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solicitors and estate agents

38 The Square, Grantown on Spey, PH26 3HF
UNDER OFFER £240,000

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

UNDER OFFER - An impressive stone and slate, three-storey home situated in a central location within this charming town in the heart of the Cairngorms National Park. This warm and inviting property provides spacious, light-filled accommodation perfect for modern living, starting with a welcoming entrance hall that sets the tone for the rest of the home. The dual-aspect sitting room is a standout feature, offering ample dining space and centred around an elegant inglenook fireplace with a multi-fuel stove, perfect for cosy evenings. The well-appointed kitchen leads to a utility area for added convenience, while the family bathroom on the ground floor completes the living spaces. The property also boasts a large, lined and insulated basement, offering versatile space that could be used as a playroom, drying room, or additional storage. On the upper levels, you'll find a further two generously sized bedrooms—two of which benefit from en-suite bathrooms—along with a stunning attic bedroom that spans the length of the home, offering endless possibilities, whether as a bedroom, studio, or home office. With its blend of character, charm, and modern comforts, this property is an excellent choice for a variety of buyers seeking a warm and comfortable home in the Highlands, with all the beauty and outdoor opportunities of the Cairngorms National Park right on the doorstep. EPC Rating E, Council Tax Band D

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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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, the Craigellachie Nature Reserve, 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. A copy of the sellers actual electricity costs for last year is also attached at the end of the home report and shows a realistic guide of running costs.

EPC Rating E

Entrance Hall

A light and welcoming space with a window to the front overlooking The Square, complete with a charming window seat—perfect for enjoying the view. There are doors to sitting / dining room, bathroom and ground floor bedroom as well as stairs to the upper floor accommodation. There is carpet and laminate flooring as well as ceiling lighting to keep the area well lit.

Sitting Room / Dining Area

4.80m x 4.87m (15'8" x 15'11")

The comfortable and welcoming sitting room benefits from abundant natural light, thanks to dual aspect windows at the front and rear. Deep carpet flooring and ceiling lighting add to the cosy atmosphere while a standout feature of the space is the impressive inglenook stone fireplace, complete with a slate hearth and an inset multi-fuel stove, creating a warm and inviting focal point. A further opening leads to the kitchen, seamlessly connecting the living spaces.

Kitchen & Utility Area

2.55m x 2.21m & 1.78m x 2.16m (8'4" x 7'3" & 5'10" x 7'1")

The well-equipped kitchen boasts a good range of base, wall, and drawer units, all complemented by stylish worktops and splashbacks. It features an integral oven with a ceramic hob and extractor, as well as a ceramic one-and-a-half bowl sink with a drainer and chrome mixer tap. The ceramic tile flooring extends through to the utility area and

benefits from a large window and a door leading to the rear, offering additional worktop space, a further range of base, wall, and drawer units, and plumbing for a washing machine. A charming ceramic Belfast sink with a mixer tap is a standout feature, and there's ample space for a fridge freezer, making the utility both practical and functional.

Bedroom Three

2.49m x 4.87m (8'2" x 15'11")

This light-filled bedroom features a large window to the front, allowing plenty of natural light to brighten the space. It includes a double integral wardrobe with hanging space and integral shelving, offering excellent storage options. Additionally, there is a further louvered door storage wardrobe for added convenience. The room is finished with cosy carpet flooring and ceiling lighting.

Bathroom

1.49m x 3.15m (4'10" x 10'4")

The bathroom is well-appointed, featuring a WC and a pedestal wash hand basin with twin taps, complemented by a tiled splashback, a wall mirror, and a shaver light for added convenience. The bath includes a chrome mixer tap and is surrounded by full-height tiling, with a shower and glazed screen. The room is finished with tiled flooring, ceiling lighting, and an integral shelved airing cupboard, providing useful storage space.

Landing

The light and airy landing features a window overlooking The Square, providing a pleasant view and filling the space with natural light. Soft carpet flooring adds comfort, while doors lead to both first-floor bedrooms while a staircase leads to the upper floor.

Principal Bedroom & En-Suite

4.95m x 4.96m & 2.55m x 2.41m (16'2" x 16'3" & 8'4" x 7'10")

The principal bedroom is a spacious retreat, featuring dual aspect windows that allow plenty of natural light to fill the room. It boasts deep carpet flooring and ample space to comfortably accommodate a king-size bed and additional furniture. A door leads to the en-suite bathroom, which is fully tiled and includes a WC, a vanity unit with an inset wash hand basin, a wall mirror with a display shelf, mood lighting, and a shaver socket. The bathroom is completed with a bath and a separate shower enclosure, along with an opaque window for privacy.

Bedroom Two & En-suite

4.08m x 4.96m & 2.25m x 0.89m (13'4" x 16'3" & 7'4" x 2'11")

This character-filled bedroom features a charming decorative tiled fireplace with a cast iron surround and a pine mantle, adding a touch of traditional elegance. Recessed display shelving offers space for personal touches, while carpet flooring and a window overlooking The Square provide comfort and natural light. The en-suite is fully tiled and includes a shower enclosure, a vanity unit with a wash hand basin, a wall mirror with a shaver light, and a chrome towel radiator. Additional features include a glass display shelf, WC, recessed downlighting, and easy-to-maintain vinyl flooring.

