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29 High Street, Granttown on Spey, PH26 3EG
UNDER OFFER £140,000

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

solicitors and estate agents

UNDER OFFER - Set in the heart of Granttown on Spey, within the Cairngorms National Park, this impressive three-bedroom maisonette offers spacious and characterful accommodation arranged over two floors. Accessed via its own private entrance from the High Street—with an additional rear access—the property combines traditional charm with flexible living space, ideal for a variety of buyers including families, couples, or those seeking their first home. The first floor features a spacious and bright sitting room with a bay window and feature fireplace, a well-equipped kitchen/dining room with a wood-burning stove, and a modern bathroom with bath, shower, WC and wash hand basin. Also on this level is a useful utility area and a third single bedroom, which could also be used as a nursery or home office. Upstairs, the generous principal bedroom enjoys excellent proportions, while a further double bedroom and a bright landing area with storage and a dressing room / work-from-home space. Externally, the property benefits from a manageable rear garden area with two timber sheds for sports or equipment storage. There is also off-street parking. Well located for amenities, schooling and transport links, this is a rare opportunity to acquire a characterful and spacious home in one of Scotland's most sought-after Highland towns. EPC F, Council Tax C, Home report available 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 F

Entrance Vestibule

Accessed via a charming timber panelled front door with glazed fanlight, the entrance vestibule sets a warm tone with traditional features and natural wood finishes. A glazed internal door opens to the stairwell, where carpeted stairs with timber balustrade and dado panelling rise to the main accommodation, offering a welcoming introduction to this characterful home.

1st Floor Landing

A graceful turning staircase with detailed iron balustrades leads to the first-floor landing, which connects the main living areas of the home. Traditional wood panelling continues from the entrance and is complemented by natural light streaming through the colourful stained glass window at the mid-landing. The landing opens to the elegant sitting room at the front and the kitchen/dining area at the rear, as well as the bathroom and third bedroom.

Sitting Room

4.23m x 5.21m (13'10" x 17'1")
The sitting room is a bright and spacious area that blends traditional features with comfortable proportions. A generous bay window fills the room with natural light, while high skirtings and decorative cornicing lend a sense of period charm. The focal point is an ornate fireplace with tiled hearth and detailed mantel, complemented by a recessed display alcove with shelving. This welcoming room offers an ideal setting for relaxing or entertaining.

Kitchen / Dining

3.48m x 4.38m (11'5" x 14'4")

The spacious kitchen/dining room is a bright and welcoming space with ample room for both cooking and informal dining. A range of base, drawer and wall units offer generous storage, complemented by worktops and a tiled splashback. The layout incorporates a freestanding cooker, under-counter appliance spaces, and a large picture window above the sink that provides natural light and a pleasant outlook. A wood-burning stove set within a traditional fireplace adds character and warmth, making this a cosy hub of the home. A further door leads to the rear landing, with access through to a separate utility area

Rear Landing

The rear landing is accessed from the kitchen and leads through to the utility area and downstairs external door. Featuring traditional timber panelling and carpeted stairs, it has a large window that fills the stairwell with natural light and offers views out to the garden and sheds. The space also houses the electrical consumer units and double timber back doors lead out to the sheds and garden area.

Utility

2.11m x 1.03m (6'11" x 3'4")

The utility room is a practical space, located just off the rear landing and equipped with plumbing for a washing machine, space for a freestanding freezer, and shelving for additional storage. A window provides natural light and ventilation, making it a bright and functional area for laundry and household tasks. The room also houses the hot water tank and provides further useful storage for cleaning essentials or tools.

Bedroom Three / Nursery

3.41m x 1.69m (11'2" x 5'6")

The third bedroom is a cosy single room, ideally suited as a nursery or a comfortable home working space. A skylight window allows natural light to filter in, creating a bright and inviting space.

