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122 High Street, Grantown on Spey, PH26 3EN

Offers Over £315,000

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

Occupying a position on the High Street of Granttown on Spey, this substantial and handsome traditional stone and slate property presents a versatile and beautifully balanced home which has been upgraded to a high standard from its former use as a grocers with accommodation. Arranged over three floors, the property combines architectural character with an effortless, modern lifestyle. Entry is into the large feature hall with pantry and through to the heart of the home which is positioned on the first floor and features a bright open-plan living environment spanning the width of the property and centred around an inviting sitting area with a feature fireplace and inset multi-fuel stove. This flows seamlessly into a central dining section and a contemporary kitchen with integrated appliances. A stylish, fully tiled family bathroom completes this level. The second floor is designed with flexibility in mind, currently configured as a private principal suite. It features a generous double bedroom and an adjacent dressing room with bespoke wardrobe fittings, which could easily revert to a second double bedroom, both served by a modern shower room. The ground floor offers further access from the High Street, making it an excellent space for family privacy or visitors. It comprises three well-proportioned double bedrooms—one of which has direct external access making it ideal for a home office—and a contemporary separate shower room. The ground floor also offers an option (subject to necessary consents) to be utilised as a small business opportunity. To the rear of the property, there is shared off-street parking. This property offers an exceptional opportunity to enjoy vibrant town amenities alongside immediate access to the ancient forests, hills, and world-class outdoor pursuits of the surrounding national park. EPC D, Council Tax E, 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 D

Quality Overview

The property has been finished to an excellent standard throughout, combining a contemporary specification with thoughtful character features. The home was renewed throughout and enjoyed a thorough upgrade with engineered oak flooring that runs through the principal living spaces, complemented by deep carpet flooring in selected areas, recessed LED downlighting, double glazing and high levels of insulation for everyday comfort and efficiency. The stylish kitchen is fitted with a sleek range of units, quality work surfaces and selected NEFF appliances, while the bathrooms are equally impressive, featuring Porcelanosa tiling, recessed storage niches and attractive feature lighting. Further character is provided by the exposed stone wall, creating a warm contrast to the clean modern finishes and adding to the overall quality and individuality of the home.

Ground Floor Accommodation

Hallway, Bedroom Three, Bedroom Four, Bedroom Five, Shower Room

Ground Floor Description

The ground floor of this versatile property benefits from its own independent access directly from the High Street, creating a highly convenient setup for busy family life, guest accommodation, or a distinct work-from-home space. A hallway featuring engineered wood flooring and built-in storage cupboards leads past the staircase which provides access to the upper levels to the bedrooms. Bedroom Three features a bright bay window overlooking the street front. Adjacent is Bedroom Four, which serves as a highly flexible space featuring its own direct external doorway. Bedroom Five is a further double bedroom with double integrated wardrobes with mirrored sliding doors offering

excellent hanging and shelved storage. Serving the ground floor is a contemporary shower room styled with floor-to-ceiling tiling, a glass-enclosed walk-in shower cube, a floating vanity unit, and modern sanitaryware. The independent configuration of this floor balances privacy with incredible convenience, providing flexible options to adapt to an evolving family lifestyle in the heart of the town. Equally, subject to the necessary consents, this level could be adapted as a small business opportunity as it previously was as it benefits from large double glazed shop sized windows and direct High Street access.

First Floor Accommodation

Entrance hall / Landing, Inner Hall, Open Plan Sitting Room, Kitchen & Dining Area, Bathroom, Pantry / Store

First Floor Description

The main entrance to this beautifully presented home is positioned on the first floor, accessed via an exterior staircase to the rear of the property. The timber and glazed external door with large glazed side panel opens to a bright entrance space with a feature exposed stone wall, stairs to the lower level, the benefit of a large walk in shelved pantry / store and a further door through to the inner hallway. This level has been thoughtfully configured to maximise light and space with three windows to the front and a double opening window between the sitting area and hallway, creating a seamless environment perfectly suited for modern family living. At the heart of this floor is an expansive open-plan sitting room, dining area, and kitchen. The living space centres around a feature fireplace with a multi-fuel stove, offering a warm and inviting atmosphere. Engineered oak flooring runs throughout, connecting the sitting area effortlessly to the dining section, which provides an excellent setting for casual breakfasts or evening entertaining. The modern kitchen is discreetly zoned yet remains fully integrated into the social flow of the room. It features contemporary units and an island breakfast bar, balanced by warm timber-toned wall units, quality integrated appliances, and clean work surfaces. Completing this floor is a luxurious fully tiled family bathroom boasting quality sanitary ware, an integrated shower over the bath with glazed screen, and a heated towel rail.

