation. Bedroom four provides flexibility as a nursery, study or single bedroom. A well-appointed family bathroom serves the remaining bedrooms. Outside, the enclosed rear garden has enjoys lawn, raised vegetable beds, patio seating areas and a greenhouse, creating an attractive and productive outdoor space. A detached garden room offers excellent ancillary accommodation, ideal as a home office, studio or hobby room, and includes a useful store. Completing the property is a substantial detached garage providing excellent storage, workshop potential or secure parking. Combining character, modern styling and versatile accommodation, this is an exceptional family home ready to move into. EPC E Council Tax E 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 E

Hallway

A welcoming and spacious entrance hallway that sets the tone for the accommodation, featuring a staircase rising to the first floor, attractive wall panelling and space for some freestanding furniture. Bright and inviting, this central reception area provides access to the principal ground floor rooms and offers useful storage beneath the stairs.

Sitting Room

3.61 x 4.22m (11'10" x 13'10")

Positioned to the front of the home, the inviting sitting room is a comfortable and well-proportioned reception space, flooded with natural light from a large front-facing window. A contemporary wood-burning stove set within an attractive fireplace creates a warm focal point, while generous proportions provide ample space for relaxed family living. Sliding doors connect seamlessly to the adjoining family room, allowing the accommodation to flow effortlessly and offering flexibility for both everyday living and entertaining.

Family Room

3.64 x 3.39m (11'11" x 11'1")

A versatile and generously sized family room provides excellent additional living space and is currently arranged as a playroom. Filled with natural light from a rear-facing window, the room offers ample space for a variety of uses, including a children's playroom, home office, snug or informal sitting area. Wide sliding timber doors open directly into the sitting room, creating a flexible open-plan feel when desired while allowing the rooms to be separated for privacy and there is also a large integral storage cupboard. Conveniently positioned adjacent to the kitchen, this adaptable space forms part of the home's excellent family-friendly layout.

Kitchen / Dining

4.21 x 4.61m (13'9" x 15'1")

A superb contemporary kitchen and dining area forms the heart of the home and has been thoughtfully designed to combine everyday practicality with stylish family living. The room is fitted with an extensive range of modern wall and base units complemented by contrasting work surfaces and a striking central island providing additional preparation space, storage and informal seating. Integrated appliances include a fridge freezer and dishwasher, alongside built-in ovens and an induction hob with extractor hood above.

Twin-aspect windows fill the room with natural light, creating a bright and welcoming atmosphere while a dedicated dining area comfortably accommodates family meals and entertaining, while recessed lighting and feature pendant fittings add to the room's modern appeal. A glazed external door provides convenient access to the garden area and there is generous storage, quality finishes and excellent proportions which combine to create a highly functional and attractive family kitchen.

Landing

A bright landing benefiting from a large Velux window that allows for excellent natural light. The landing provides access to all four bedrooms and the family bathroom. There is a loft hatch to the insulated attic space.

Bedroom One & En-Suite

3.51 x 3.55m & 2.07 x 1.04m (11'6" x 11'7" & 6'9" x 3'4")

This is a generously proportioned principal bedroom enjoying a bright dual window outlook to the rear with excellent natural light. The room offers ample space for a king-size bed and freestanding furniture, while extensive fitted mirrored wardrobes provide substantial hanging and shelving storage. There is recessed downlighting and a further door leads to the en-suite shower room which is fitted with a white two-piece suite comprising wash hand basin and WC, together with a separate tiled shower enclosure. A Velux window provides natural light and ventilation, while fitted shelving and wall-mounted storage offer practical everyday convenience.

Bedroom Two

2.53 x 3.38m (8'3" x 11'1")

A bright and versatile double bedroom enjoying an elevated outlook to the rear. Currently arranged as a children's room, the accommodation comfortably accommodates a single bed while offering sufficient floor space for a double bed if required. The room retains character through a beautifully repurposed fireplace recess with exposed stone surround and fitted shelving, creating an attractive focal point and useful display space. Additionally, a useful walk-in wardrobe is fitted with extensive shelving and storage space, offering excellent storage.

