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solicitors and estate agents

House Site, Mid Anagach, Grantown on Spey, PH26 3NQ  
Offers Over £210,000

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



A rare opportunity to build a striking contemporary home on a generous, predominantly level plot of approximately 2428sqm (0.6 acres) at Mid-Anagach, near the historic Old Spey Bridge and within easy reach of Granttown on Spey. Full planning permission (ref 24/01478/FUL) has been granted for a thoughtfully designed, energy-efficient detached house with a detached double garage—perfectly placed to embrace the surrounding Highland landscape. Blending modern design with traditional materials, the proposed four-bedroom home features crisp white render, natural stone, and warm timber cladding. The internal layout is designed for spacious and flexible living over two floors, including a stunning open-plan kitchen, dining, and family space, a separate lounge, and a ground-floor bedroom with an accessible shower room—ideal for multi-generational living or guests. Upstairs, the principal bedroom suite enjoys a luxurious layout with a walk-in wardrobe and en suite, complemented by two further double bedrooms, a family bathroom, and a bright gallery-style sitting area overlooking the garden. Large windows and glazed doors have been positioned to take full advantage of views over the River Spey to the Cromdale Hills, connecting the home seamlessly with its tranquil surroundings. Mains water and electricity are available, with purchasers responsible for final electrical connection and the installation of a private septic tank and soakaway. The plot includes infrastructure for a future electric vehicle charging point, as detailed in the approved site plan. This is a rare and exciting chance to create a bespoke home in a peaceful woodland setting, with the charm and convenience of Granttown on Spey close at hand.

## Offers Over £210,000



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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

There is no requirement for a home report.

### Services

Drainage will be to a septic tank and there is mains water and electricity available, purchasers will be responsible for connection to the electrical and water supply and for the provision of a septic tank. Purchasers should satisfy themselves on service provision and connection cost. There is a shared access track.

### Planning

Full Planning Permission (ref: 24/01478/FUL) has been obtained from the Highland Council. The decision notice of approval was issued on the 15 April 2025. Further details on planning can be obtained by visiting the Highland council E-Planning website and typing in the reference ref 24/01478/FUL <http://wam.highland.gov.uk/wam/>

### Entry

By mutual agreement.

### Price

Offers over £210,000 are invited



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### 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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Mid-Anagach  
Grantown on Spey





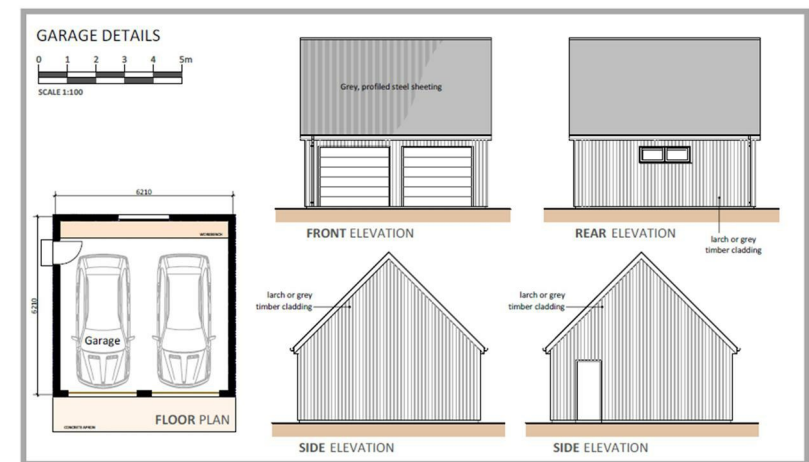
Mid-Anagach  
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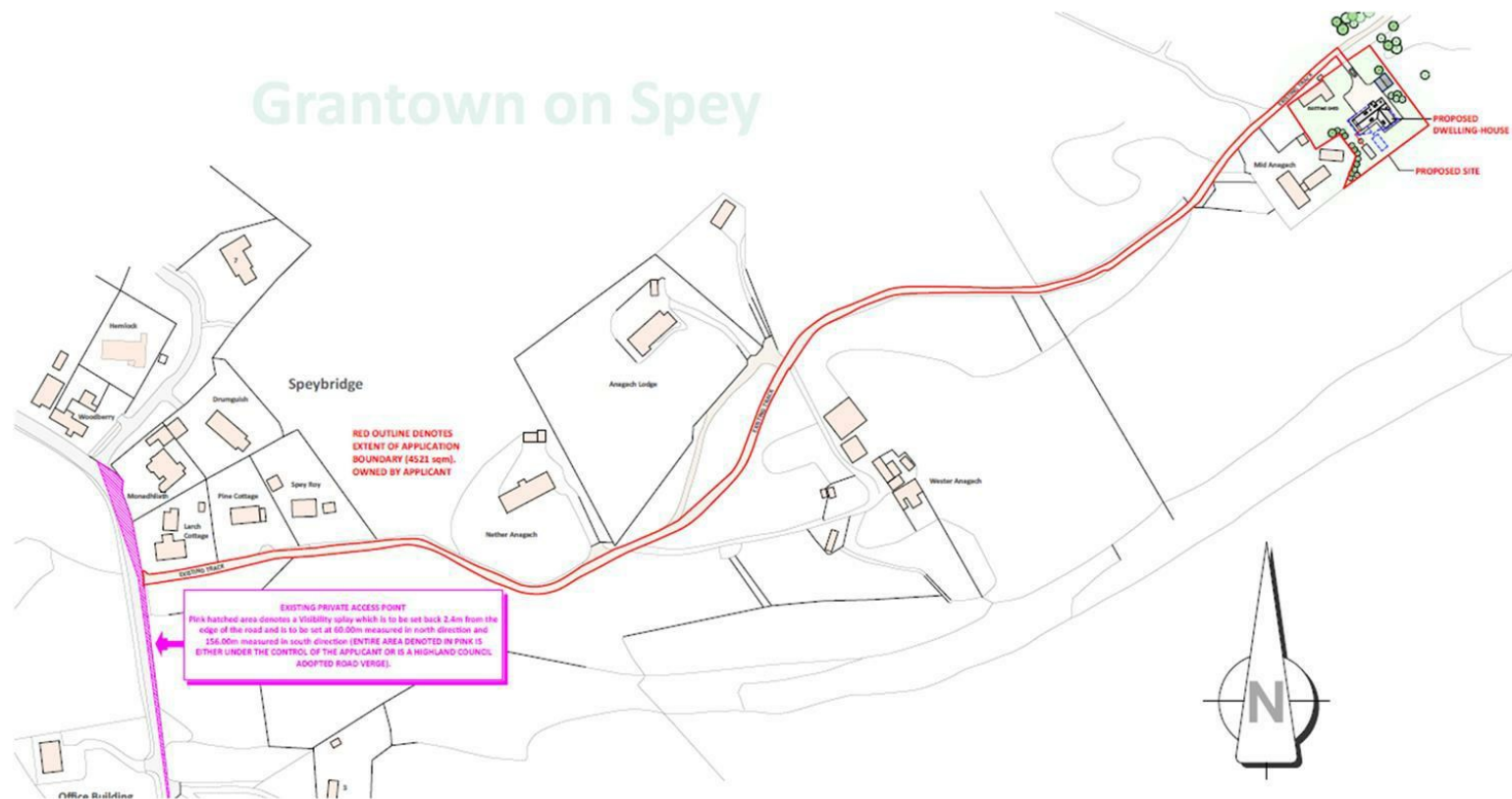