Attic Bedroom

This expansive attic bedroom, running the full length of the property, is flooded with natural light from a multitude of windows, creating a bright and welcoming space. It features integral storage wardrobes and a charming decorative cast iron fireplace, adding character and warmth. The room is finished with carpet flooring and recessed ceiling lighting for a modern touch. Currently used as both a bedroom and a craft area, this versatile space offers endless possibilities and would be ideal for a variety of uses, from a home office to a playroom, teenagers bedroom and living space or studio.

Basement

8.57m x 2.97m (28'1" x 9'8")

Accessed via steps from the back door, the substantial basement offers a versatile space with a variety of potential uses, such as a drying room or playroom. This well-lit area is fitted with a range of downlighters and features durable ceramic floor tiling throughout. A double radiator ensures the space remains comfortable year-round and there is ample storage, including a range of cupboards with work surfaces, and a dedicated cupboard housing the water cylinder, making the basement a practical and flexible extension of the home.

Outside

Although there is no formal garden, a small area to the rear of the utility room offers outdoor convenience, complete with a pull-out rotary dryer. Additionally, a communal parking area located at the rear of the property provides car parking opportunities, subject to agreement with the adjoining proprietors.

Services

It is understood that there is mains water, drainage and electricity. The house is also equipped with a newly fitted ACV E-Tech W 15 l ClimaMania boiler, solar PV roof panels, offering a transferable feed-in tariff that contributes to significantly reduced electricity running costs, adding to the home's sustainability and energy efficiency.

Entry

By mutual agreement.

Fixed 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

Fax: (01479) 874806

Email: property@lawscot.com

www.massoncairns.com



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Basement



GROSS INTERNAL AREA
FLOOR 1 58.0 m² (625 sq.ft.) FLOOR 2 53.4 m² (575 sq.ft.) FLOOR 3 34.3 m² (369 sq.ft.)
TOTAL : 145.7 m² (1,568 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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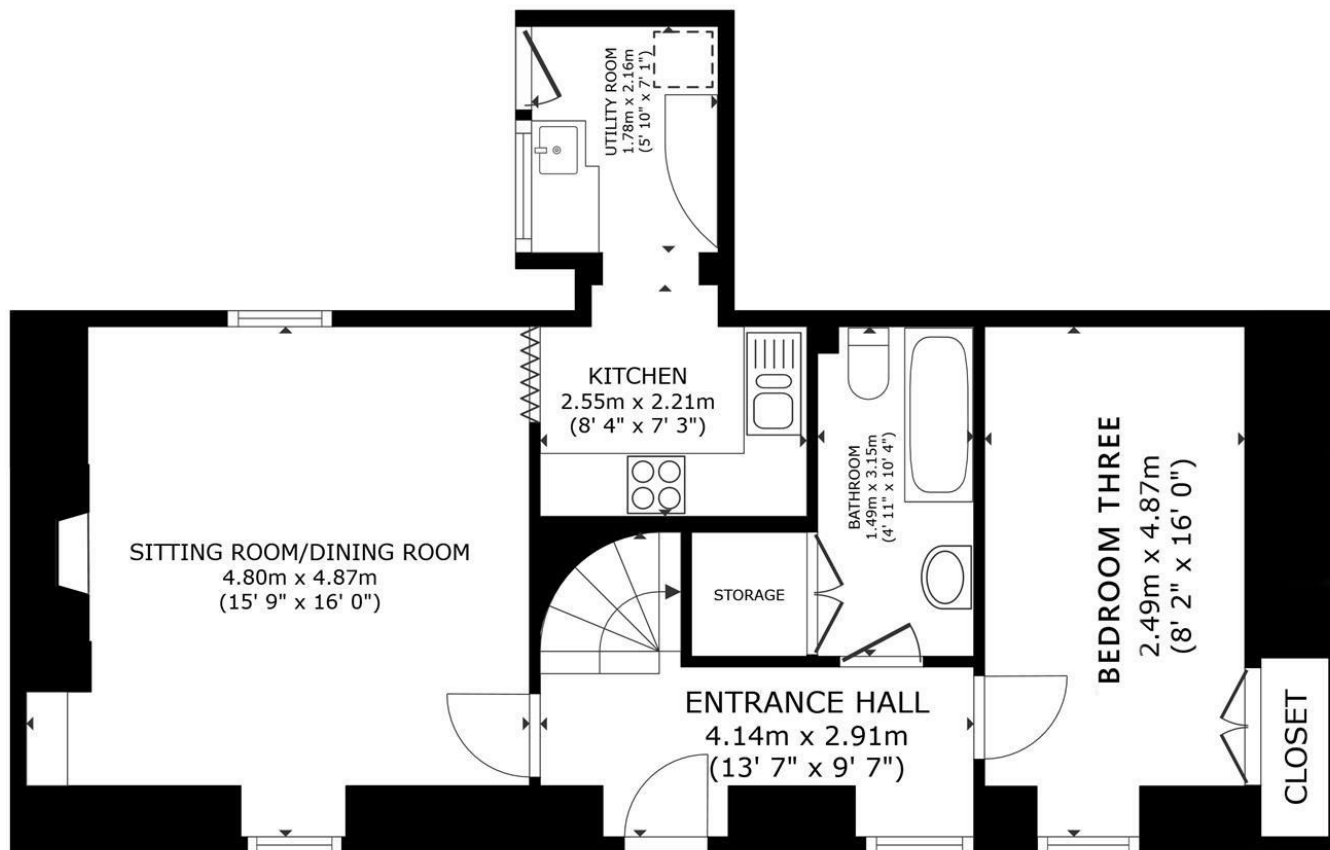
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FLOOR 1