Bedroom Three

3.70 x 3.10m (12'1" x 10'2")

A well-proportioned double bedroom positioned to the front of the property, enjoying pleasant outlooks through a deep-set window. The room offers ample space for a double bed and freestanding furniture, while a charming recessed display alcove provides useful shelving and a distinctive character feature.

Bedroom Four

1.91m x 2.36m (6'3" x 7'8")

A comfortable single bedroom enjoying a pleasant outlook to the front of the property. The room is ideal as a child's bedroom, nursery, home office or study, with space for a single bed and ancillary furniture.



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Bathroom

2.10 x 2.23m (6'10" x 7'3")

Fitted with a contemporary white three-piece suite comprising a P-shaped bath with glazed shower screen and mains shower over, WC and wash hand basin. A side-facing window provides natural light, while tiled splash backs and practical storage areas complete the room.

Outside / Garage / Garden Room

To the rear of the property are a number of highly desirable ancillary buildings and outdoor spaces which significantly enhance the overall accommodation. A modern detached timber-clad garden room measuring approximately 3.25m x 2.78m (10'8" x 9'1") provides a versatile additional living space, finished with recessed ceiling lighting, power sockets, wood-effect laminate flooring, fitted base storage units with worktop and French doors opening directly onto the patio in addition to a separate room which is plumbed ready for use as a cloakroom. The room is ideally suited as a home office, studio, hobby room, gym or relaxation space and enjoys a pleasant outlook across the garden. Adjacent to the garden room is an attractive covered seating and entertaining area, creating a sheltered outdoor retreat ideal for al fresco dining and year-round enjoyment. The enclosed rear garden has been thoughtfully landscaped to combine practicality with attractive outdoor living. A paved terrace adjoins the garden room and greenhouse, while a central lawn is bordered by raised timber planting beds stocked with a variety of flowers, vegetables and established planting. A substantial greenhouse and productive growing areas will particularly appeal to keen gardeners. Also located within the rear garden is a substantial detached garage measuring approximately 3.43m x 7.46m (11'2" x 24'5"). Constructed on a concrete base beneath a corrugated roof, the garage benefits from power, lighting, twin timber doors to the front and a useful pedestrian side door providing direct access to the rear garden offering excellent storage, workshop or hobby space, the building provides a valuable addition. There is also a separate wood store.

Services

It is understood that there is mains water, drainage and electricity. Wood pellet fired central heating system

Entry

By mutual agreement.

