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solicitors and estate agents

35 Coppice Court, Grantown on Spey, PH26 3LF  
Fixed Asking Price £90,000

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

An affordable and well-proportioned two-bedroom upper floor apartment, ideally suited for improvement and located in a quiet and private development within easy walking distance of the many amenities of this sought-after Highland town. The property enjoys a bright and spacious layout comprising a comfortable sitting room with space for a dining area, a bright kitchen, bathroom, and two double bedrooms. Externally, the property is surrounded by communal garden grounds to the front and rear, offering a pleasant outdoor environment, while residents' parking ensures convenient off-street space. With its fantastic location in the heart of the Cairngorms National Park, this property represents a superb opportunity for a variety of purchasers including as a first-time buy, downsizing or for a young family. EPC D, Council Tax B  
Home Report available at [massoncairns.com](http://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](http://massoncairns.com) where an online copy is available to download.

EPC Rating D

## Entrance Vestibule

1.07m x 1.02m (3'6" x 3'4")

Entry is through a timber door from the communal entrance into a entrance vestibule, complete with useful storage cupboards, carpet flooring and ceiling lighting. A further door leads into the main hallway.

## Hallway

The bright L-shaped hallway provides access to the sitting room, kitchen, bathroom and both bedrooms. It benefits from excellent storage including a shelved airing cupboard housing the electricity meters, as well as an additional large storage cupboard with useful shelving. There is ceiling lighting and carpet flooring.

## Sitting Room

3.23m x 4.58m (10'7" x 15'0")

The sitting room is generously proportioned and filled with natural light from large picture windows to both the front and side. This bright and airy space offers excellent potential for a comfortable lounge arrangement and possibly a dining area. There is ceiling lighting and carpet flooring.

## Kitchen

2.41m x 3.00m (7'10" x 9'10")

A practical kitchen enjoying good natural light from a large window. There is a range of base, wall and full-height storage units with contrasting worktops and tiled splash backs. A stainless steel sink with drainer is situated beneath the window, and there is a freestanding cooker, washing machine, and fridge-freezer (no warranty will be given).



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The room is finished with vinyl flooring, display shelving, and ceiling lighting.

#### **Bedroom One**

3.24m x 3.94m (10'7" x 12'11")

This generously sized double bedroom is positioned to the rear of the property and benefits from excellent natural light via a large picture window. There is ample space for free-standing furniture, and built-in storage is provided by a wardrobe. The room features ceiling lighting and carpet flooring.

#### **Bedroom Two**

3.32m x 2.69m (10'10" x 8'9")

Another well-proportioned double bedroom with a window to the front offering good natural light. The room features carpet flooring and ceiling lighting.

#### **Bathroom**

2.38m x 1.95m (7'9" x 6'4")

The bathroom comprises a three-piece suite including a wc, wash hand basin with twin taps, and a bath with full-height tiling and an electric shower with curtain rail. There is vinyl flooring, a ceiling light, a wall-mounted mirror, and additional shelving for storage.

#### **Outside**

Located within a quiet development with no through traffic there are communal gardens to front and rear which are laid to lawn and interspersed with mature tree planting to offer a pleasing outlook from the apartment. There is off street parking and a communal drying green available.

#### **Services**

It is understood that there is mains water, drainage and electricity.

#### **Entry**

By mutual agreement.

