



masson
cairns ESTD 1984

solicitors and estate agents

Struan, Grant Road, Granttown on Spey, PH26 3LA

Offers Over £180,000

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

Set within the heart of the charming Highland town of Grantown on Spey, Struan is a handsome semi-detached stone and slate home that combines character features with space and potential. Extended and well-proportioned, this four-bedroom property offers bright and flexible accommodation with a lovely balance of traditional features and modern comforts, together with attractive gardens and off-street parking to the rear. A welcoming entrance vestibule opens into a spacious hallway, setting the tone for the home's warm and inviting feel. The sitting room enjoys a large front window that fills the space with natural light, while the open-plan kitchen and dining area offers good amenity. To the rear, a utility room, shower room, and ground-floor bedroom add flexibility and practicality, ideal for guests or single-level living. Upstairs, the landing leads to three further bedrooms, one of which would make an ideal nursery or home working space, together with a family bathroom. Outside, the property is complemented by a pretty front garden with traditional stone boundary walls and a spacious rear garden with off-street parking and ample room for outdoor relaxation or further landscaping. There is also a cellar, offering additional storage or scope for development. With its solid traditional build, extended layout, and sought-after central location, Struan presents an excellent opportunity to add value and create a stylish and comfortable home in one of the most desirable towns within the Cairngorms National Park. EPC G Council Tax E Home report available from massoncairns.com

Offers Over £180,000



masson
cairns LTD

solicitors and estate agents

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

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 where an online copy is available to download.

EPC Rating G

Entrance Vestibule & Hallway

A set of elegant double timber doors with a glazed transom above provides a bright and welcoming entrance into the vestibule, offering space for coats and boots. A glazed inner door then opens into the main hallway, which forms a welcoming invite into the home. This area features a beautiful timber staircase with turned balustrades leading to the first floor, along with a further door to the sitting room. With its natural wood finishes and traditional proportions, the space sets a warm and characterful tone.

Sitting Room

3.58m x 4.34m (11'8" x 14'2")

A bright and generously proportioned sitting room enjoys a sunny front aspect through a large window that fills the space with natural light and provides a pleasant outlook toward the front garden. This inviting room offers excellent space for both relaxation and entertaining, featuring a feature fireplace with stone surround and timber mantle, creating a cosy focal point for the space and there is a recessed display alcove with a press cupboard underneath. A further door leads through to the kitchen and dining area.

Kitchen & Dining

1.90m x 6.71m (6'2" x 22'0")

The kitchen and dining area form a practical and sociable heart to the home, with the two spaces flowing naturally together. The dining area offers ample room for a family table and seating, creating a welcoming setting for everyday meals or entertaining. An arched recess adds a touch of character, while a side window provides good natural light. The kitchen, set just beyond, is fitted with a range of modern base and

wall units topped with timber-effect work surfaces, complemented by open shelving for display or storage. Integrated appliances include an oven, hob, and sink with drainer beside the rear-facing window that looks out onto the garden. There is a cupboard in the dining area housing the water cylinder. This bright and functional space enjoys good natural light and offers convenient access to the rear hall and outdoor areas, ideal for modern living.

Rear Hall

The L shaped rear hall provides access to the utility room, shower room and downstairs bedroom. There is also a door to the rear garden.

Utility Room

1.19m x 1.42m (3'10" x 4'7")

A practical utility room that provides valuable additional storage and workspace, ideal for laundry and household tasks. It includes plumbing for a washing machine, space for additional appliances such as a freezer, and features an opaque window to the rear that brings in natural light. Wall-mounted shelving and coat hooks offer convenient storage options, making this a functional and adaptable space.

Shower Room

2.27m x 2.44m (7'5" x 8'0")

The spacious ground-floor shower room is currently designed with accessibility and practicality in mind, featuring a walk-in shower area with curtain and grab rails, a WC, and a pedestal wash hand basin with tiled splash back set within an attractive arched recess. A large window to the rear provides natural light, while marble-effect wall panelling and a non-slip floor ensure a bright, clean, and functional finish. This flexible space could easily be adapted or modernised to suit personal requirements.

