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solicitors and estate agents

116 High Street, Grantown on Spey, PH26 3EL

UNDER OFFER £120,000

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

UNDER OFFER - Perfectly positioned in the heart of Grantown on Spey, this charming and spacious two-bedroom home offers a blend of character, comfort, and convenience, all within the beautiful setting of the Cairngorms National Park. Inside, the bright and welcoming sitting room features a large picture window with a deep sill, drawing in natural light and the smart shower room offers excellent amenity. The well-appointed kitchen and dining area is both stylish and practical, with modern units, quality appliances, and ample space for family meals. An open staircase leads to the upper floors, where two bedrooms await, alongside a family bathroom and handy additional WC. The home's thoughtful layout, paired with its light-filled rooms, creates a warm and inviting atmosphere throughout. Outside, the property boasts a delightful private garden—perfect for enjoying sunny afternoons—with a useful shed providing excellent storage for tools, bikes, or outdoor equipment. Its central location means shops, cafés, and local amenities are just a short stroll away, while the surrounding countryside offers endless opportunities for walking, cycling, and exploring. The property would suit a variety of buyers and 116 High Street is a fantastic opportunity to secure a home in one of the Highlands' most sought-after towns. EPC F, Council Tax band D, Home report available from 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

The property is entered via double UPVC doors with a glazed transom into the entrance vestibule. A second internal door opens into the sitting room.

Sitting Room

4.04m x 3.97m (13'3" x 13'0")

The sitting room is generously proportioned and enjoys excellent natural light from a large picture window with a charming window seat, perfect for relaxing and watching the

world go by. There is an inset electric fire with a brick-effect surround and tiled hearth. The space offers ample room for a variety of lounge furnishings, making it ideal for both relaxation and entertaining whilst a further door leads through to the kitchen / dining. There is carpet flooring and ceiling lighting.

Kitchen / Dining

3.34m x 3.98m (10'11" x 13'0")

The kitchen and dining room is a bright and functional space, thoughtfully arranged for both cooking and casual dining. Fitted with a good range of modern base, wall, and drawer units in a white finish, it offers ample storage alongside generous worktop space with a warm wood-effect design and matching splashbacks. Integrated appliances include an oven with ceramic hob and stainless steel extractor, while there is a washing machine and an under-counter fridge. A stainless steel sink with drainer is positioned beneath a window, drawing in natural light. The dining area, tucked neatly beneath the staircase, provides an ideal spot for a table and chairs, creating a cosy place for meals. The room is completed with wood-effect flooring and neutral décor, ensuring a welcoming and versatile setting. A further door leads through to the hallway and stairs lead to the upper floors.

Hallway

Accessed from a covered entrance courtyard with security lighting to the rear of the property through a upvc and glazed door. The hallway offers space to store outer and footwear and has two storage cupboards while further doors lead to the shower room and kitchen. There is ceramic tiled flooring and ceiling lighting.



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Shower Room

1.52m x 1.79m (4'11" x 5'10")

A bright and contemporary shower room, finished to a high standard with full-height, white sparkle wet wall panels and stylish vinyl flooring. The suite comprises a WC, pedestal wash hand basin with mixer tap, and a generous corner shower enclosure fitted with both a rainfall shower head and separate handset. A large window with roller blind allows natural light to fill the space, complemented by recessed downlighting, while a wall-mounted vanity mirror and chrome accessories add the finishing touches.

Landing / Home Working

The landing is currently arranged as a dressing and relaxation area, but its generous size also makes it ideal for a home working space. There is an airing cupboard housing the boiler with shelving, as well as an additional built-in cupboard providing further storage. There is carpet flooring and ceiling lighting with doors to bedroom one and the bathroom as well as a further staircase which leads to bedroom two.

Bedroom One

4.03m x 3.93m (13'2" x 12'10")

A spacious and bright double bedroom offering ample room for furniture, with a large window providing natural light to the front of the property. There are wardrobes offering generous storage and a recessed alcove provides further storage and display space.

Bathroom

1.71m x 1.42m (5'7" x 4'7")

There is a bath with a shower and curtain, full-height wet wall surround, and a traditional-style mixer tap. The room includes a WC and a vanity unit with an inset wash hand basin, topped with a marble-effect surface and positioned beneath an opaque window for natural light.

