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solicitors and estate agents

3B High Street, Grantown on Spey, PH26 3HB

UNDER OFFER £105,000

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

UNDER OFFER - Situated within an attractive period building on the High Street of this vibrant Highland town, this beautifully presented and spacious studio apartment offers an appealing blend of character, comfort and practicality. Ideal for first-time buyers, it provides an easy-to-manage home in a prime central location, with the added benefit of flexibility for future rental use if desired. Accessed via a secure communal entrance, the apartment opens into a practical vestibule with useful space for outdoor gear and coat storage. The main living area is bright and generously proportioned, enhanced by impressive high ceilings and a sunny aspect with large picture windows that flood the room with natural light, creating a welcoming and airy atmosphere. A cleverly positioned partition wall defines the sleeping area, offering privacy while maintaining the open-plan feel. The gloss white kitchen is both stylish and functional, featuring soft-close units and contemporary tiling, while the accommodation is further complemented by three generous storage cupboards and a well-appointed shower room. A particularly valuable feature is the allocated off-street parking space to the rear, along with access to a communal drying area — practical additions rarely found in such a central setting. With shops, cafés and local amenities close at hand, as well as easy access to the surrounding Cairngorms National Park, the property offers an excellent opportunity to enjoy Highland town living in a comfortable and low-maintenance home. The apartment also benefits from granted Planning Permission (June 2024) for Short-Term Letting within Ward 20 Control Zone, offering reassurance for purchasers who may wish to generate income in the future. It has previously performed successfully in both short-term and long-term rental markets, making it a versatile option. Ref: 24/02391/CLE Energy Performance Certificate E, Council Tax Band A, Home report available online 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](http://massoncairns.com) where an online copy is available to download.

EPC Rating E

#### Communal Entrance

From the High Street, access into the main building is through a secure door with intercom access. Stairs lead up to the first floor where the apartment is situated and there is a large storage cupboard allocated to the property. Access into the apartment is through a further timber and glazed door.

#### Entrance Vestibule

1.13m x 1.36m (3'8" x 4'5")

The entrance vestibule provides ample room for the storage of outer and footwear and a further door leads into the main living area. There is laminate wood flooring and ceiling lighting.

#### Sitting Room & Sleeping Area

4.23m x 5.13m (13'10" x 16'9")

This wonderfully bright and warm space is swathed in natural light from large windows to the front. The lounge area has ample room for seating and the sleeping area currently houses a super-king bed with ease and is afforded a sense of seclusion by a partition wall. There is carpet flooring and ceiling lighting as well as access to the kitchen and with a further door into the rear hall leading to the separate shower room. There is a large storage cupboard with shelving offering good amenity.

#### Kitchen

3.03m x 1.90m (9'11" x 6'2")

The stylish and modern kitchen is well proportioned and enjoys a good range of base, wall and soft close drawer units in gloss white with contemporary stainless steel handles which are complemented with

laminate worktops and inset with a stainless steel sink with drainer and chrome mixer tap. There is plumbing for a dishwasher and space for a fridge freezer in addition to an integral oven with grill, ceramic hob and illuminated extractor hood. The space is completed with attractive feature splash back and wall tiling as well as ceiling spot lighting and tile effect laminate flooring. There is space for a small dining table which can also double up as a desk if required.

#### Hallway

The rear hall leads to the shower room and there are two sizable storage cupboards (one housing the electrical consumer unit) offering good amenity. There is laminate flooring and ceiling lighting.

#### Shower Room

2.78m x 1.65m (9'1" x 5'4")

This very well proportioned shower room is luxuriously finished with Italian tiling to the floor and walls in addition to a contemporary suite comprising of a pedestal wash hand basin with chrome mixer tap, glass display shelf and illuminated mirror, wc and glass shower enclosure with electric shower. A separately partitioned alcove houses plumbing for a washing machine with storage shelves above. There is a chrome towel radiator, ceiling lighting and an extractor.

