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solicitors and estate agents

Apartment 6, Old Smiddy Court Market Road, Grantown on Spey, PH26 3QG

**UNDER OFFER £120,000**

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



UNDER OFFER - BELOW VALUATION - An immaculately presented and beautifully finished one-bedroom, top-floor apartment set within an attractive and high-quality modern development in the heart of Grantown on Spey. This superb home offers bright, contemporary living spaces with stylish finishes and a thoughtful layout designed for modern life in the Cairngorms National Park. The accommodation begins with a communal entrance vestibule leading into a welcoming hallway with space for hanging outerwear. The heart of the home is the open-plan living area and kitchen, a bright and sociable space with large Velux windows to either side that frame elevated views across the rooftops. The sitting area is spacious and inviting, ideal for relaxing or entertaining, while the kitchen is well-appointed with modern units, an integral washer, fridge, an oven and ample worktop space. A breakfast bar provides casual dining, complemented by feature pendant lighting. The double bedroom is generously proportioned and filled with natural light from a Velux window, and with a custom built home working / gaming area. An integral wardrobe provides excellent storage. The stylish shower room features a contemporary suite including a shower enclosure with rainfall head, vanity unit with basin, illuminated mirror, and elegant wet wall surrounds, all under the light of a further Velux window. The property benefits from high-efficiency electric wet radiators, ensuring comfort and warmth year-round. There is double glazing throughout and a secure entry system to the building. Residents car parking is available to the side and rear and this is a wonderful opportunity for a variety of purchasers to acquire a turnkey home in a peaceful yet central location. EPC C, Council Tax A, Home report available at massoncairns.com

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cairns LTD

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.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 C

### Communal Entrance

Entry is through a secure intercom entry door into the communal hallway which provides access to six apartments. Apartment six is located on the top floor and access is through a further high security door.

### Apartment Entry & Hallway

2.89 x 1.07m (9'5" x 3'6")

Entry is from the landing which also offers some additional storage space. The welcoming hallway serves as a central

point, providing access to the sitting room, kitchen, bedroom, and shower room. Finished with high-quality flooring and illuminated by recessed downlighting, it offers a bright and inviting introduction to the home. Practical hanging space for coats and outerwear ensures both convenience and organisation.

### Kitchen / Living Area

3.28 x 5.29m (10'9" x 17'4")

The bright and airy open-plan kitchen and living area is enhanced by large Velux windows to both the front and rear, filling the space with natural light and offering some scenic views — one towards the Cairngorm Mountain Range and the other over the Cromdale Hills. The living space provides ample room for relaxation and flows seamlessly into the contemporary kitchen, which is fitted with a stylish range of base, drawer and wall units, a breakfast bar, and quality worktops. Integrated appliances include an electric hob with illuminated extractor, oven, larder fridge and washing machine. The room also houses a cupboard containing the high-efficiency electric wet radiator system boiler and electrical fuse board. Finished with recessed downlighting, modern flooring, this is a comfortable and functional space ideal for everyday living.

### Bedroom

3.54 x 2.60m (11'7" x 8'6")

This inviting bedroom benefits from a large Velux window with black out blind that fills the room with natural light and offers some lovely views across the rooftops. The layout includes a dedicated bespoke workspace with a desk and shelving ideal for home working or a gaming set up. There is an integral wardrobe with hanging and shelved storage in addition to feature wall lighting that enhances the cosy atmosphere and soft carpet flooring.



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### Shower Room

2.86 x 1.14m (9'4" x 3'8")

A stylish and contemporary shower room finished to a high standard, featuring a large Velux window that fills the space with natural light. The room includes a modern WC, a wash hand basin set into a vanity unit with an illuminated circular mirror, and a fully enclosed shower with sleek black framing and grey marble-effect wet wall. Contrasting white wall tiling and a decorative border complements the striking marble-effect floor, while thoughtful touches such as shelving, wall lighting and an extractor fan complete the space.

### Outside

The neatly presented outside area enjoys private residents parking and a wheelie bin store. From the apartment it is only a short walk to all the amenities of Granttown on Spey, the attractive square, River Spey woodland walks and the golf course.

### Services

It is understood that there is mains water, drainage and electricity. here is a high efficiency electric wet radiator heating system.

We understand that there is a factor charge of £50 per month to include communal buildings insurance, lighting, cleaning and covers the maintenance of common parts and grounds.

