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Garden Apartment 5, Stonefield House The Square, Granttown on Spey, PH26 3HF
UNDER OFFER £145,000

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

solicitors and estate agents

UNDER OFFER - Occupying the entire top floor of this beautifully restored period building in the heart of Grantown on Spey, Apartment Five represents an exceptional fusion of heritage character and contemporary luxury. This elegant one-bedroom apartment has been completely redeveloped as part of the full refurbishment of Stonefield House, with every element of the design and construction meeting modern building and energy-efficiency standards. Internally, the finish is exemplary — the property has been fully insulated to current standards, rewired and replumbed throughout, and fitted with new double-glazed windows and doors for year-round comfort and efficiency. The stylish interior features a bright open-plan kitchen with contemporary units and space for appliances as well as a living and dining area with light streaming in from both sides, offering wonderful views across Grantown Square to the front and towards the Cromdale Hills at the rear. The apartment is fully floored with quality carpets and vinyl, and the shower room is beautifully finished with elegant full-height tiling, a modern suite, and chrome fittings. Practical touches such as recessed LED down lighting and a fire prevention sprinkler system ensure peace of mind and easy modern living. Externally, Apartment Five benefits from an allocated parking space with an EV charging point, a fenced private garden area, and access to a shared bike store, providing all the essentials for a contemporary Highland lifestyle in one of the Cairngorms' most desirable towns. 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. 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 bright, modern space immediately sets the tone, with its deep carpet flooring and a staircase that rises to the upper apartments. The hallway also houses the fire alarm and system control panel and electricity meter cupboard.

Apartment Entry

Entry is from the second floor landing which directly leads into the inner hallway which serves as a central point, providing access to the sitting room, kitchen and dining area, bedroom, and shower room.

Accommodation

The open-plan kitchen, living and dining area is an inviting contemporary space with vinyl flooring, recessed down lighting, and a large double-glazed bay window to the front framing the stunning outlook over the Town Square and to the hills beyond whilst a further velux to the rear provides a vista over the town to the Cromdale Hills. The sleek kitchen features stylish units, an integrated oven, hob with extractor and space for larder fridge and freezer as well as plumbing for a washing machine and slimline dishwasher. There is ample space for both lounge and dining furniture.

The bedroom is well-proportioned, complete with fitted mirrored wardrobes and soft carpeting, creating a tranquil retreat with another large bay window to the front of the property framing some outstanding views. The shower room is immaculately finished, with stylish full-height and floor tiling, a large built in shower enclosure with glazed door and recessed/ illuminated display shelf, chrome heated towel rail, pedestal wash hand basin with chrome mixer tap, and WC — combining modern design with everyday comfort.

Apartment Five benefits from high levels of insulation, efficient heating, and excellent soundproofing, ensuring a peaceful and economical home environment. This apartment perfectly balances character, convenience, and contemporary living

Outside

The development is accessed directly from the town square



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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