#### Outside

To the rear of the building there is an allocated parking space and communal outside drying area. The town amenities are all within easy walking distance as are the many and varied walking and cycling routes along with easy access to the natural delights of the wider Cairngorms National Park.

#### Short & Long Term Letting Potential

This charming studio apartment offers a unique dual-aspect opportunity: a stylish permanent residence or a high-potential investment in the heart of the Highlands.

The property boasts a successful history as a short-term holiday let, having operated consistently on platforms like Airbnb and Booking.com from 2014 to 2022. Most recently, it has proven its versatility as a reliable long-term rental, demonstrating strong demand across all sectors of the Highland rental market.

Located within the Highland Council's Ward 20 Short-Term Let Control Zone, this property holds a significant competitive edge. While new



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restrictions have made it increasingly difficult to obtain permission for holiday letting in the area, this property comes with Planning Permission already granted (June 2024).

For a prospective purchaser, this removes the uncertainty and lengthy lead times associated with the planning process. All relevant documentation and reference numbers are available for review, providing total transparency and peace of mind for those looking to tap into the Highlands' thriving tourism economy.

Whether you are a first-time buyer seeking a manageable home or an investor looking for a "ready-to-go" holiday let in a high-demand area, this studio is a rare find. With its recent history of both long-term and short-term occupancy, it is a truly "future-proofed" asset.

#### Short Term Let Planning Permission

Planning Application Details

Reference No: 24/02391/CLE

Use of property as short term letting unit

3B High Street Granttown-On-Spey PH26 3HB

Application Permitted - Certificate of Lawfulness

#### Important Note for Prospective Purchasers

While this property benefits from full Planning Permission for Short-Term Let (STL) use—granted by the Highland Council in June 2024—prospective buyers should be aware of the two-tier regulatory system in Scotland:

Planning Permission: This permission is "attached to the property." It confirms that the Highland Council has officially approved this specific studio for use as a short-term let within the Ward 20 Control Zone. This is the most significant hurdle for any investor, and it is already cleared.

The Short Term Let Licence: A Short-Term Let Licence is required to host guests. While planning permission is a prerequisite for a licence in this zone, the licence itself is generally personal to the operator. Therefore, a new owner will simply need to apply for their

own licence upon completion.

Because the planning precedent is already set and the property has a continuous history of compliant use, the path to obtaining a new operator's licence is significantly more straightforward than for a property without prior approval.

More information can be found here:

<https://www.highland.gov.uk/short-term-lets/apply-short-term-let-licence/8>

#### Services

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

#### Entry

By mutual agreement.

#### Price

UNDER OFFER

In accordance with statutory regulations, we advise that a connected person to this agency has a personal interest in the sale of this property. Further details are available on request.