Price

Offers over £240,000 are invited

Viewings and Offers

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

to:-Masson Cairns
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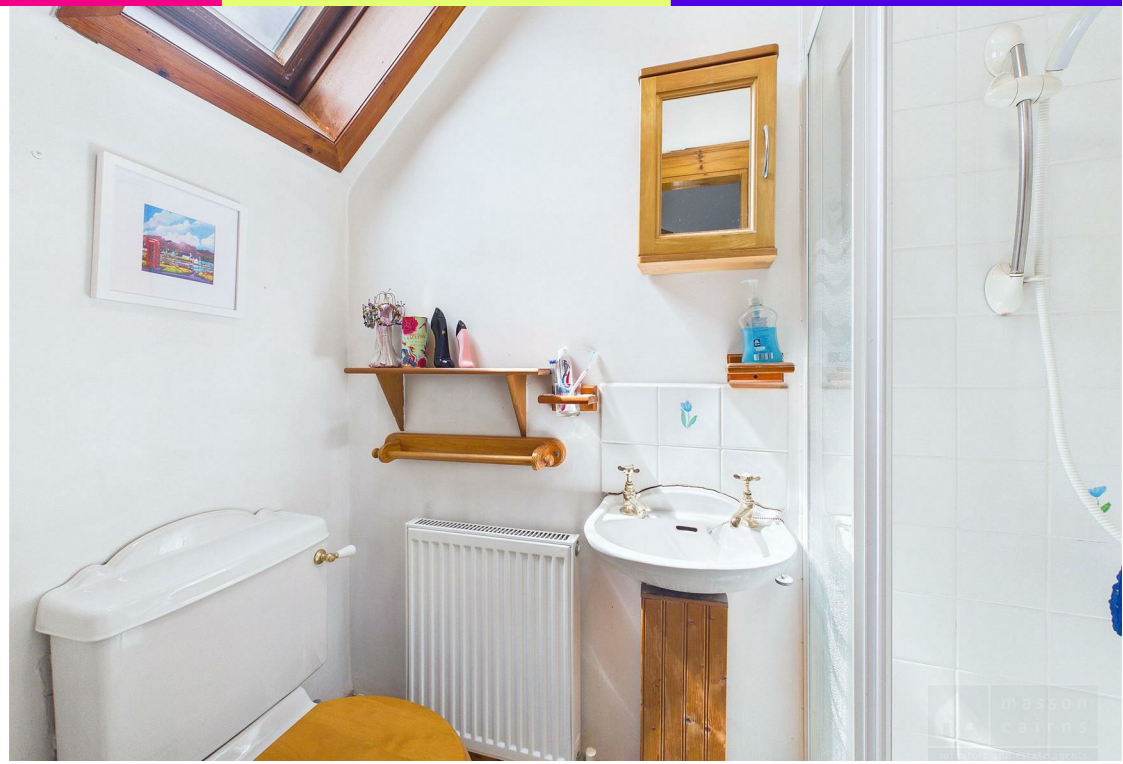
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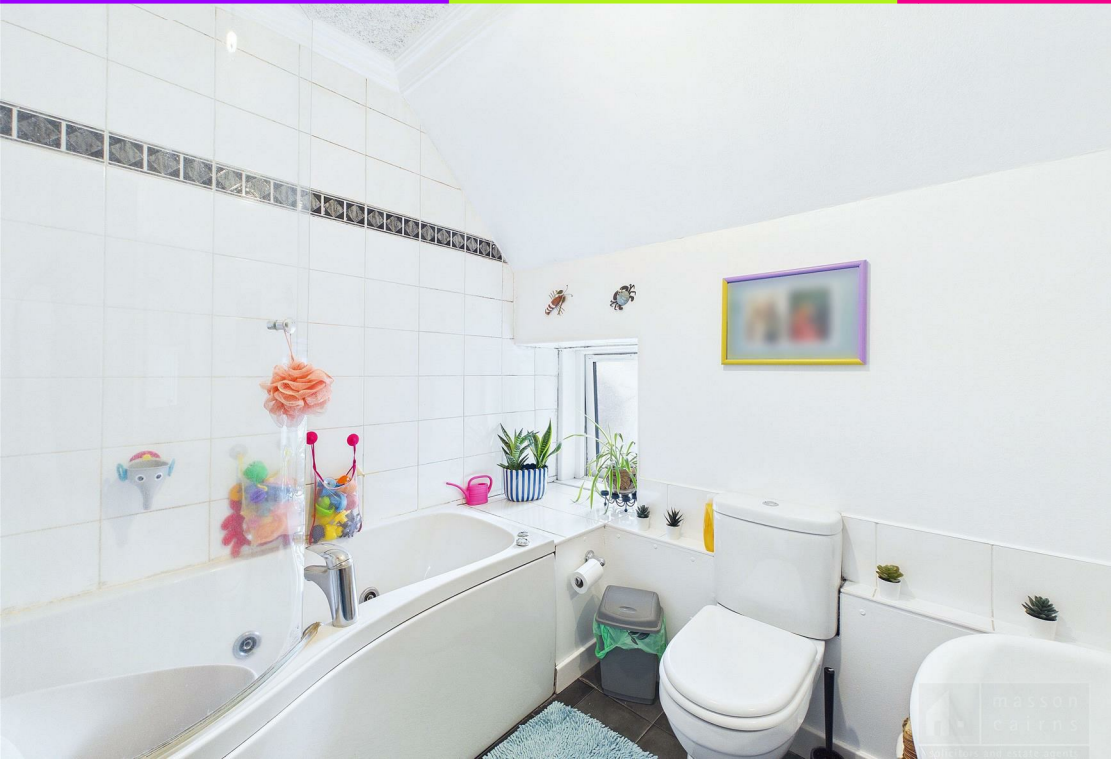