Bedroom Two

2.65m x 4.13m (8'8" x 13'6")

This attic bedroom has velux windows to the front and rear flooding the space with natural light and there is a built in desk ideal for home working or gaming. There is carpet flooring and wall lighting.

Garden

Outside, the property enjoys a generous, fenced garden mainly laid to lawn with a selection of planted beds. Benefiting from excellent natural light, it's an ideal spot for relaxing or outdoor dining. A garden shed provides useful storage.

Services

It is understood that there is mains water, drainage and electricity. There is gas central heating.

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

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

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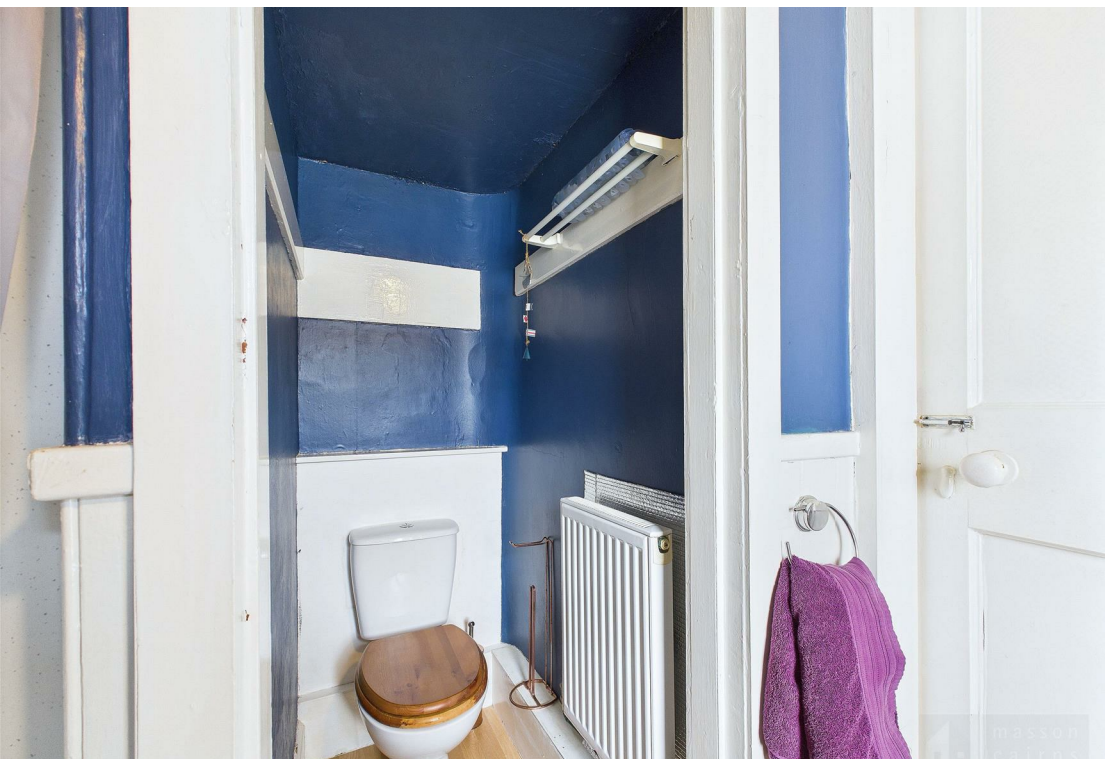
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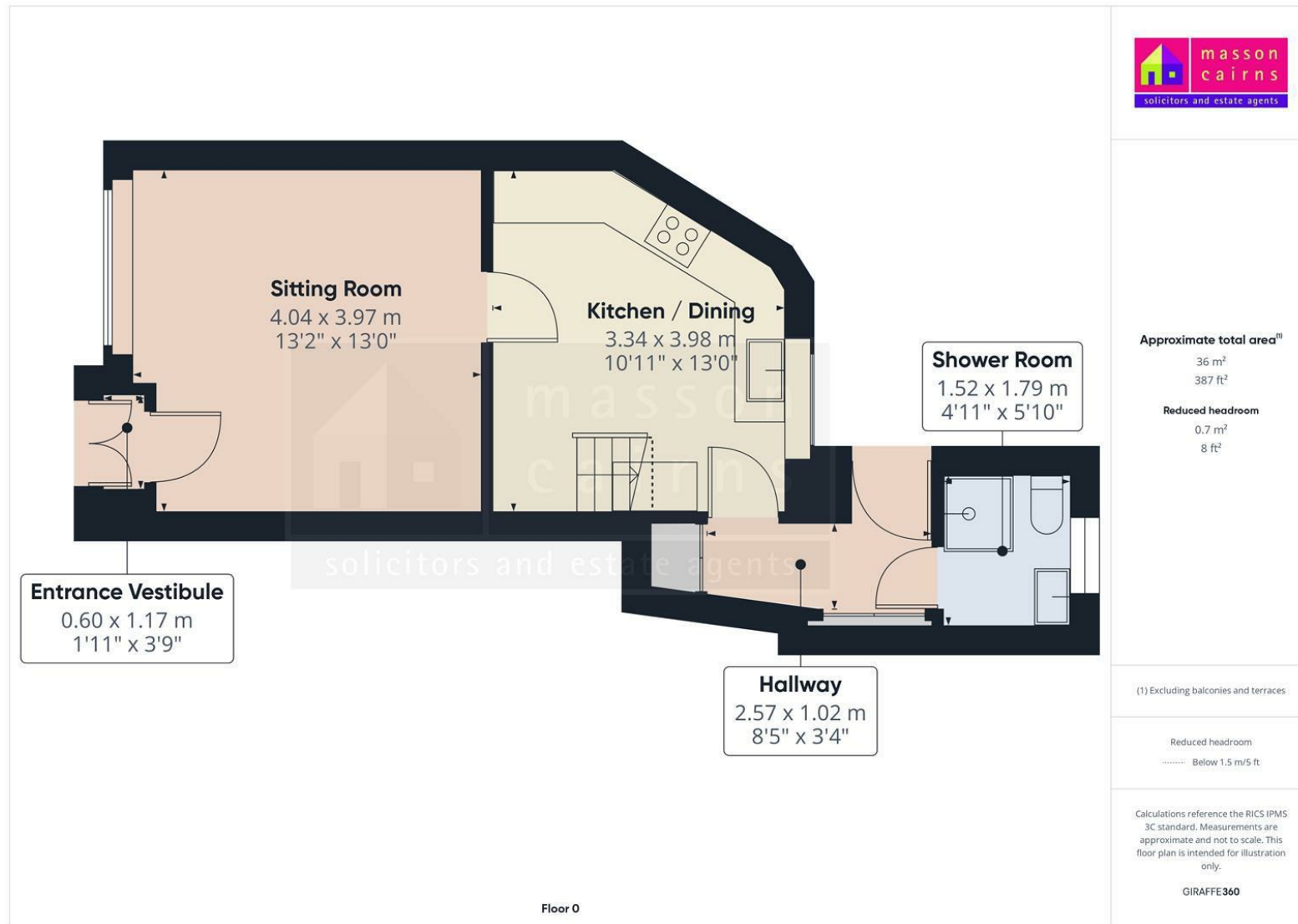