### 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

Granttown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: [property@lawscot.com](mailto:property@lawscot.com)

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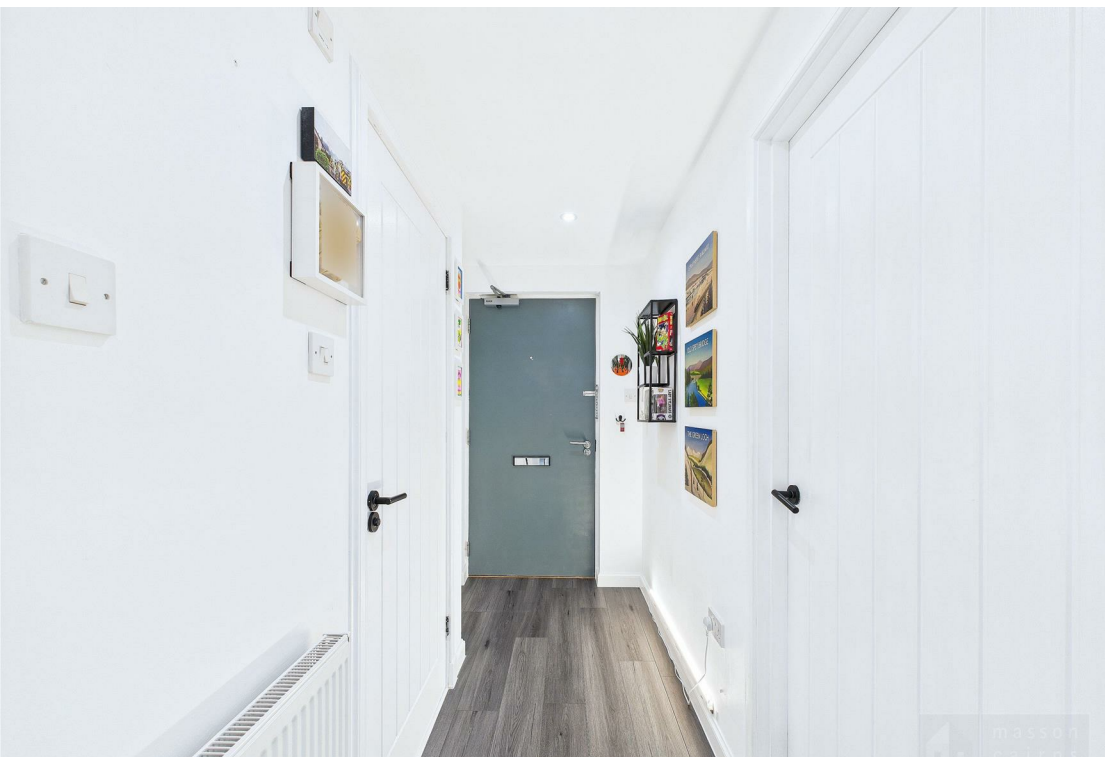