Bedroom One

4.69m x 2.89m (15'4" x 9'5")

A bright and generously sized ground-floor double bedroom offering excellent flexibility for use as a principal bedroom, guest room, or accessible living space. A large window to the rear provides plenty of natural light and garden views and there is a built-in wardrobe for storage in addition to ample space for freestanding furniture.

Landing

The carpeted landing provides access to three bedrooms and the family bathroom. A Velux window fills the space with natural light,



masson
cairns PLC

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents

while a loft hatch offers convenient access to attic space above. The area retains its traditional character with timber doors and balustrade detailing, complementing the home's period charm.

Bedroom Two

3.07m x 3.93m (10'0" x 12'10")

A bright and peaceful double bedroom located to the front of the property, with ceiling coving and a window to the front of the property that floods the space with natural light.

Bedroom Three

2.43m x 3.88m (7'11" x 12'8")

Another double bedroom located to the rear of the house with some nice views of the garden through a large picture window that offers good natural light.

Bedroom Four / Home Working Space

2.31m x 2.66m (7'6" x 8'8")

Positioned to the front of the home, this versatile room features a window providing natural light and views. Ideally suited as a child's single bedroom or a dedicated home working space, it offers a quiet and comfortable environment with ample room for a desk or single bed.

Bathroom

1.09m x 2.63m (3'6" x 8'7")

The family bathroom serves the upper floor and features a three-piece suite comprising a bath with mixer tap, WC, and pedestal wash hand basin. A Velux window provides excellent natural light and there is wall tiling and display shelving in addition to a wall mirror. This room offers good potential for modernisation to suit individual tastes and styles.

Outside & Cellar

The property enjoys generous garden grounds to both the front and rear. The front garden is enclosed by a low stone wall and features neat lawns with established planting and gravel seating areas, providing an inviting first impression. To the rear, there is a spacious lawn bordered by fencing and a paved patio area ideal for outdoor dining or entertaining. The rear garden also offers off-street parking with vehicle access from the side. A substantial cellar, measuring approximately 5.70m x 6.74m, is accessed externally and provides excellent storage.

Services

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

Entry

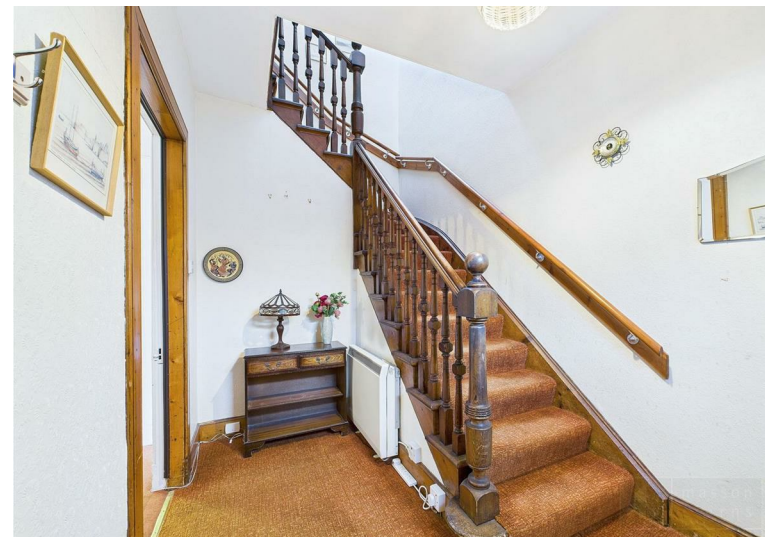
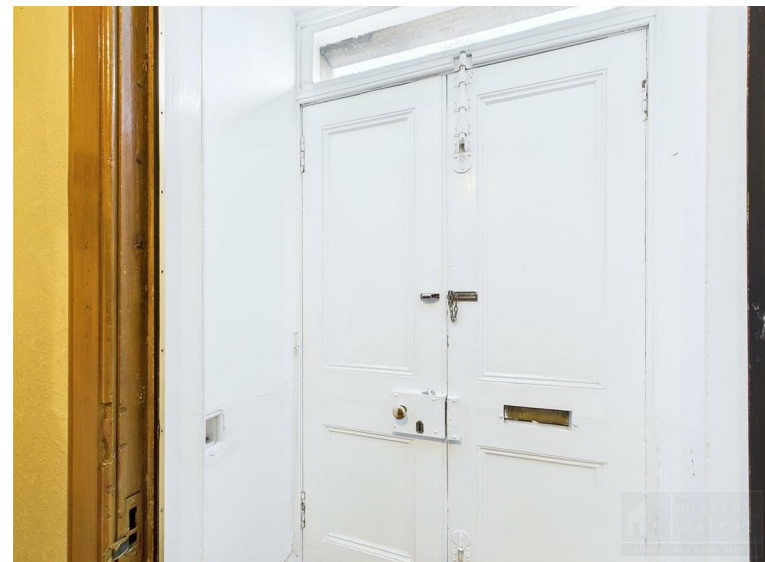
By mutual agreement.

