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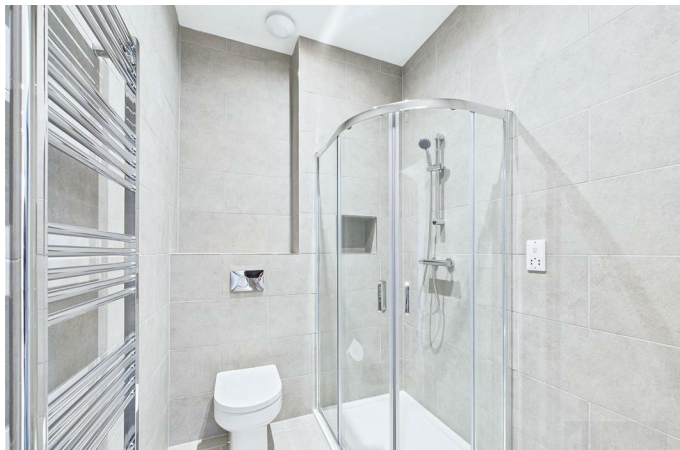
Garden Apartment 2, Stonefield House The Square, Grantown on Spey, PH26 3HF

UNDER OFFER £135,000

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

UNDER OFFER - Occupying a prominent position on the ground floor of this beautifully redeveloped period property, apartment two combines classic proportions with a fresh, contemporary finish. This one-bedroom apartment enjoys high ceilings and large double-glazed windows that flood the interior with natural light, creating an inviting and spacious atmosphere. The accommodation includes a welcoming hallway leading through to an impressive open-plan kitchen, living and dining area, thoughtfully designed for modern living with stylish fittings and a bright, airy feel. The bedroom is well-proportioned with a window to the rear and integral storage and is complemented by a beautifully tiled shower room featuring quality sanitaryware and chrome fittings. As with all the apartments within Stonefield House, apartment two has been fully redeveloped to current building standards, including modern insulation, new electrics and plumbing, double glazing, and a fire sprinkler system for peace of mind. Finished with quality flooring throughout and recessed downlighting, the apartment offers effortless, energy-efficient living in the heart of Granttown on Spey. Externally, residents enjoy allocated parking with EV charger access, use of a bike store, and their own private garden area — all just a short walk from the shops, cafés, and amenities of the town's historic square. 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. There is a secure intercom door entry system for visitors and 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 recently refurbished, bright, modern space immediately sets the tone, with its soaring ceilings and a staircase that rises to the upper apartments. The hallway also houses the fire alarm control panel, electricity meter cupboard, and access to communal amenities such as dedicated cycle storage.

### Apartment Entry

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

### Accommodation

The bright and airy open-plan sitting room, kitchen and dining area is enhanced by a large window to the front of the property, filling the space with natural light and offering views out to the picturesque town square. The sitting room and dining area provides ample room for several furniture configurations and flows seamlessly into the contemporary kitchen, which is fitted with a stylish range of base, drawer, wall units and quality worktops. Integrated appliances include an electric hob with illuminated extractor and oven. There is also space and plumbing for an undercounter fridge and washing machine. Finished with recessed downlighting, carpet flooring in the sitting room and practical vinyl flooring in the kitchen, this is a comfortable and functional space ideal for everyday living.

The bedroom is a beautifully proportioned and tranquil retreat, featuring a large window that floods the space with natural light and highlights the quality of finish throughout. Fitted mirrored wardrobes provide a sleek and practical storage solution, while the soft carpet underfoot and recessed down lighting create an elegant and restful atmosphere.

The shower room is luxuriously appointed with full-height contemporary tiling in a sophisticated neutral palette. A glazed corner enclosure with chrome fittings and a recessed display shelf, concealed cistern wc, and wash hand basin combine style with functionality, while a recessed shower display niche adds a refined, designer touch. Every element



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has been carefully chosen to deliver a sense of understated luxury and modern comfort.