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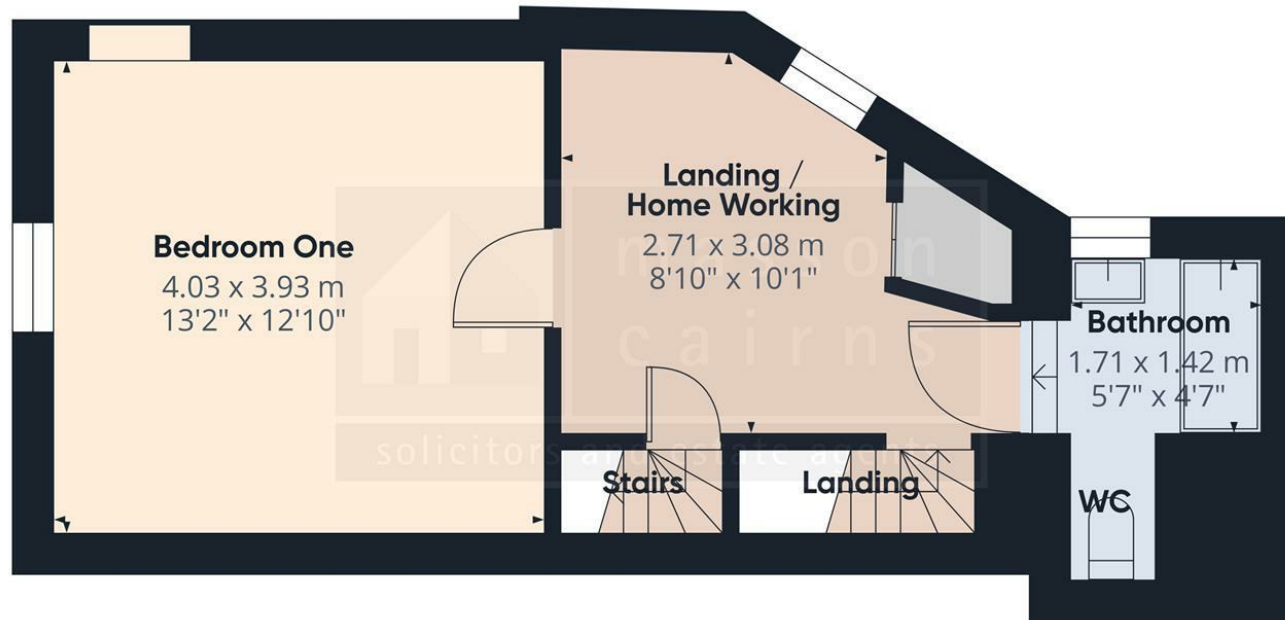
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Approximate total area⁽¹⁾
30.7 m²
331 ft²

