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13 South West High Street, Grantown on Spey, PH26 3QH

UNDER OFFER £130,000

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

solicitors and estate agents

UNDER OFFER - A well-proportioned two-bedroom ground floor apartment, offering comfortable and practical accommodation, complemented by a garage and private garden area—ideal for first-time buyers, downsizers or investors. The apartment is entered via a central hallway which provides access to all rooms and includes useful built-in storage. There is a generous sitting room and dining area that offers ample space for both relaxation and entertaining, with a pleasant outlook. The kitchen is neatly arranged and well equipped, with good worktop and cupboard space, making it both functional and easy to maintain. There are two well-sized double bedrooms, both enjoying a peaceful aspect and suitable for a range of furnishing options and including integral storage wardrobes. The accommodation is completed by a modern bathroom and an additional large storage cupboard off the hallway in addition to an exterior store, enhancing day-to-day practicality. Externally, the property benefits from a private garden area, ideal for outdoor seating and as a secure space for pets. A separate garage provides excellent storage or secure parking—an increasingly valuable feature for apartment living. With its ground floor position, private outdoor space and garage, this apartment offers a rare combination of convenience, comfort and versatility, all within a manageable and easy-living layout. EPC E, Council Tax C, 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 where an online copy is available to download.

EPC Rating E

Entrance Hallway and Hallway

A bright and practical entrance hallway with tiled flooring, making it ideal for coats, footwear and everyday coming and going. A loft hatch provides access to a small attic area, and the space leads to a further door with access through to the main hallway and the rest of the accommodation. The further hallway, enjoys ceiling lighting, laminate wood flooring and doors to all the further room in addition to a large shelved cupboard space offering excellent storage and a further smaller cupboard housing the water cylinder.

Sitting Room and Dining Area

6.38m x 3.65m (20'11" x 11'11")

A bright and comfortable living space with laminate wood flooring and a pleasant outlook to the front through a large double picture window. To the rear of the space there is a further window which floods the space with natural light and looks out over the rear garden in addition to plenty of room for a dining table, making it an easy space for everyday living as well as having friends or family round. There is also a serving hatch from the kitchen and ceiling lighting.

Kitchen

2.30m x 3.08m (7'6" x 10'1")

A bright and practical kitchen fitted with an oven and hob with integrated extractor, tiled splashbacks and a range of base and wall units providing good storage. There is a stainless steel sink with chrome mixer tap and drainer, a washing machine, and a window to the rear bringing in natural light. A serving hatch connects the kitchen to the



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dining area, adding convenience. There is tiled flooring and ceiling lighting.

Bathroom

1.67m x 2.10m (5'5" x 6'10")

A bright bathroom fitted with a bath and overhead shower, WC and wash hand basin. The room is finished with tiling around the bath and above the wash hand basin in addition to an opaque window providing natural light and ventilation. There is ceiling lighting and a shaver light.

Bedroom One

2.90m x 3.11m (9'6" x 10'2")

A bright and airy double bedroom with a large window to the front which allows for excellent natural light. There is a double integral wardrobe providing excellent hanging and shelved storage in addition to laminate wood flooring and ceiling lighting.

Bedroom Two

2.90m x 3.11m (9'6" x 10'2")

Another well proportioned double bedroom with a window to the front, double integral clothes storage wardrobe, laminate wood flooring and ceiling lighting.

Outside and Garage

To the front of the property, a lawn area welcomes visitors, accompanied by a paved path that leads to the front door and external store which is ideal for garden storage. The setting is further enhanced by mature planting. At the rear, there is a private enclosed garden

which is laid to lawn and offers an ideal spot for outdoor relaxation. There is a separate garage measuring approximately 5.32m x 2.69m with gravel parking for two vehicles. The garage is block built with a corrugated roof and concrete base with an up and over door. Ideal for vehicular, sports, garden or additional 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

UNDER OFFER

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

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Approximate total area⁽¹⁾
64 m²
688 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