Furniture shown in photos is staged and not included

Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

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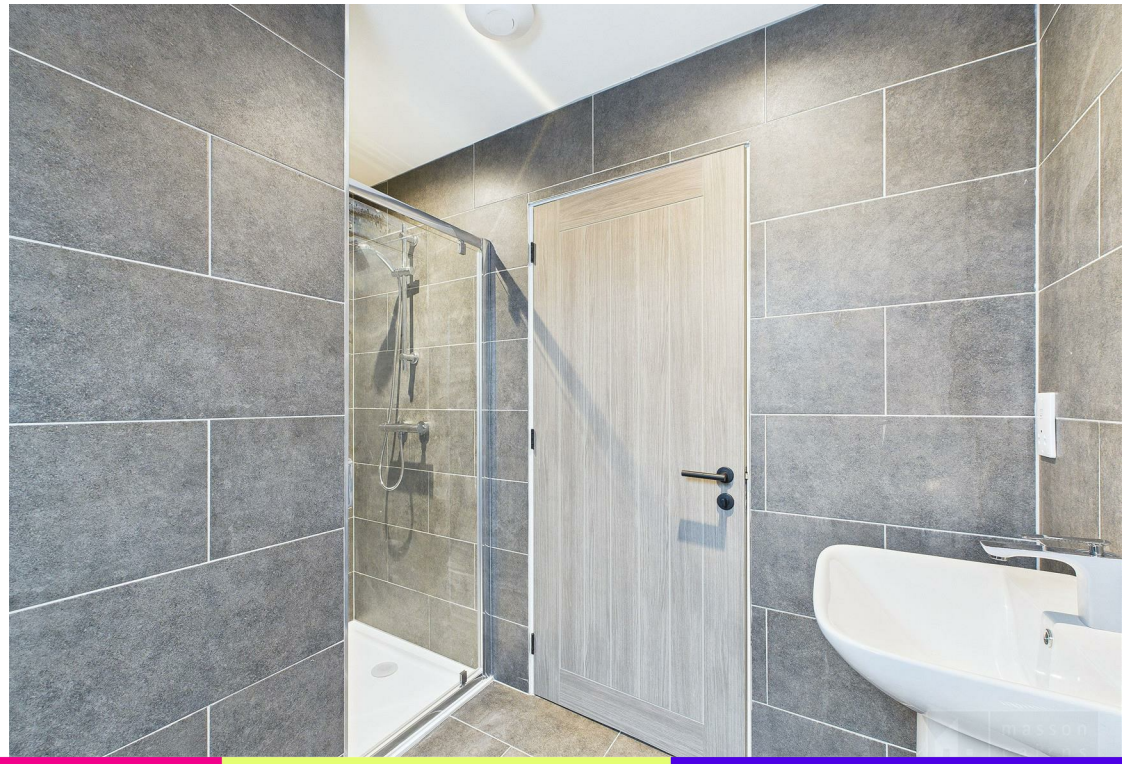
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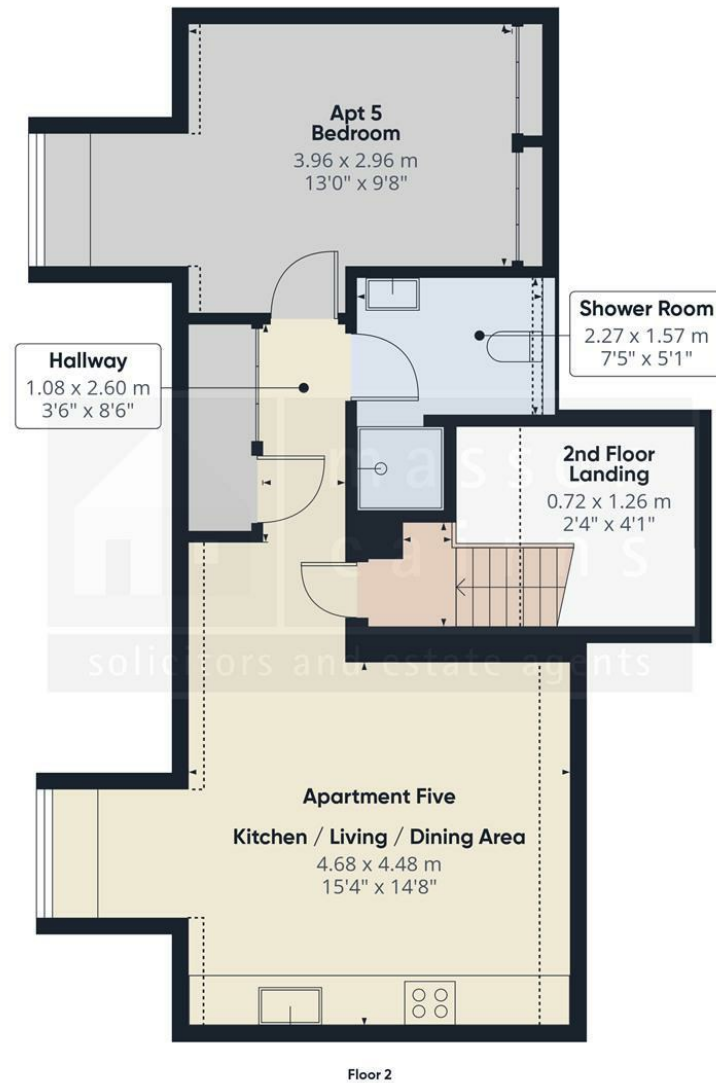
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Approximate total area⁽¹⁾

56.8 m²
611 ft²

Reduced headroom

4.9 m²
53 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



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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		
(55-68) D		
(39-54) E		
(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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