Price

Offers over £180,000 are invited

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



masson
cairns ESTD 1984

solicitors and estate agents

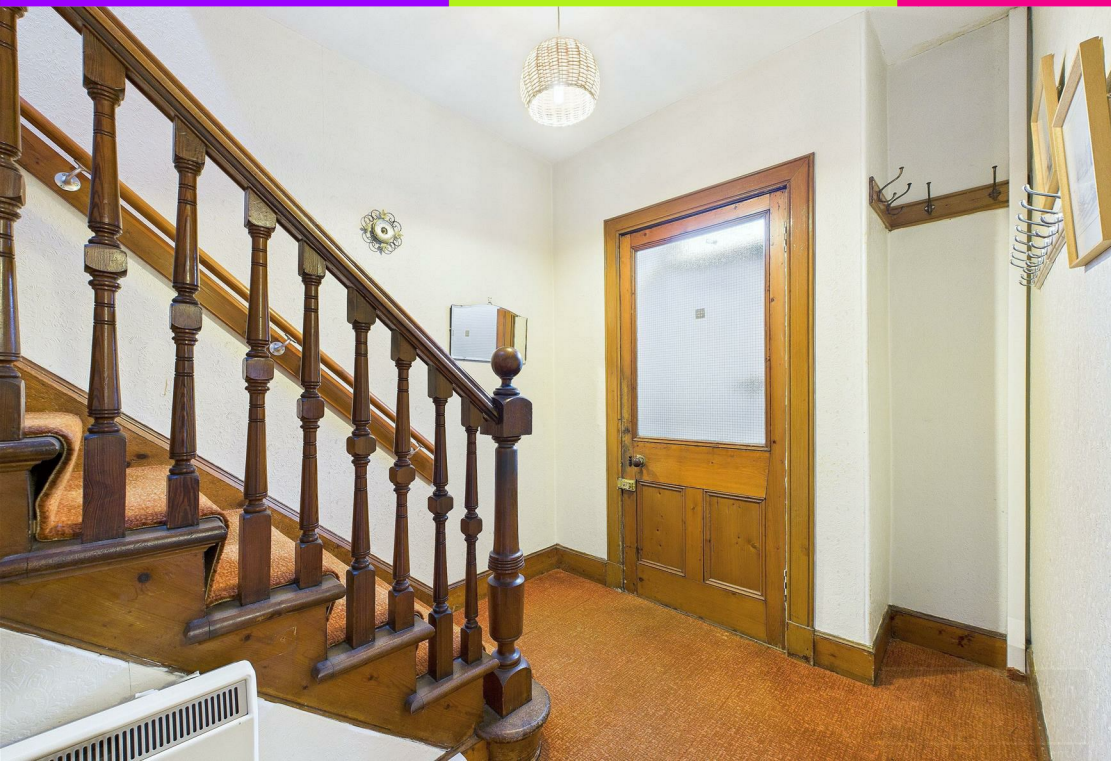
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