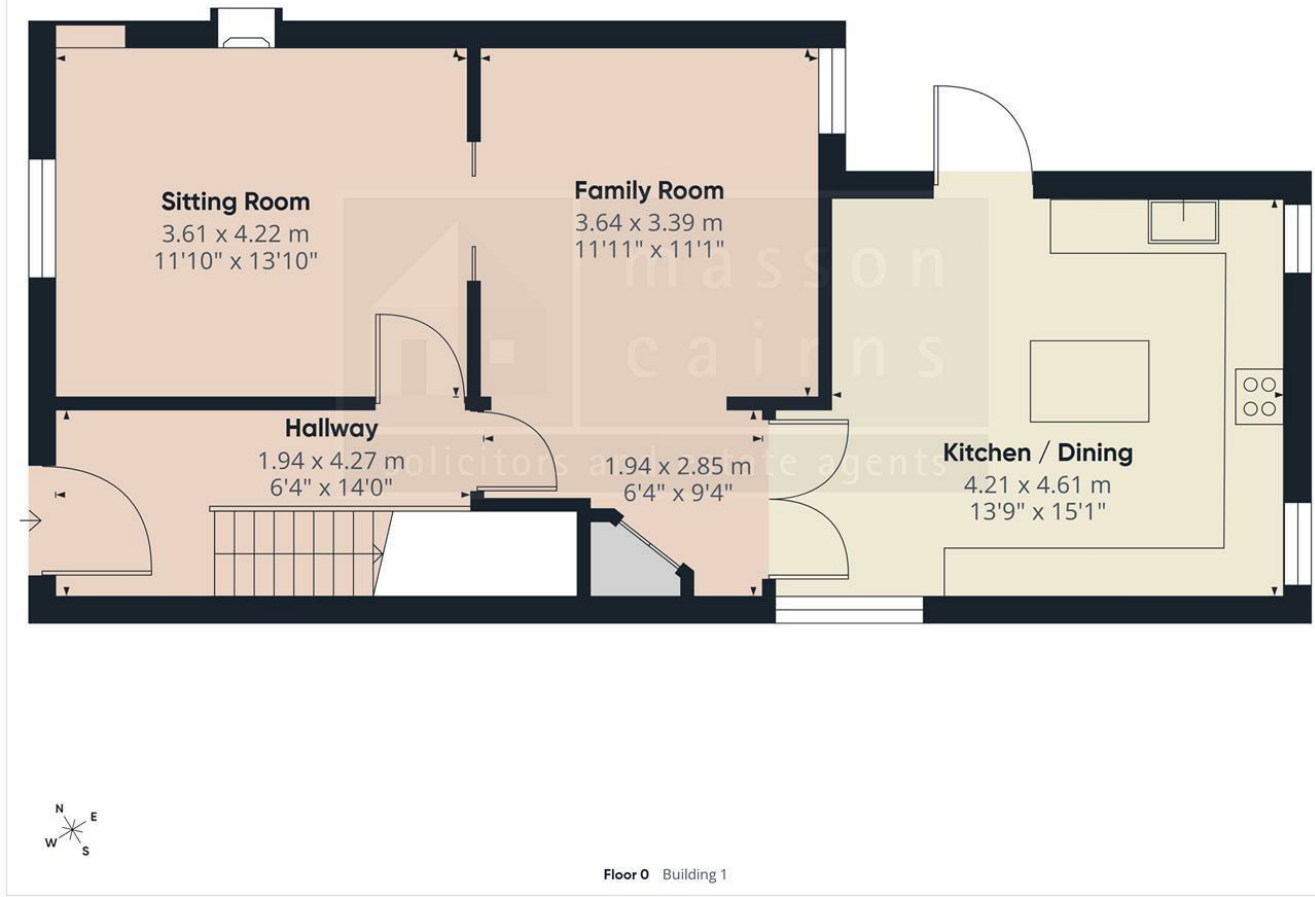












Approximate total area⁽¹⁾
63.7 m²
685 ft²

(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.