Bathroom

1.91m x 1.98m (6'3" x 6'5")

The bathroom is a clean, modern space with practical features. It includes a bath with full-height tiling, shower and glazed screen, a WC and pedestal wash hand basin with tiled splashback. A chrome ladder towel radiator adds comfort, while the recessed window and overhead



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skylight provide natural light and ventilation. The tiled walls with mosaic border detailing complete the space.

2nd Floor Landing

The second-floor landing is both spacious and charming, featuring traditional timber panelling with natural light pouring in from a large skylight, making the space feel bright and airy. It provides access to the principal and second bedrooms, as well as a versatile home working area. Two generous built-in cupboards offer excellent storage solutions.

Principal Bedroom

3.27m x 5.43m (10'8" x 17'9")

The principal bedroom is bright and spacious, enhanced by a charming bay window that not only frames views over the rooftops to the Cromdale Hills but also fills the room with natural light. The generous floor space easily accommodates a large bed and additional furnishings and there is a built-in storage wardrobe.

Bedroom Two

3.48m x 3.63m (11'5" x 11'10")

Bedroom two is a generously sized and inviting double room, featuring a charming bay window that brings in plenty of natural light and offers rooftop views.

Dressing Room / Home Working Space

1.99m x 1.85m (6'6" x 6'0")

Currently arranged as a dressing room with open shelving and a freestanding wardrobe, this versatile space could equally serve as a quiet home working area. A skylight window provides natural light, making it a pleasant and functional nook ideal for focused tasks or personal storage, tucked neatly off the upper landing.

Outside

The rear of the property features a useful and low-maintenance outdoor area that includes a private parking space and a grassed section between two timber sheds, ideal for storage of bikes, tools, or equipment. There is a stone wall to the rear of the space and some fencing to the front of the grassed area.

Services

It is understood that there is mains water, drainage and electricity. There is electric heating and a wood burning stove..

Entry

By mutual agreement.