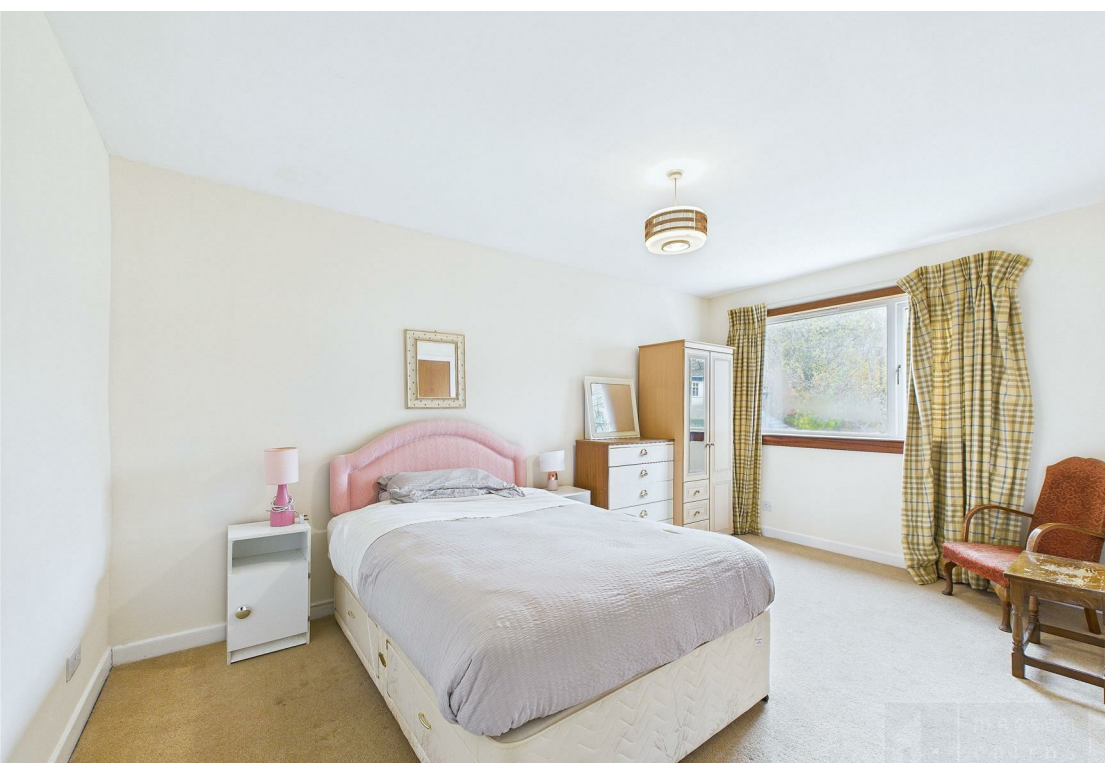
property@lawscot.com

<https://www.massoncairns.com>

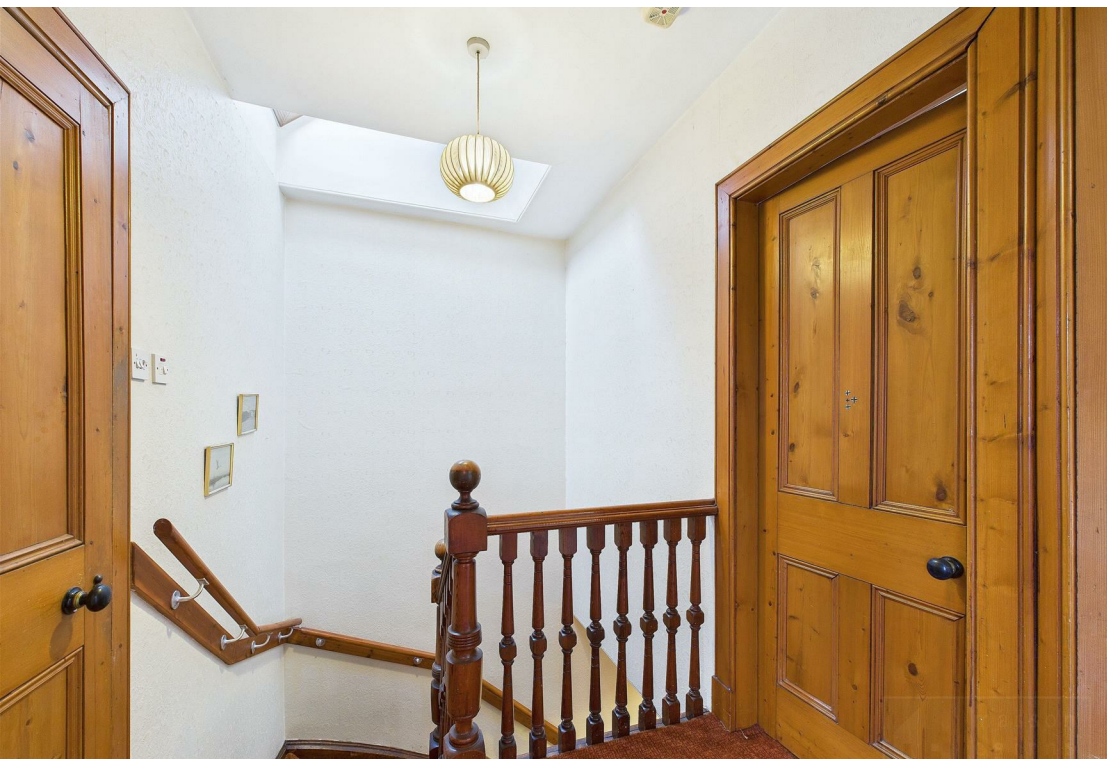