(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 1



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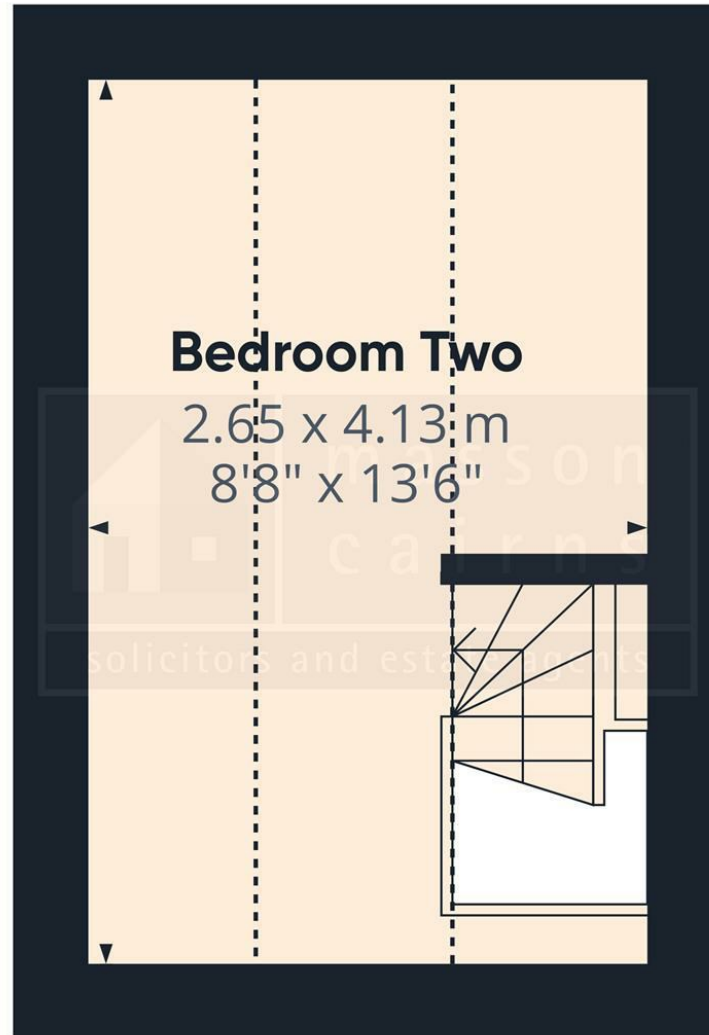
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Floor 2