Price
UNDER OFFER

Viewings and Offers

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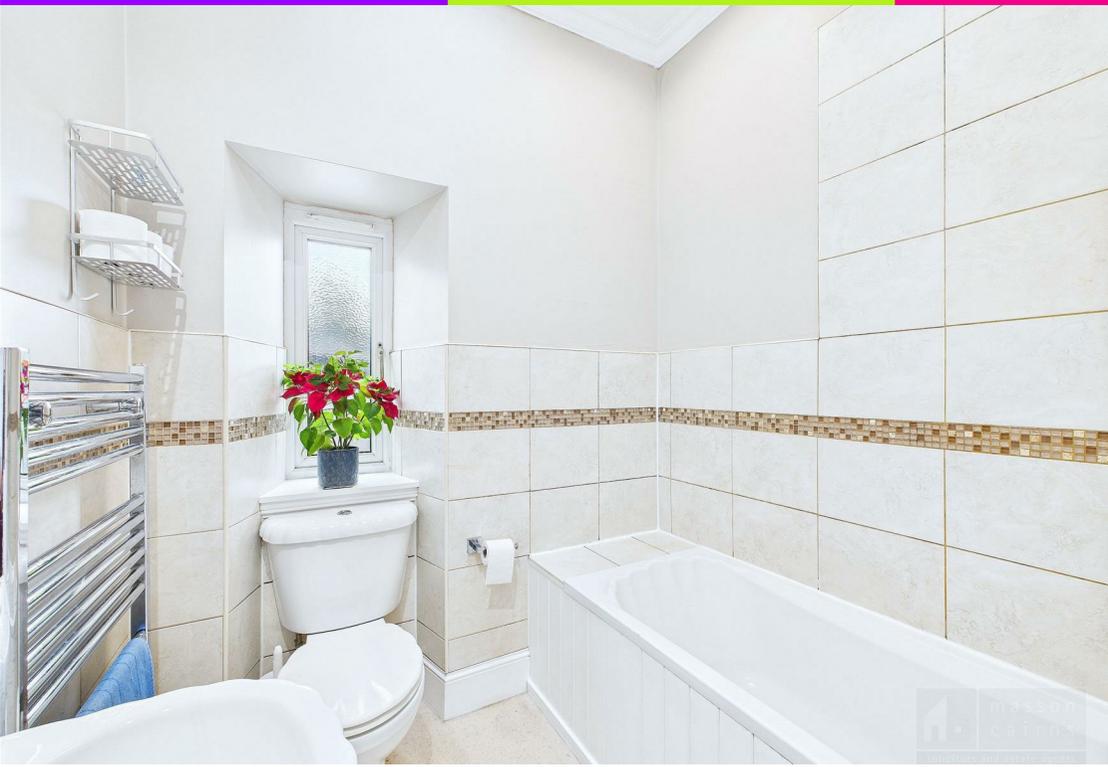
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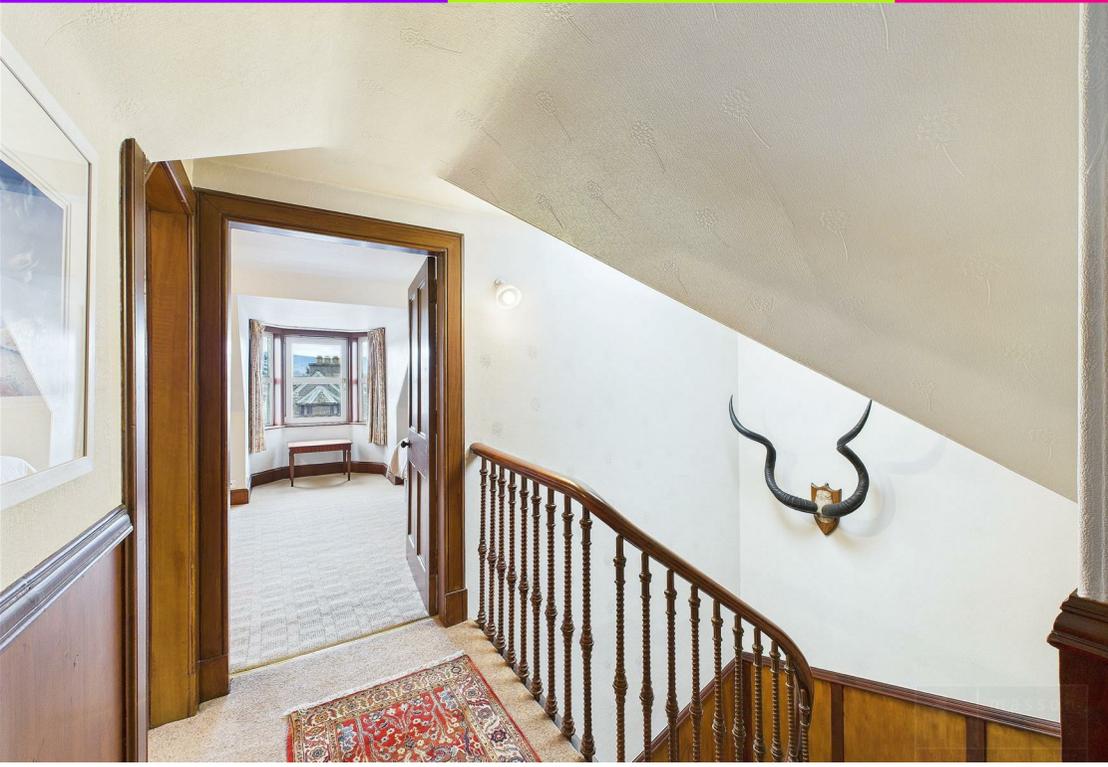