masson
cairns
FOR SALE



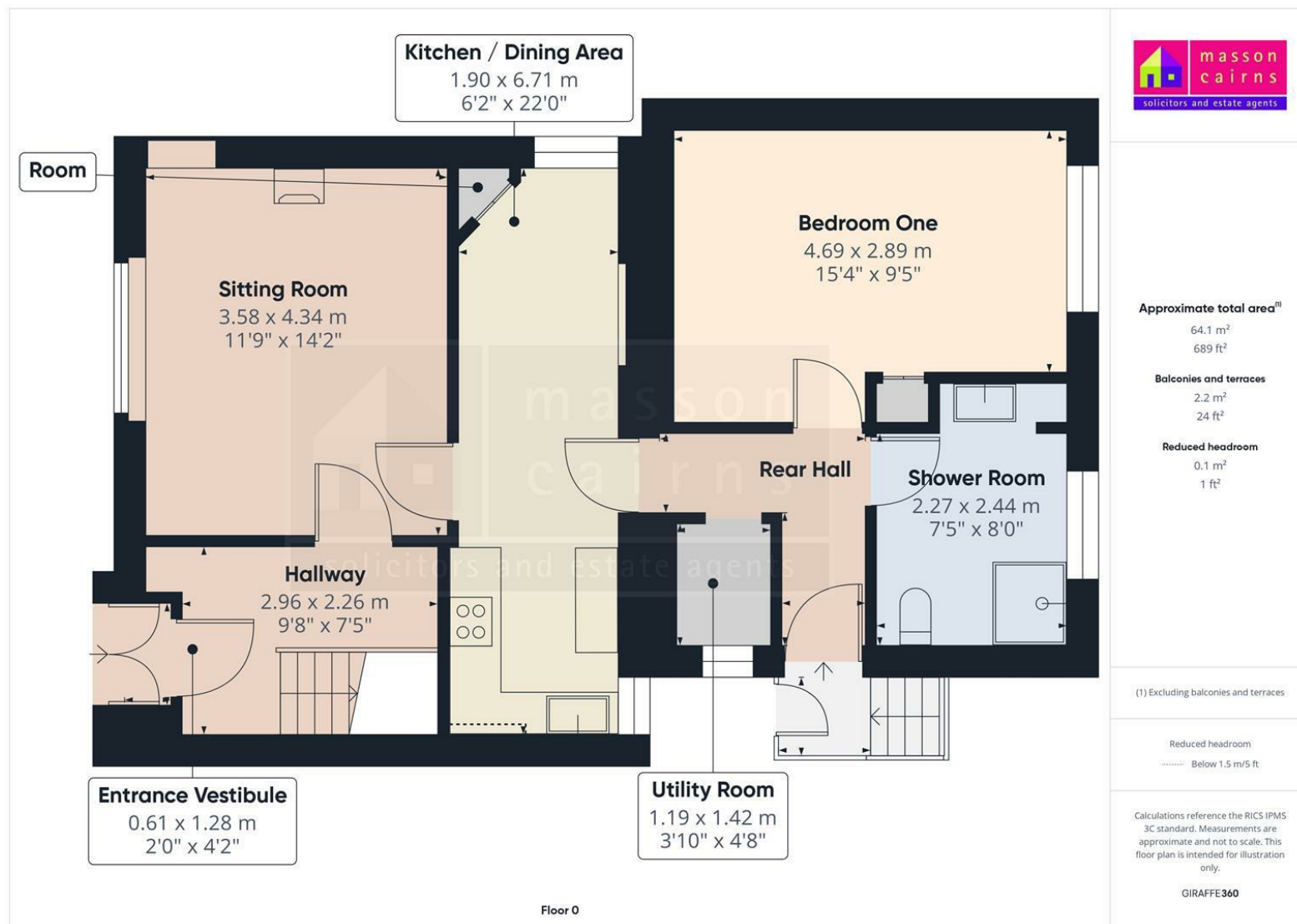












**masson
cairns** LLP