#### Outside

The development is accessed directly from the town square 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. These gardens are grass seeded, each with a slabbed path leading to the entrance and with 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

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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

Fax: (01479) 874806

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

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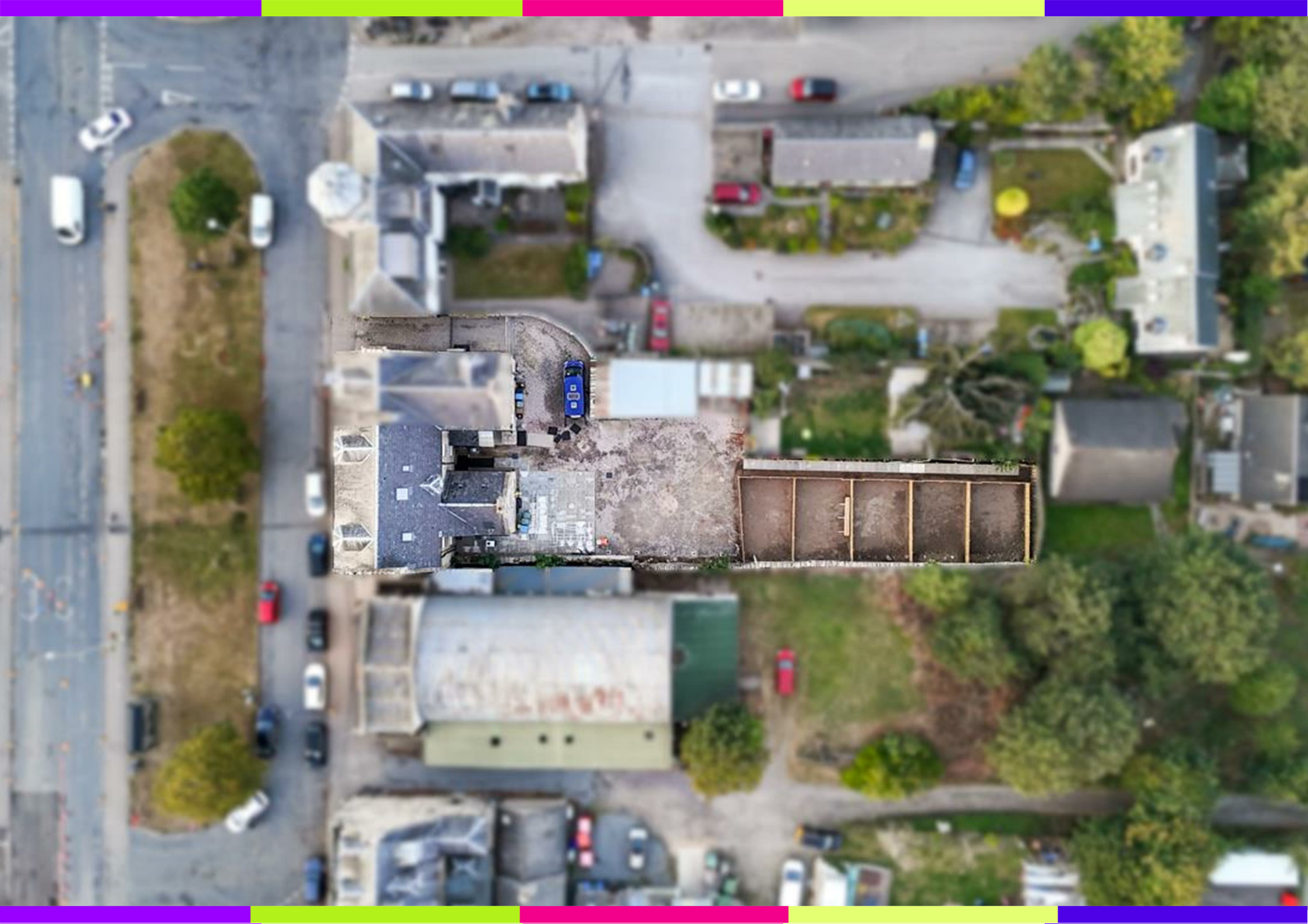
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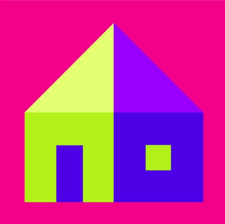
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## Energy Efficiency Rating

	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>		
(55-68) <b>D</b>		
(39-54) <b>E</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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