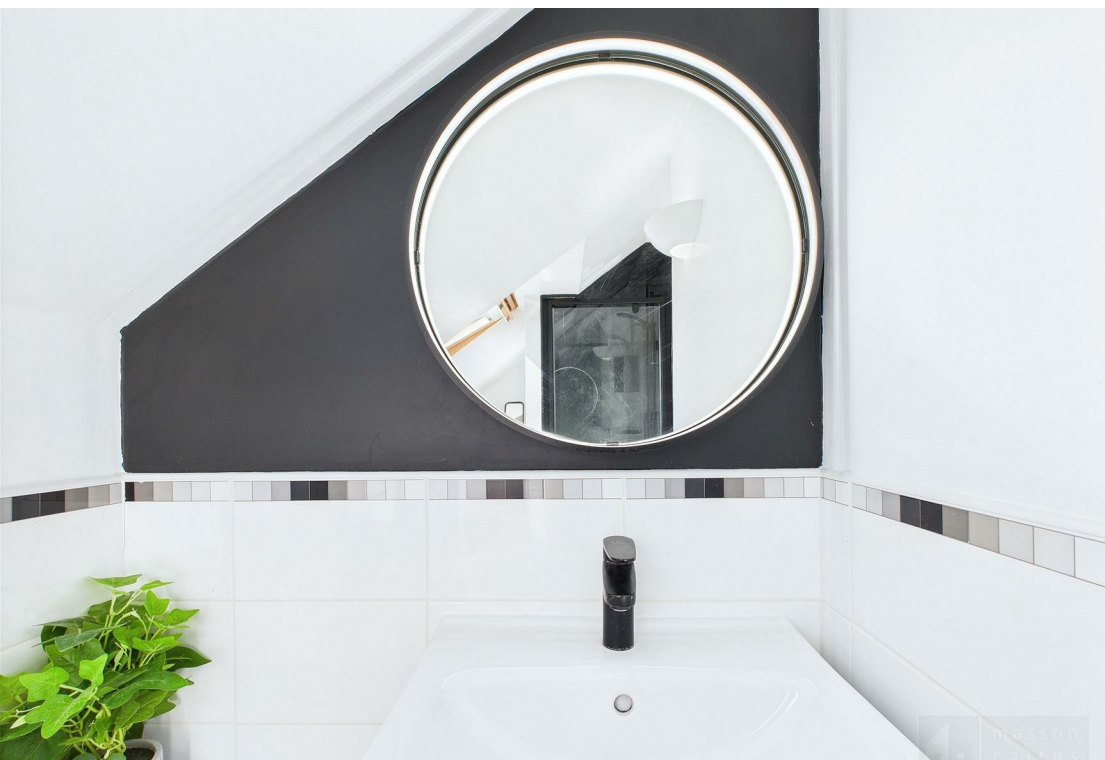
















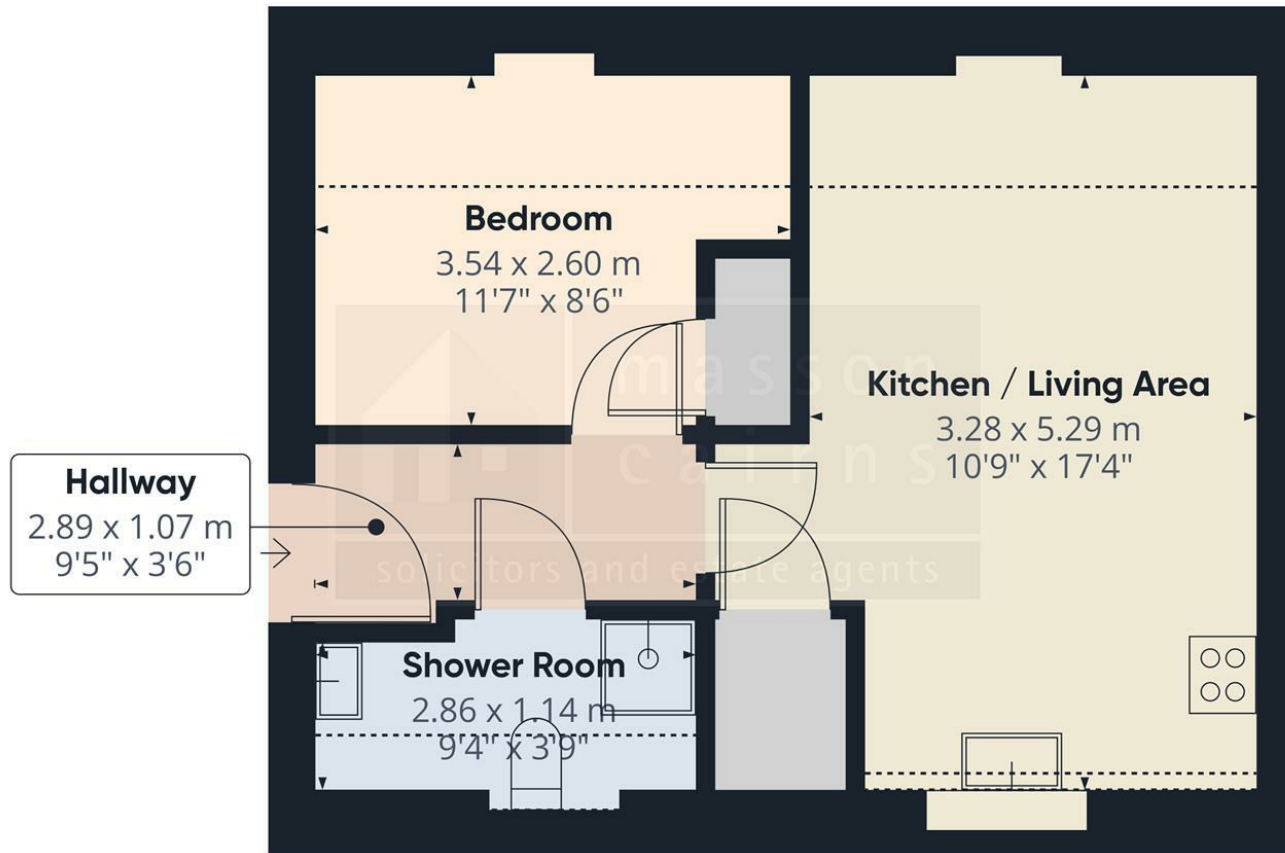












Approximate total area<sup>(1)</sup>  
35.7 m<sup>2</sup>  
385 ft<sup>2</sup>

Reduced headroom  
7.4 m<sup>2</sup>  
80 ft<sup>2</sup>

(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.