#### **Fixed Price**

Fixed Price of £90,000

#### **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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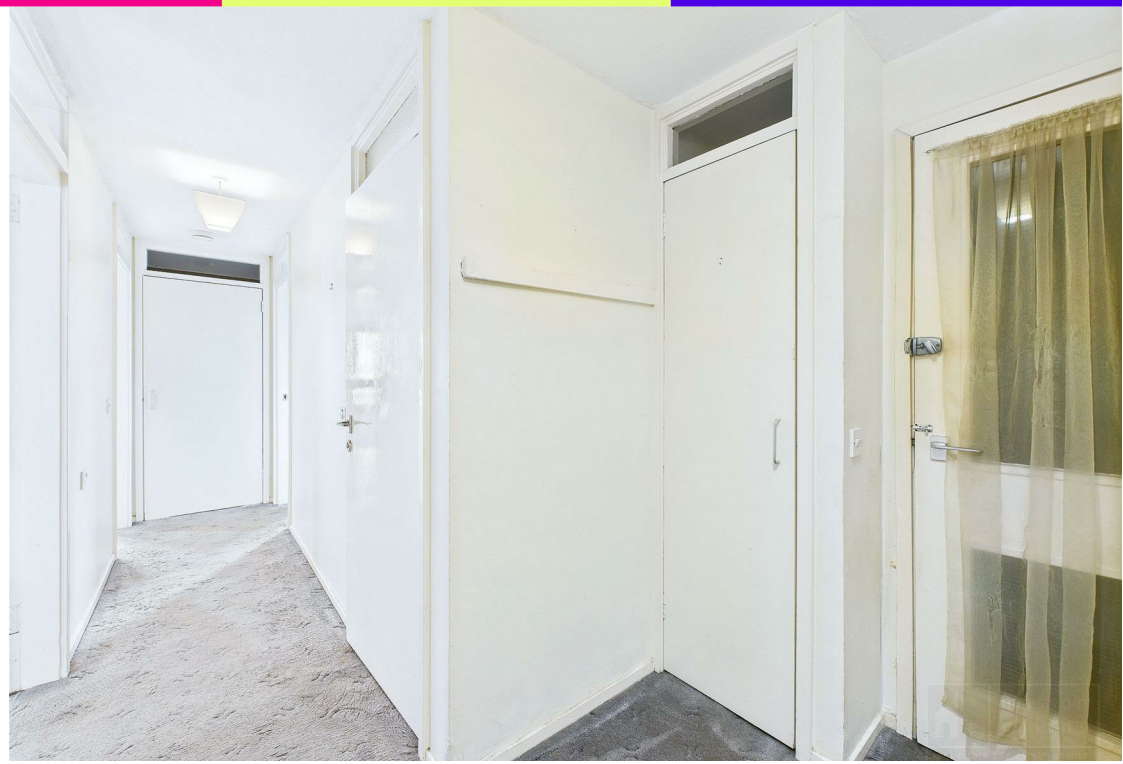
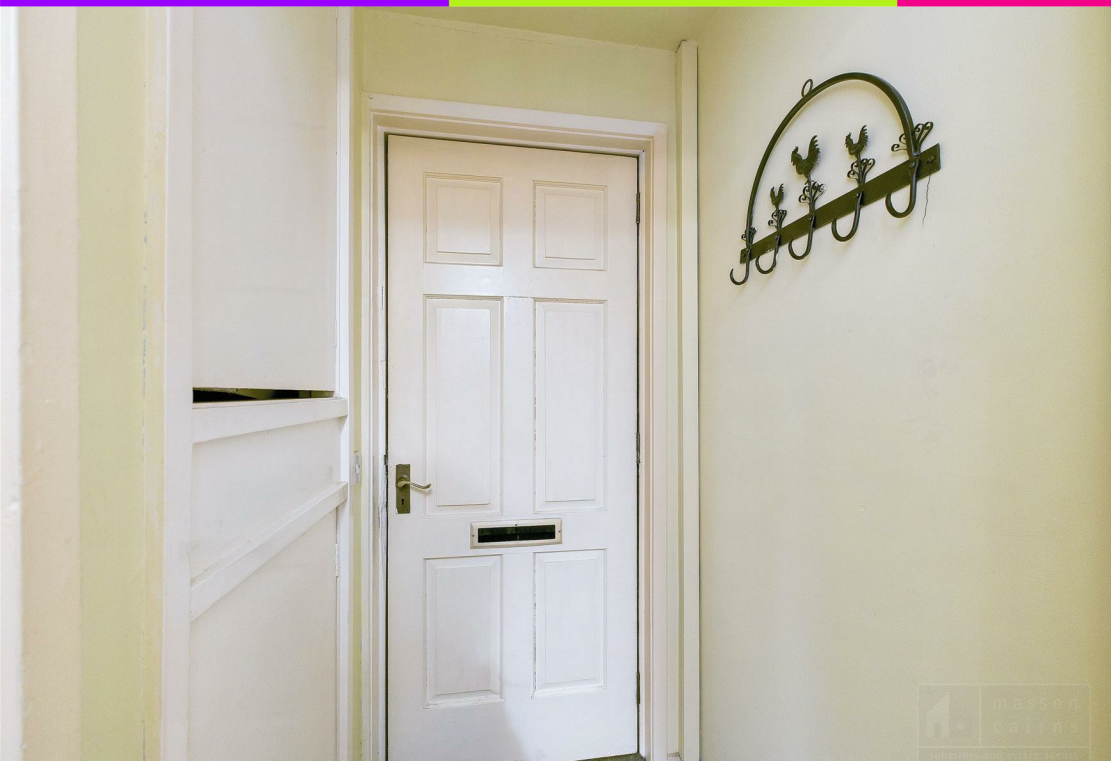
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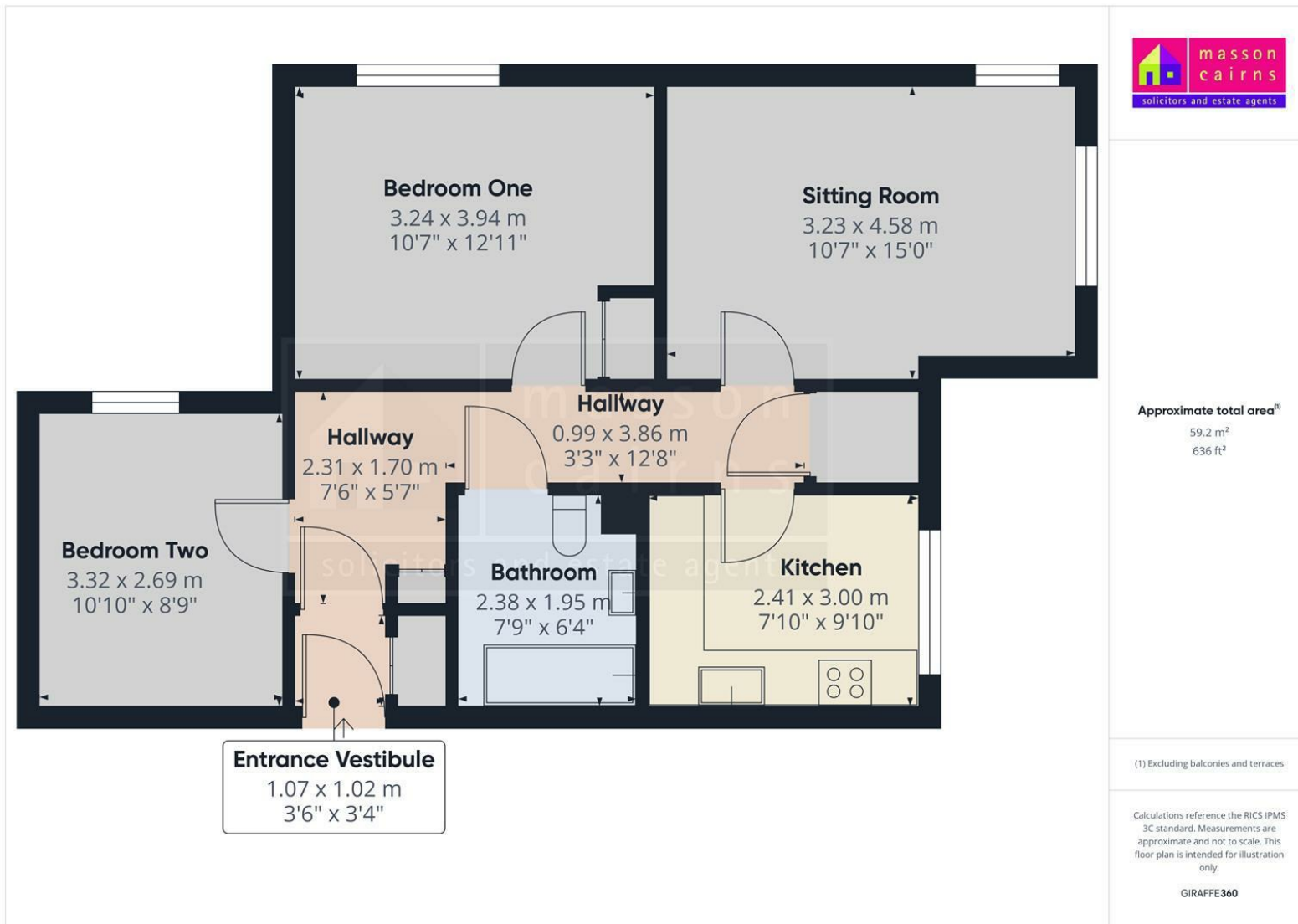
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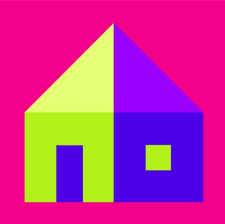


Approximate total area<sup>(1)</sup>  
59.2 m<sup>2</sup>  
636 ft<sup>2</sup>

(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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## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            | <b>74</b>   |
| (55-68) <b>D</b>                                   | <b>55</b>                  |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>Scotland</b>                                    | EU Directive<br>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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