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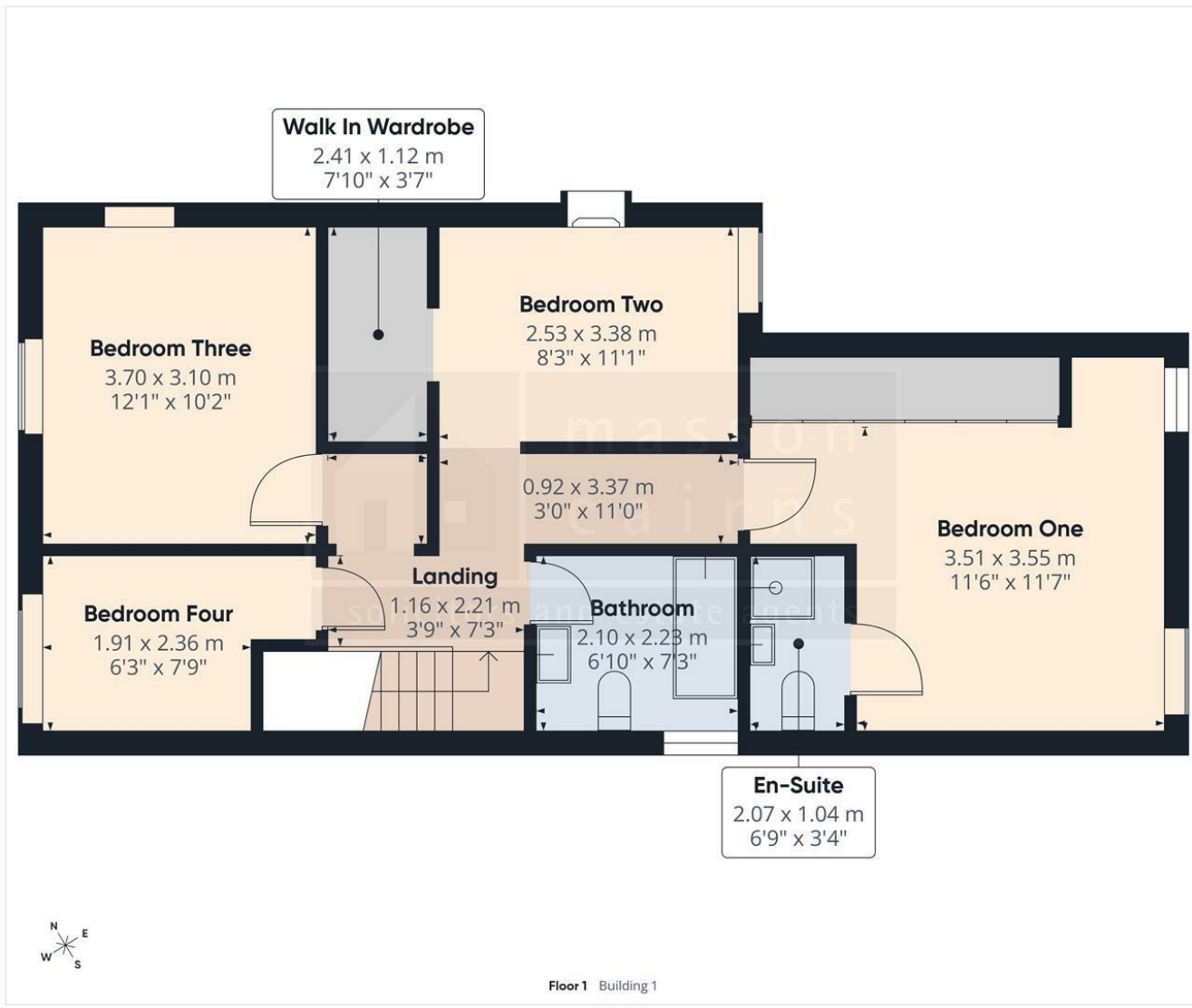
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Approximate total area⁽¹⁾
61.2 m²
659 ft²