Mid-Anagach  
Grantown on Spey



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## Mid-Anagach Granttown on Spey

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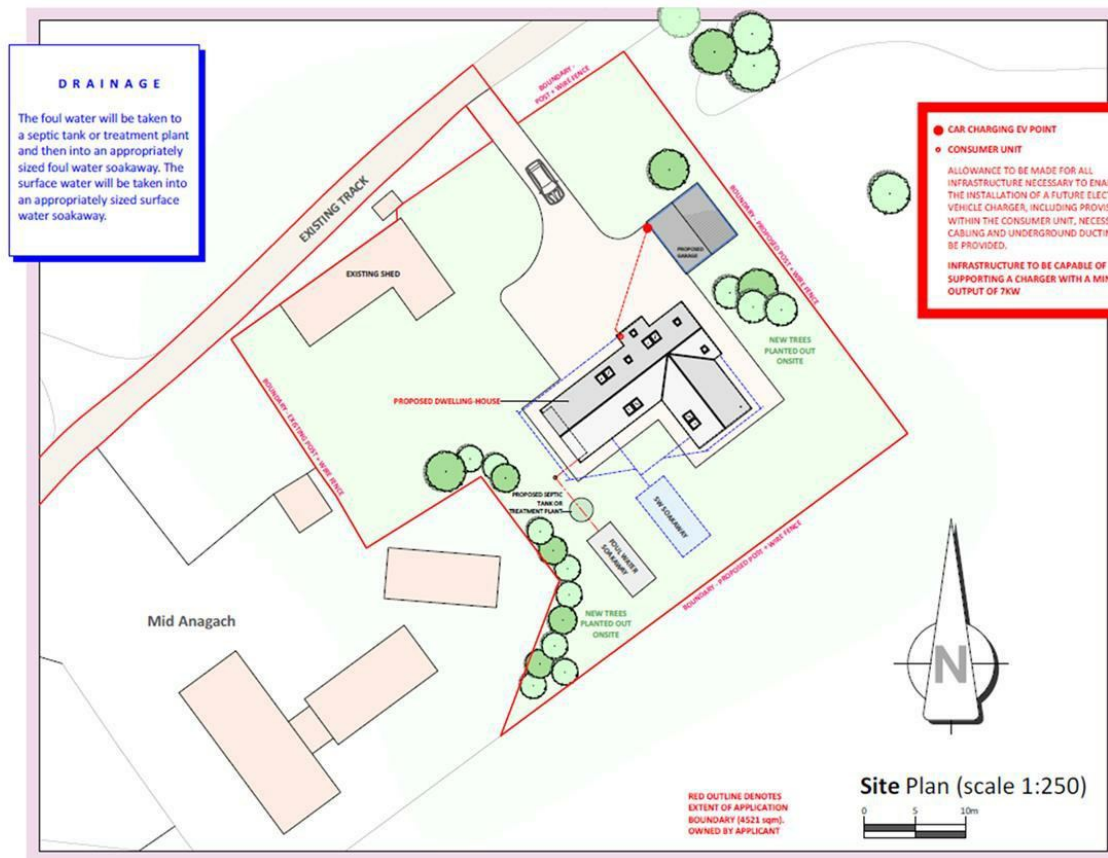
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While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters



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