Approximate total area⁽¹⁾

9.6 m²
103 ft²

Reduced headroom

5.3 m²
57 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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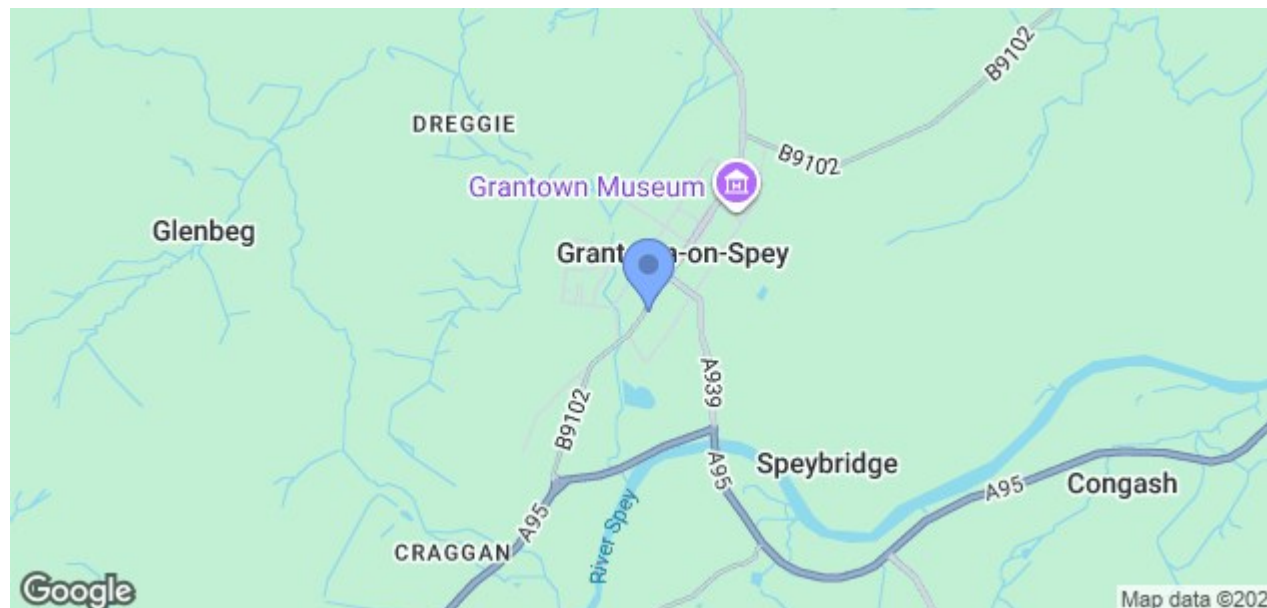
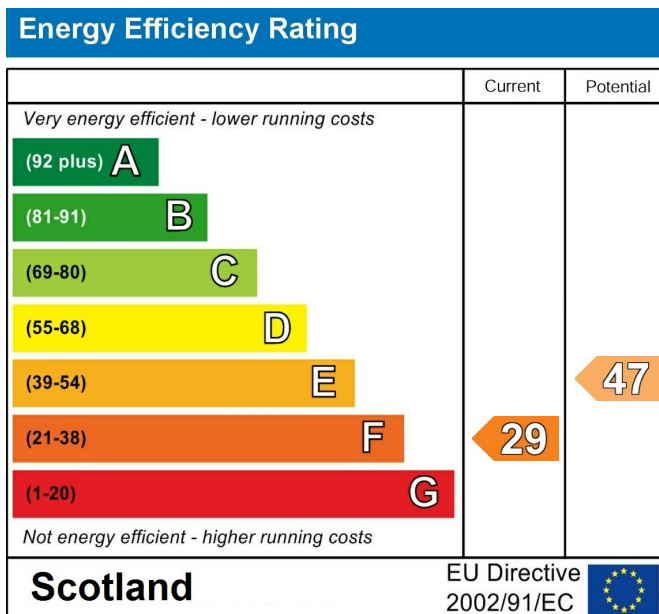
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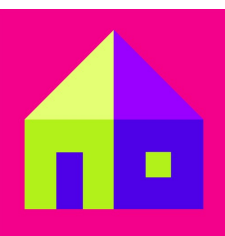
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While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters



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