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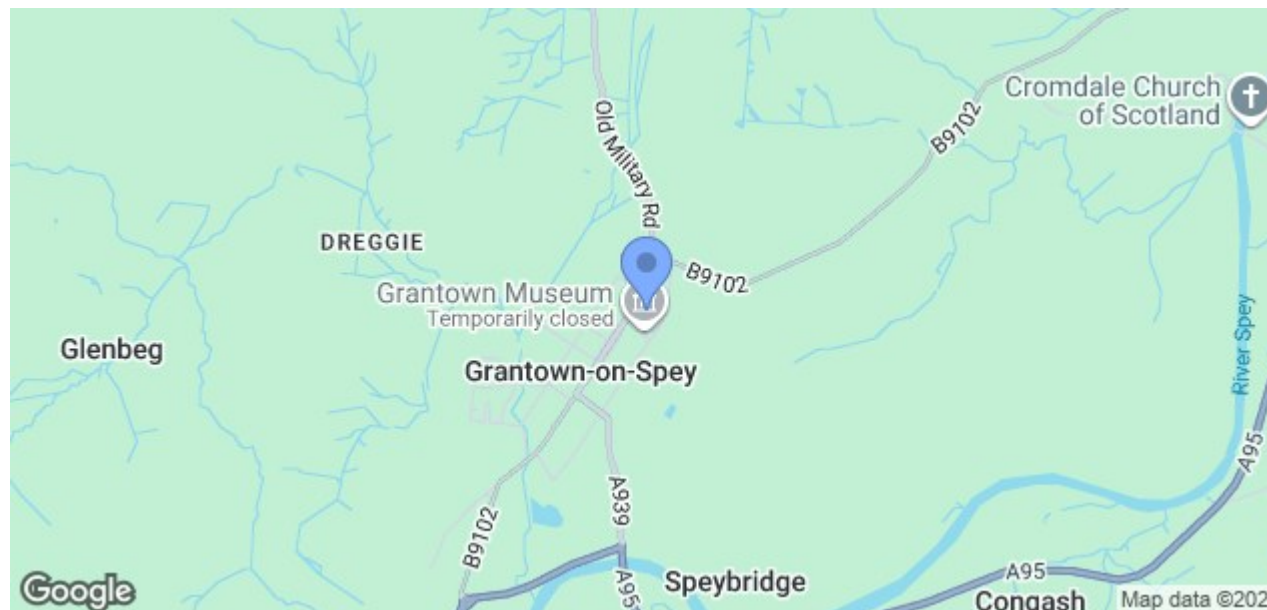
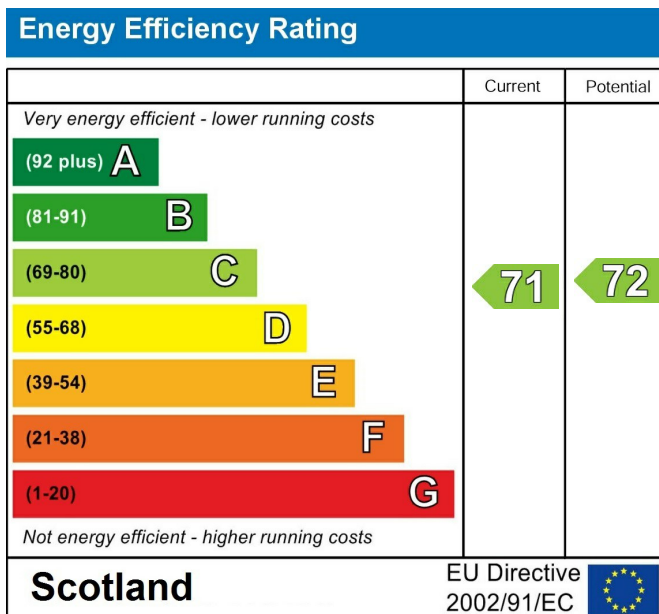
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While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters



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