#### Viewings and Offers

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

Masson Cairns  
Strathspey House  
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Moray  
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Tel: (01479) 874800  
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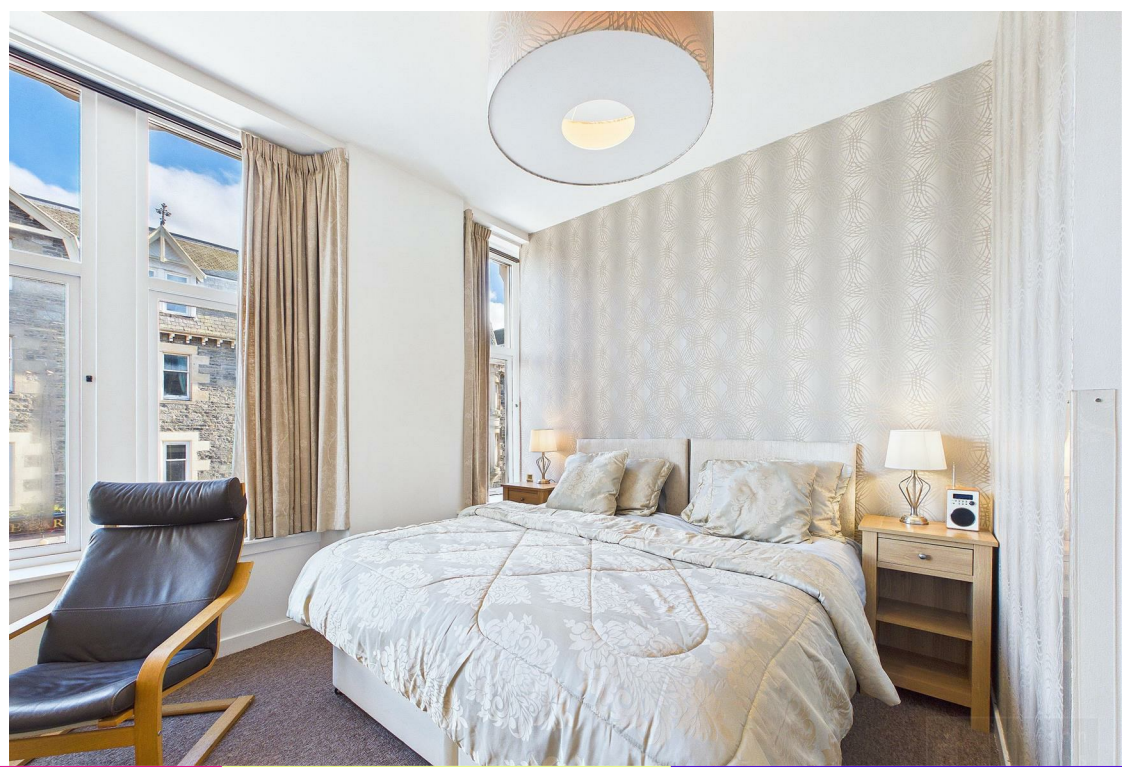
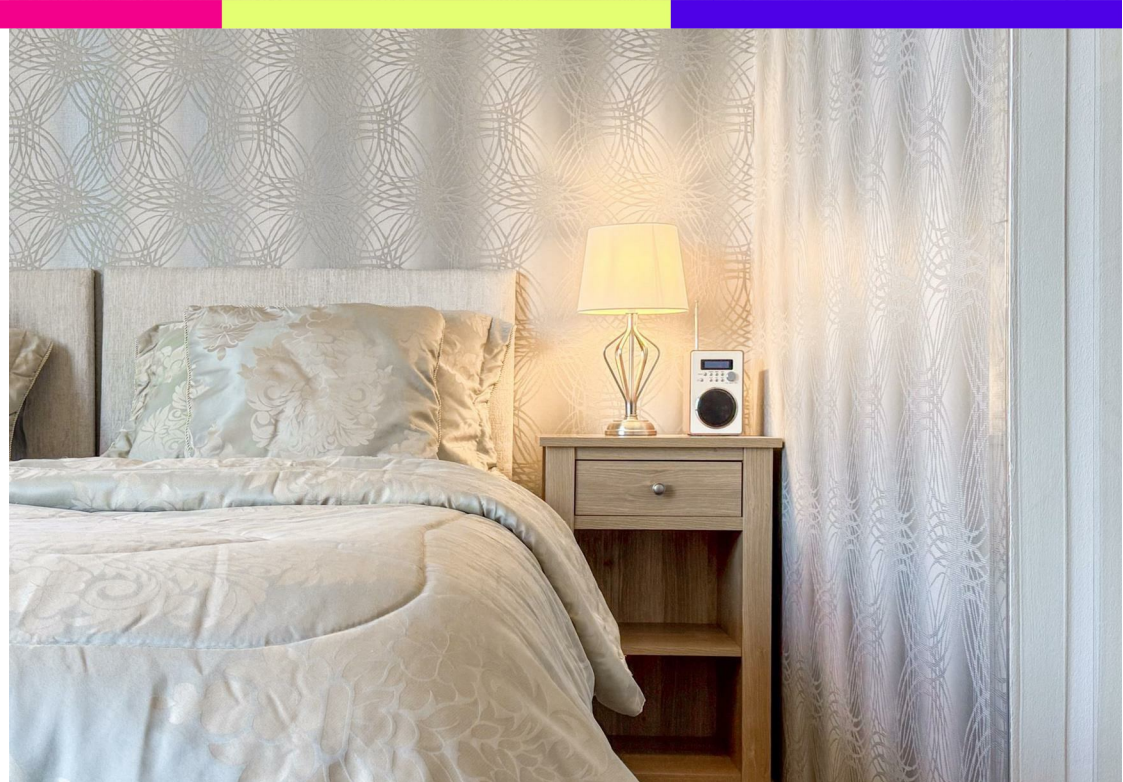
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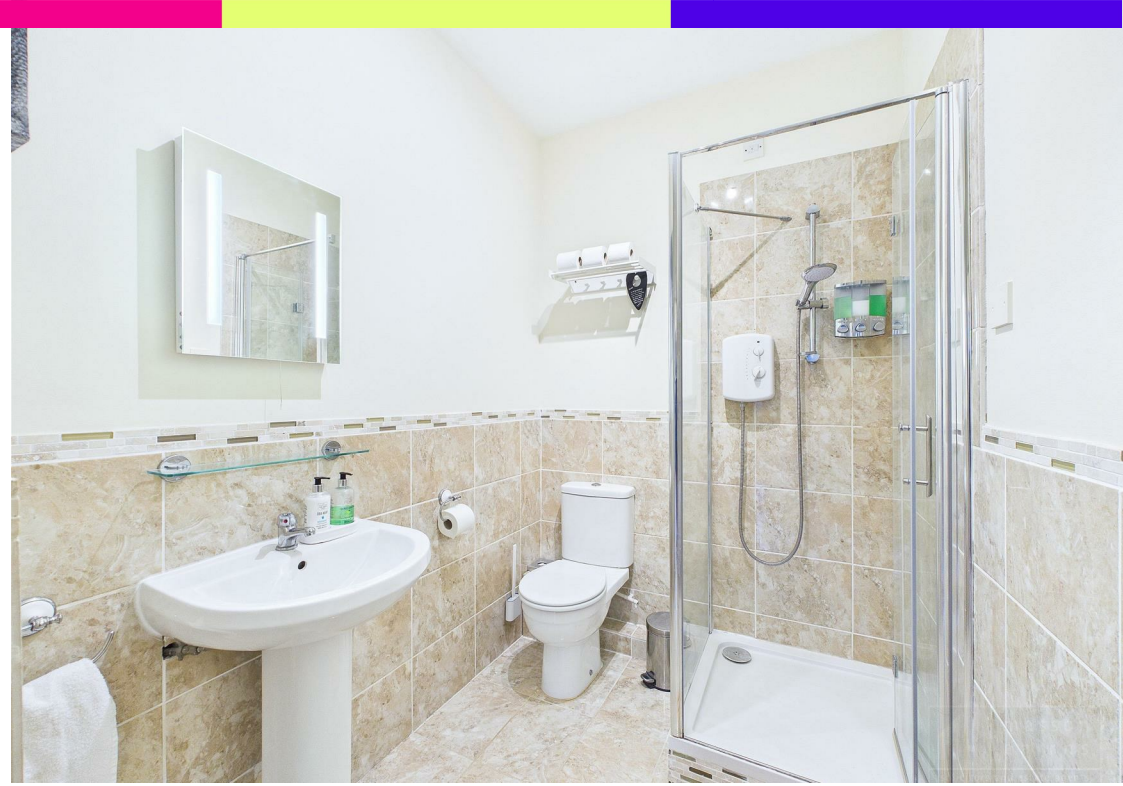
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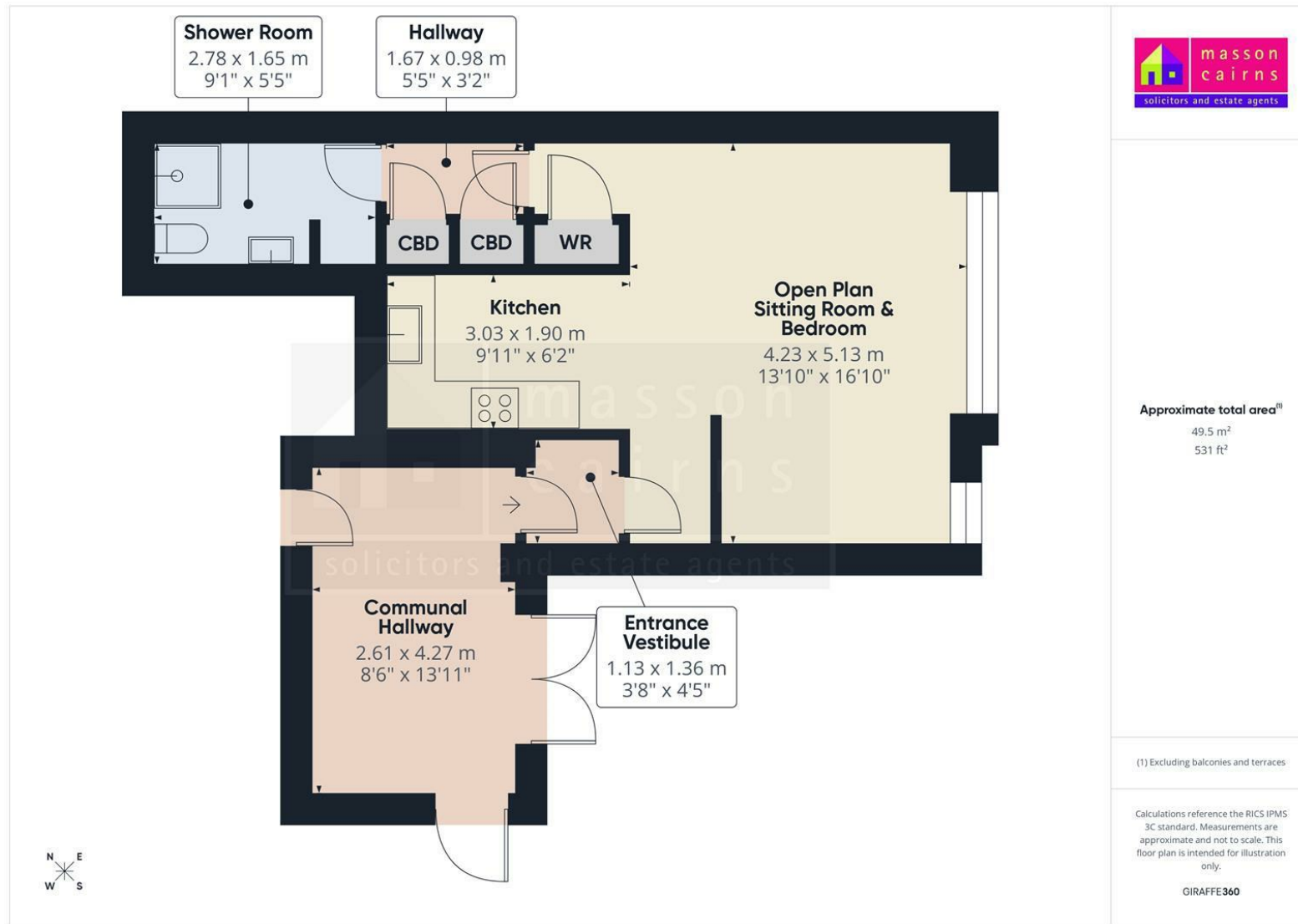












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## Energy Efficiency Rating

	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>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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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