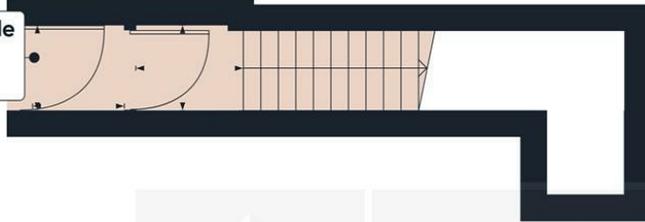




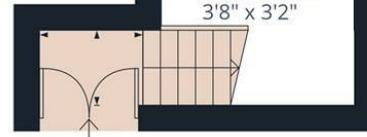




Entrance Vestibule
1.11 x 1.10 m
3'7" x 3'7"



Access To Rear
1.13 x 0.97 m
3'8" x 3'2"



Approximate total area⁽¹⁾
14.4 m²
155 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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Floor 0



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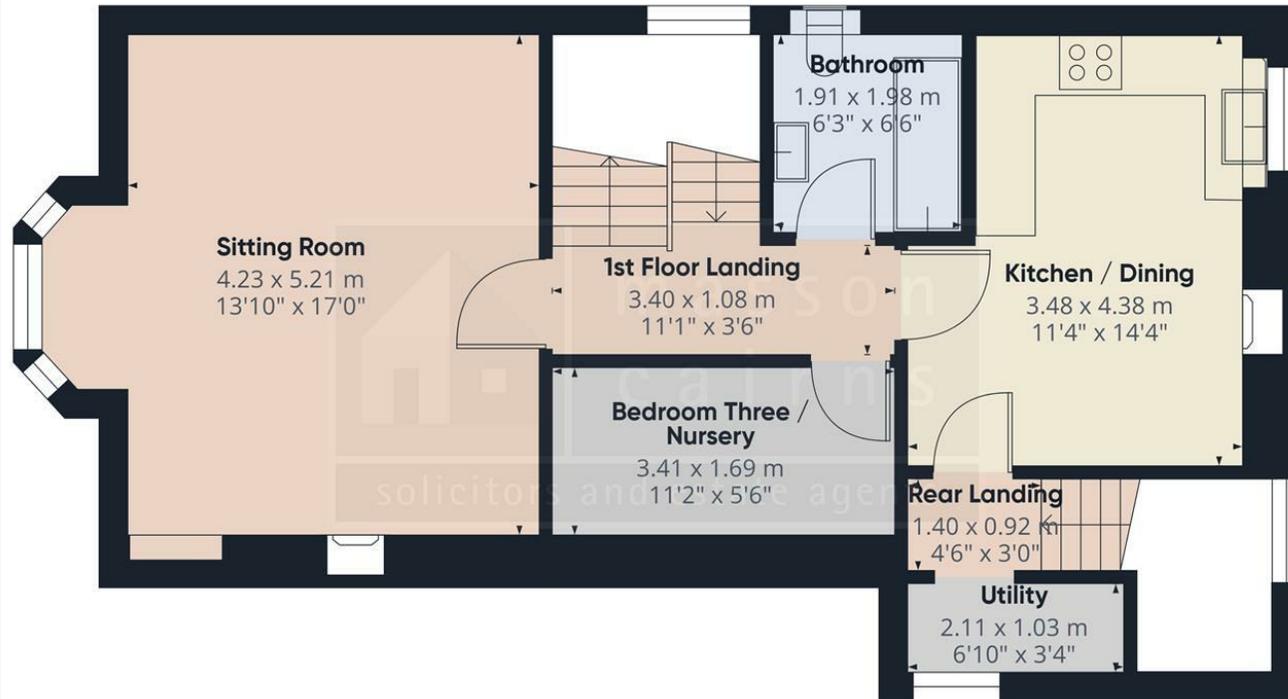
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Approximate total area⁽¹⁾
55.9 m²
603 ft²