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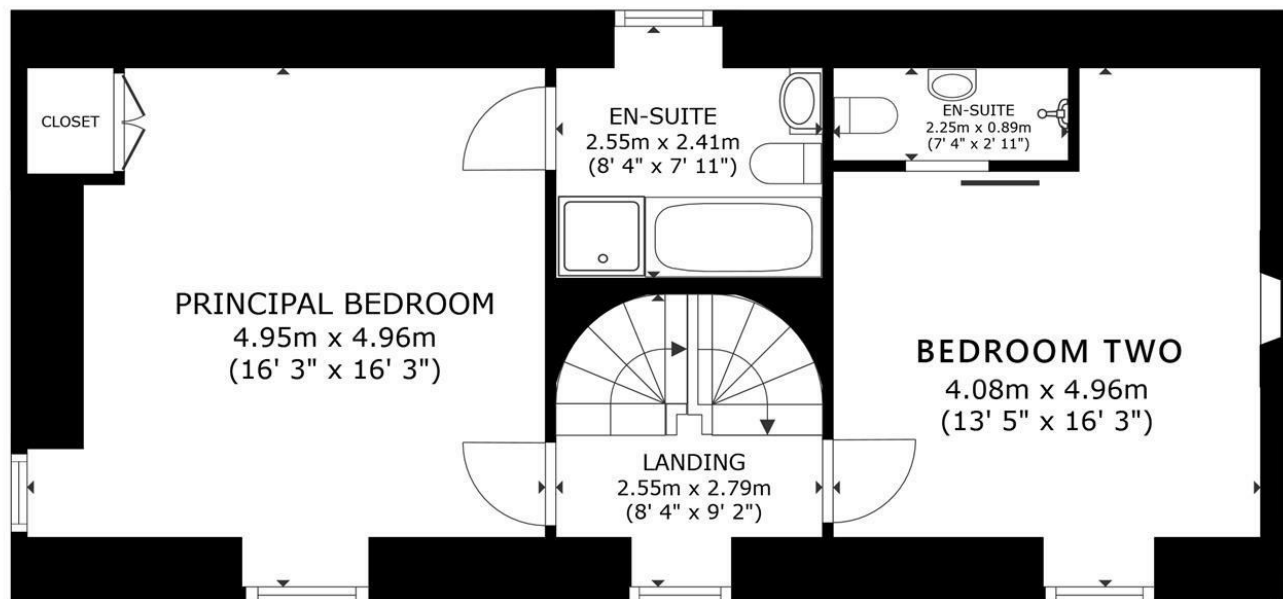
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FLOOR 2



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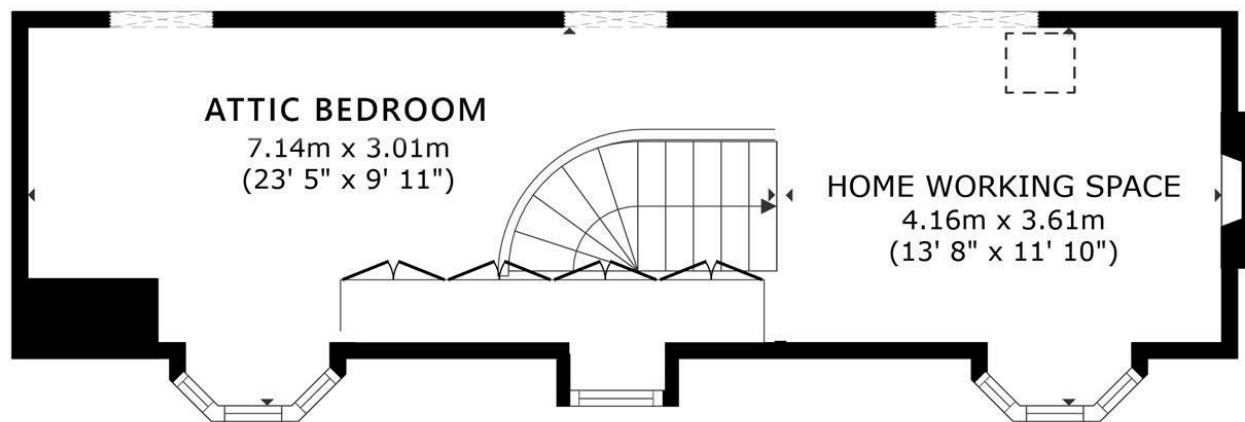
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FLOOR 3



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	48
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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