solicitors and estate agents

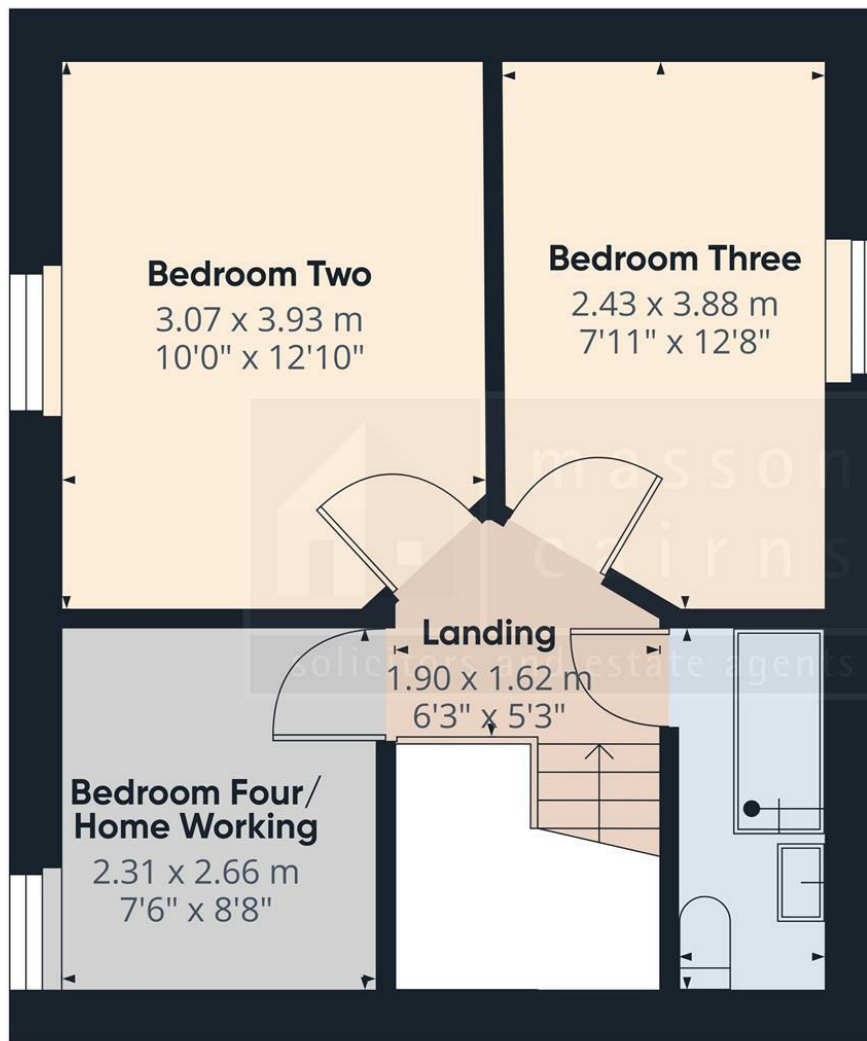
Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>