(1) Excluding balconies and terraces

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Floor 1



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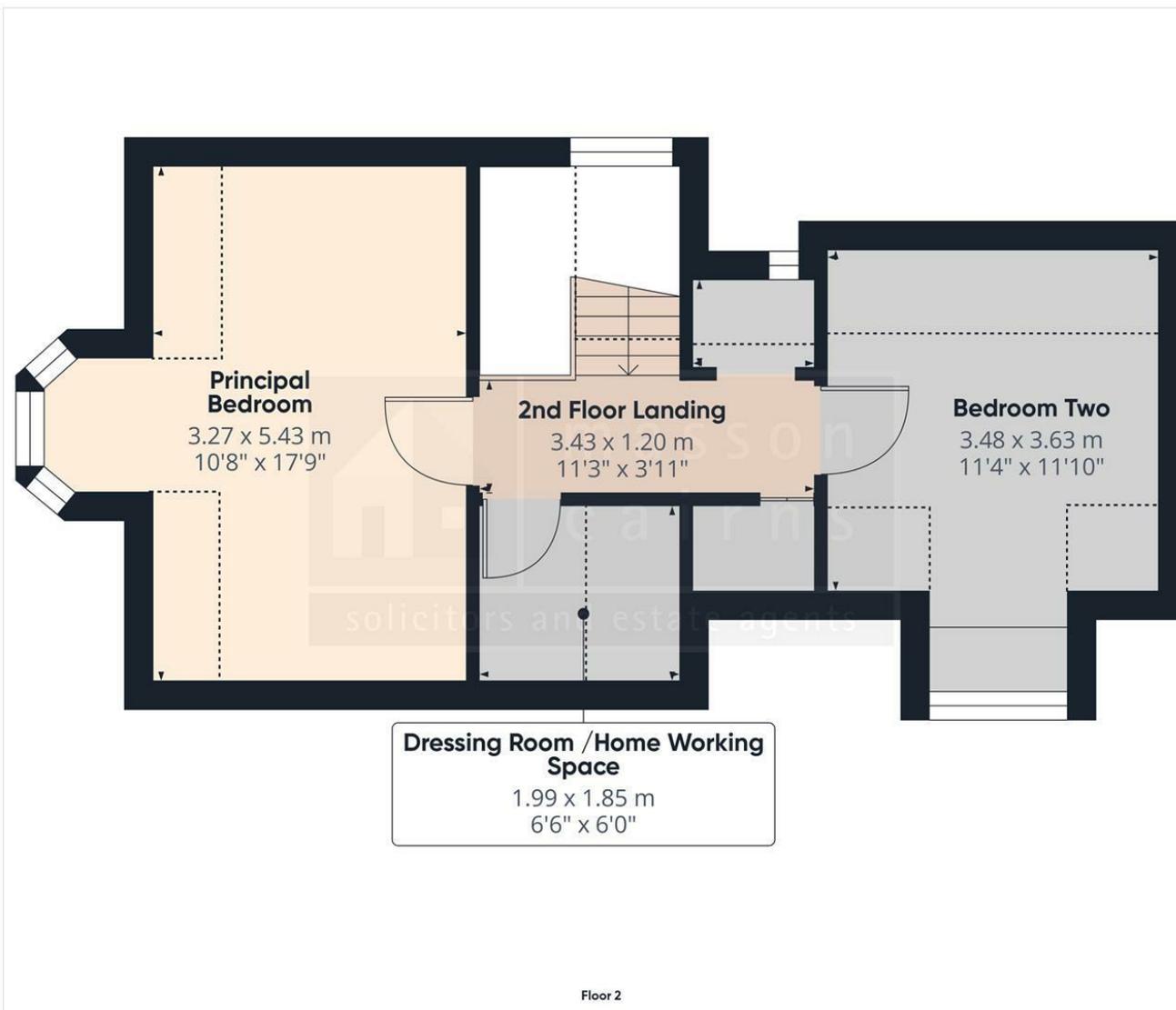
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Approximate total area^m
43.4 m²
468 ft²

Reduced headroom
9.4 m²
101 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.

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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		72
(55-68) D		
(39-54) E		
(21-38) F	23	
(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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