(1) Excluding balconies and terraces

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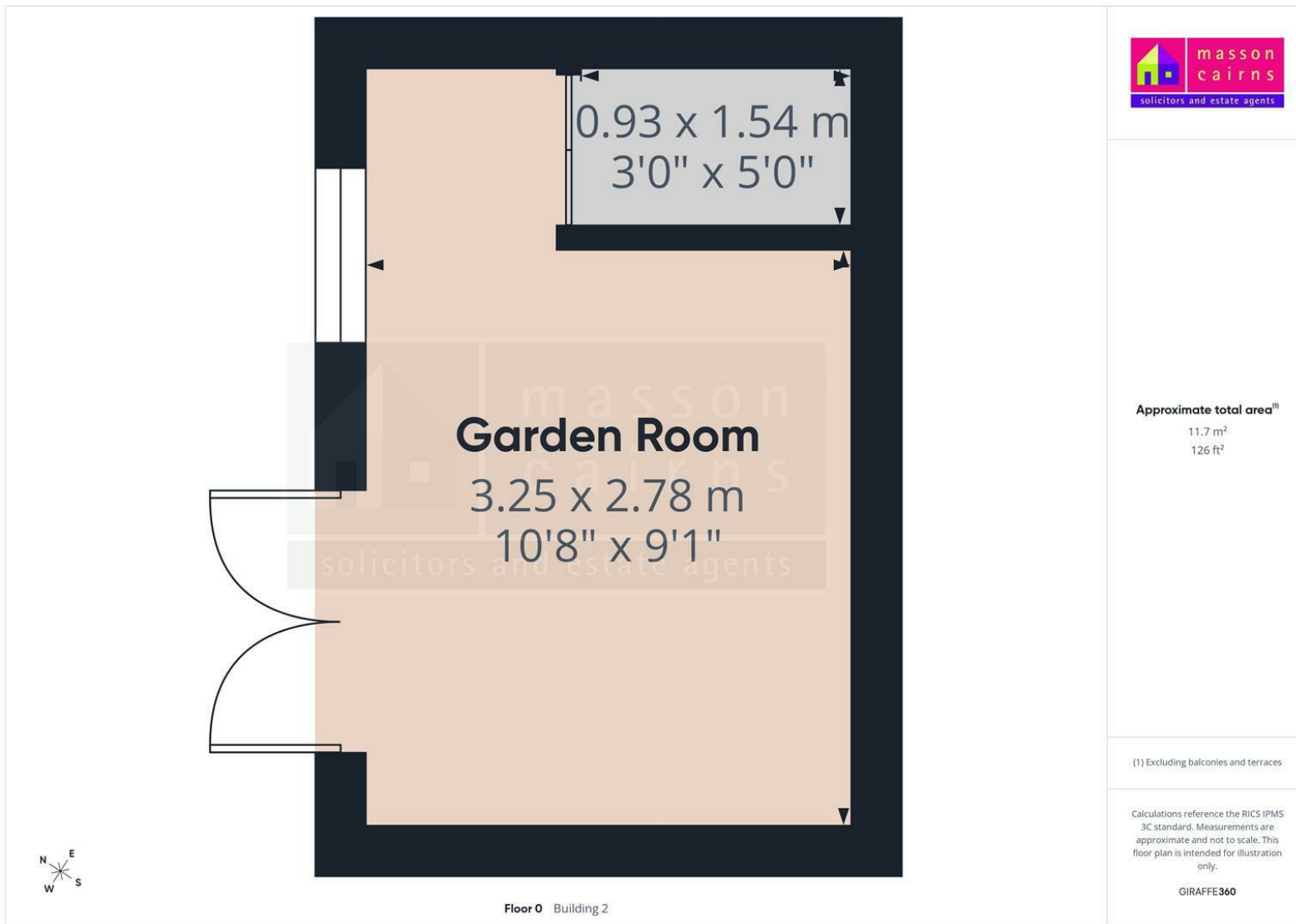
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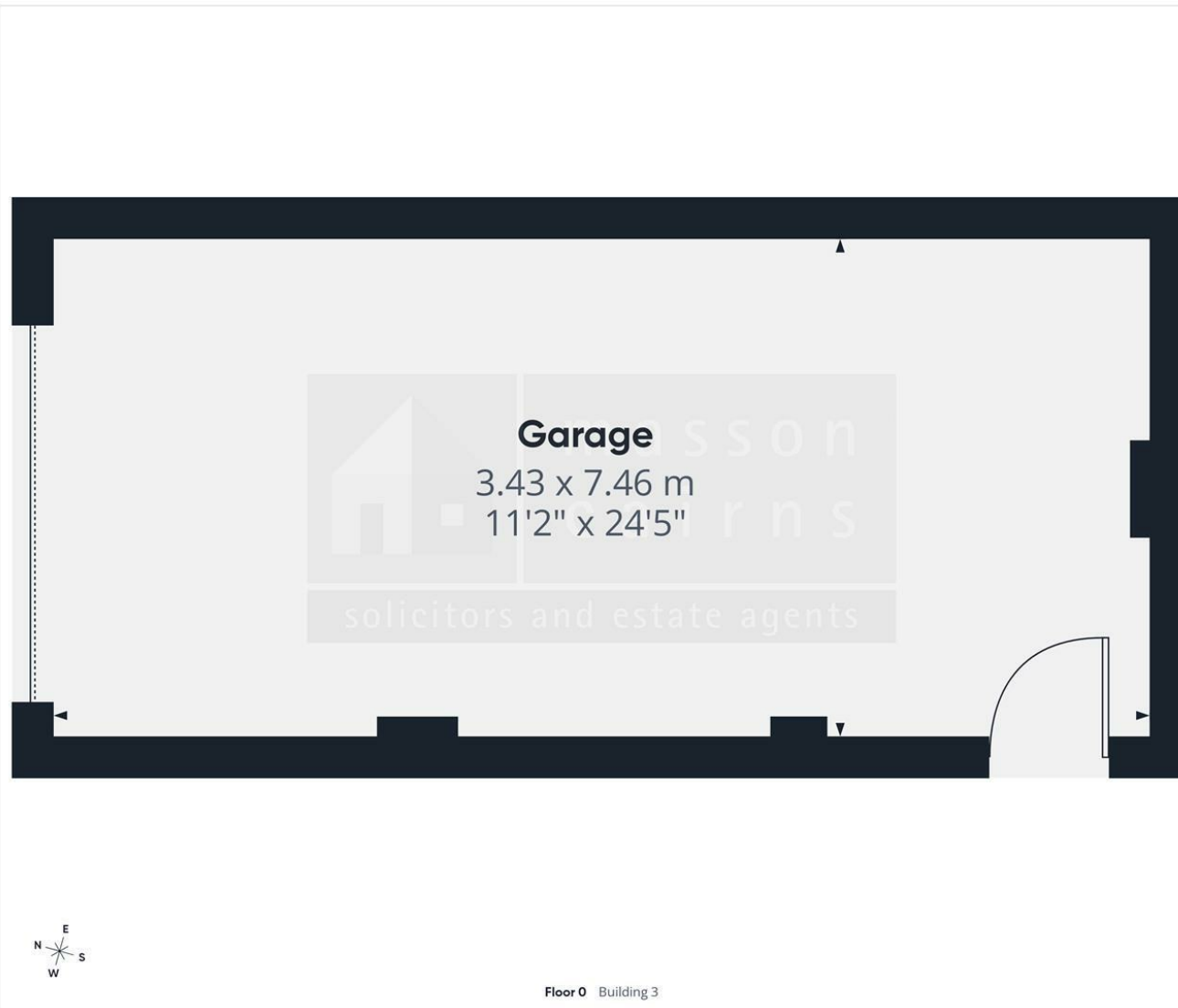
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Approximate total area^m
25.6 m²
276 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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