Floor 0 Building 1



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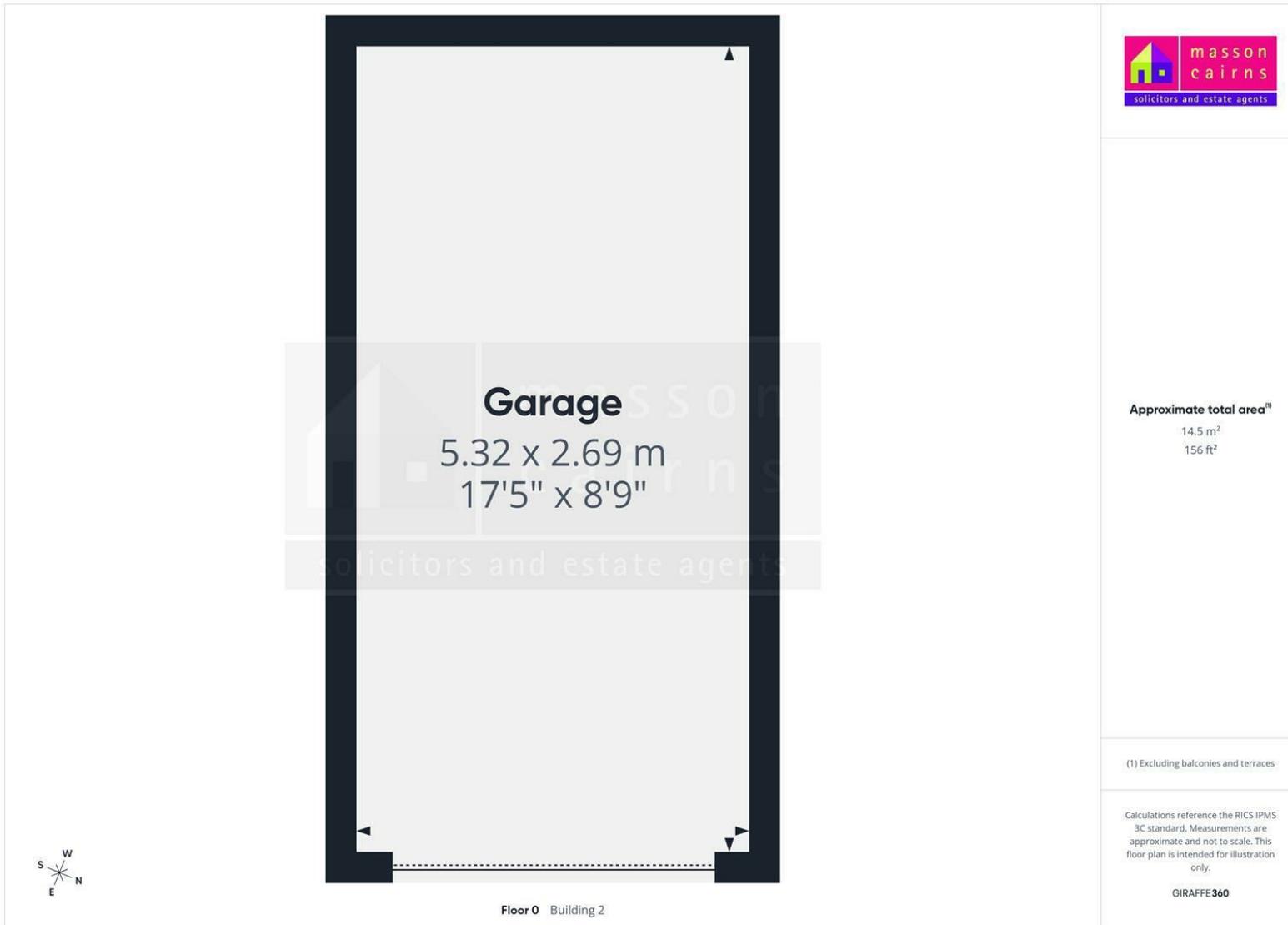
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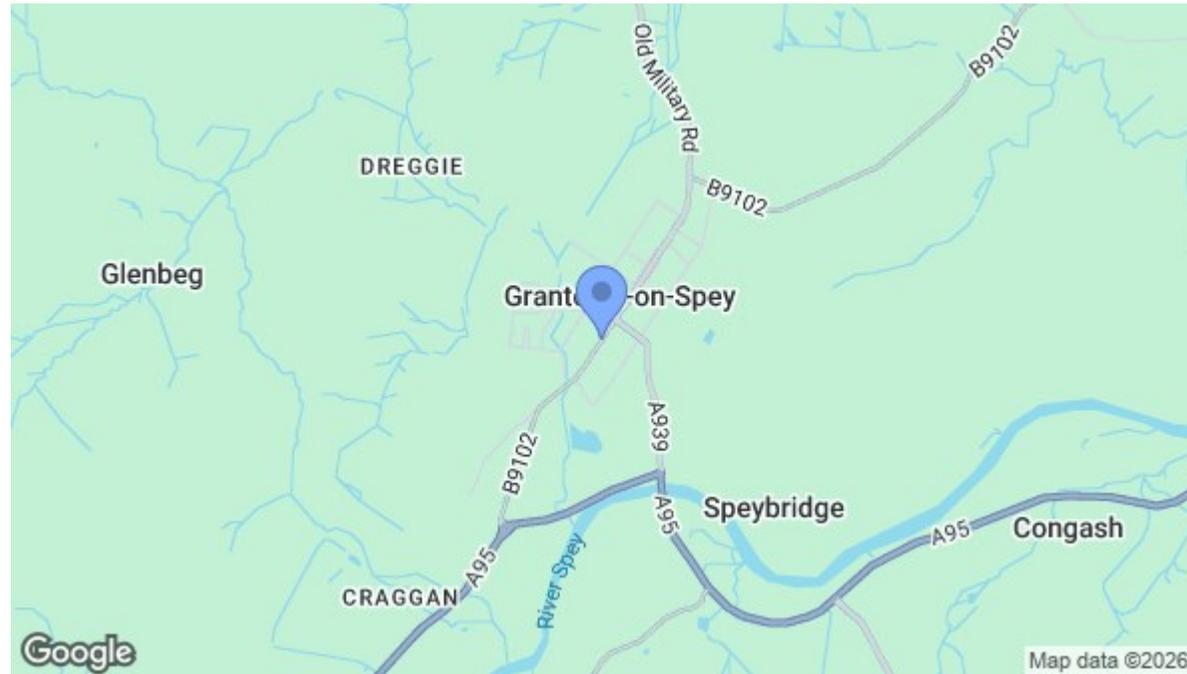
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	51
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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



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