Floor 1



Approximate total area⁽¹⁾

33.1 m²
356 ft²

(1) Excluding balconies and terraces

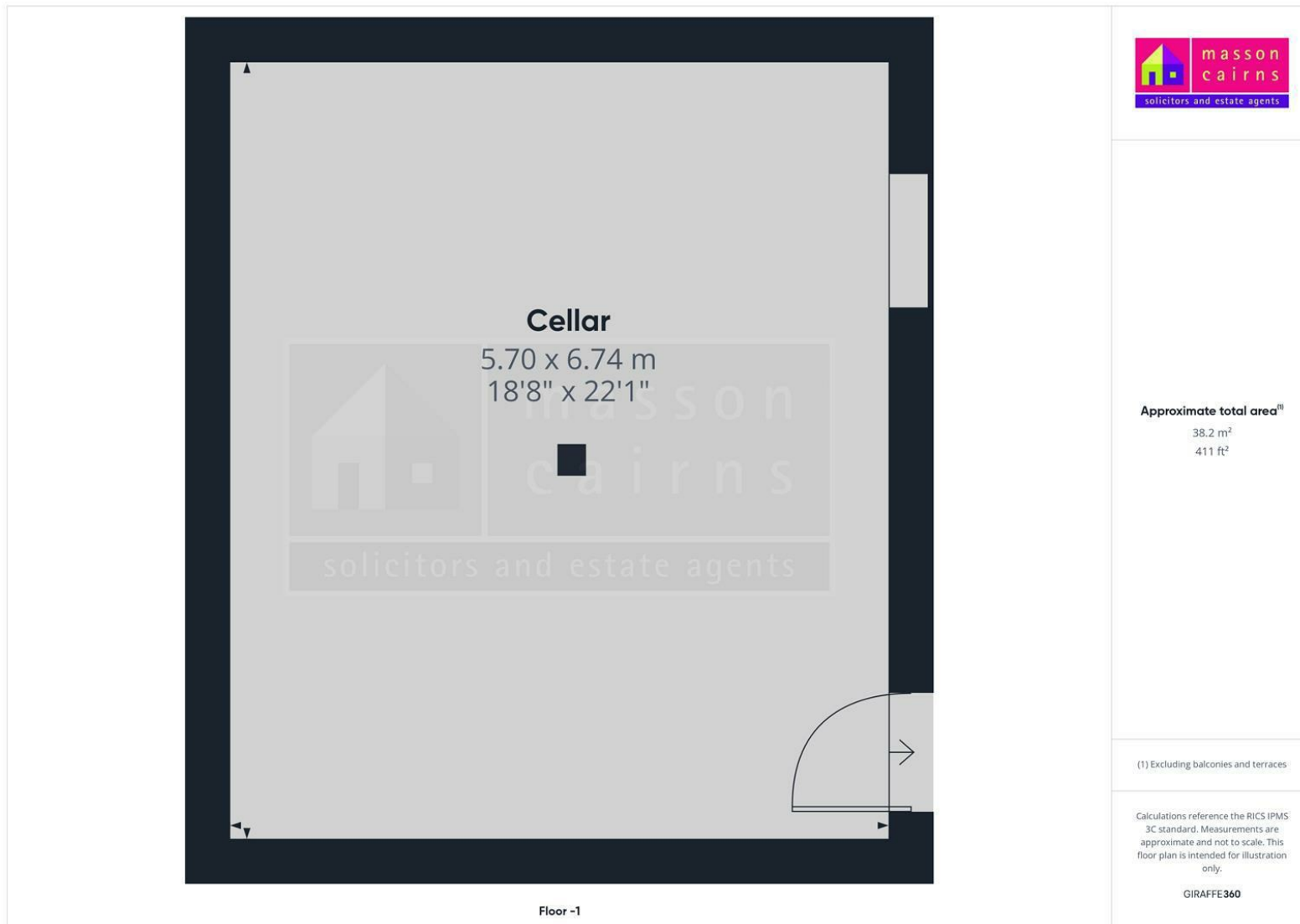
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**masson
cairns**

solicitors and estate agents



masson
cairns

solicitors and estate agents

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		46
(21-38) F		
(1-20) G	13	
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



masson
cairns ^{LD}

solicitors and estate agents

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>