Second Floor Accommodation

Landing, Bedroom One, Bedroom Two / Dressing Room, Shower Room

Second Floor Description

On the second floor, the staircase opens onto a bright landing



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illuminated by natural light. This level offers an exceptional degree of versatility, currently configured as an luxurious self-contained private level that provides a peaceful sanctuary away from the main living areas. To one side of the landing sits Bedroom One, a generous double bedroom featuring soft, neutral tones and a large window looking out over the town to the distant hills. Positioned directly opposite, Bedroom Two is presently utilised as a luxurious, dedicated walk-in wardrobe and dressing room with bespoke open shelving and hanging rails. For growing families or those requiring more traditional accommodation, this room could effortlessly be reverted to a charming second double bedroom. Serving this floor is a contemporary shower room, beautifully finished with neutral tiling, a floating washbasin, a modern WC, and a spacious shower with display shelf.

Outside

The property offers a highly convenient and low-maintenance external arrangement, well suited to modern town living. With no private garden to upkeep, the focus is firmly on ease and practicality, while the shared off-street parking to the rear of the building is a particularly valuable feature for such a central location.

Services

It is understood that there is mains water, drainage and electricity. There is an efficient and programmable wet electric radiator central heating.

Entry

By mutual agreement.

Price

Offers over £315,000 are invited

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-

Masson Cairns
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What Three Words Location

What Three Words Location: [///pebbles.obviously.skews](https://www.what3words.com/pebbles.obviously.skews)

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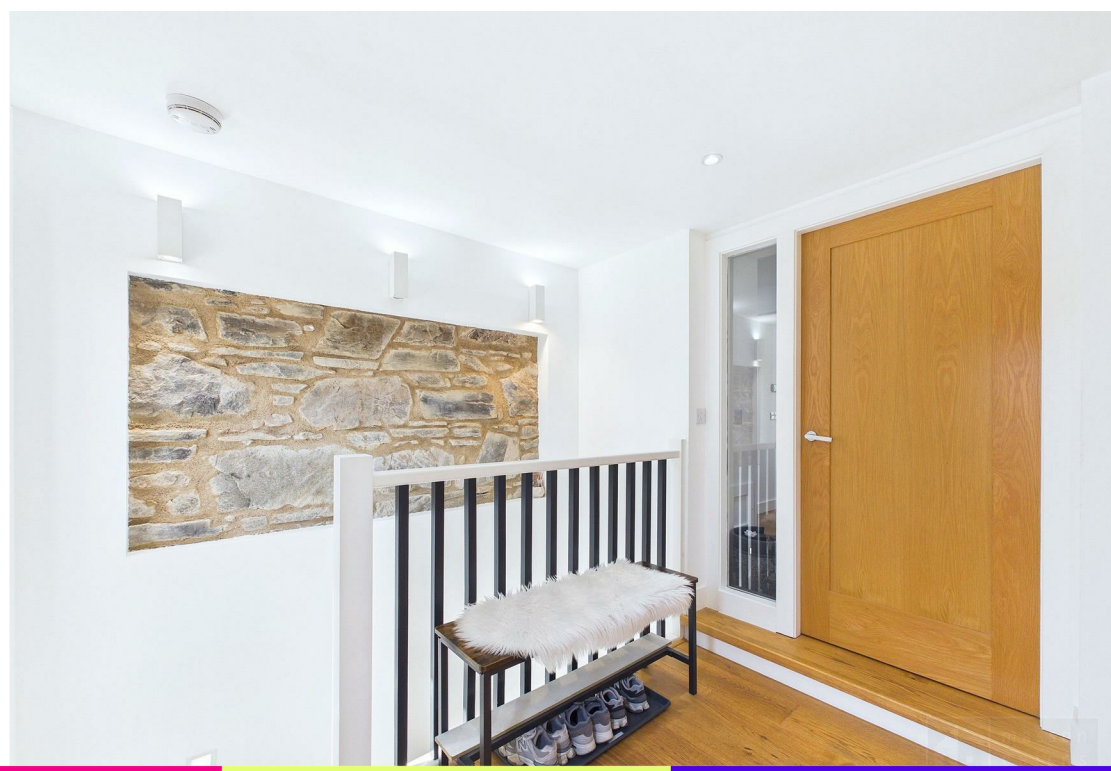
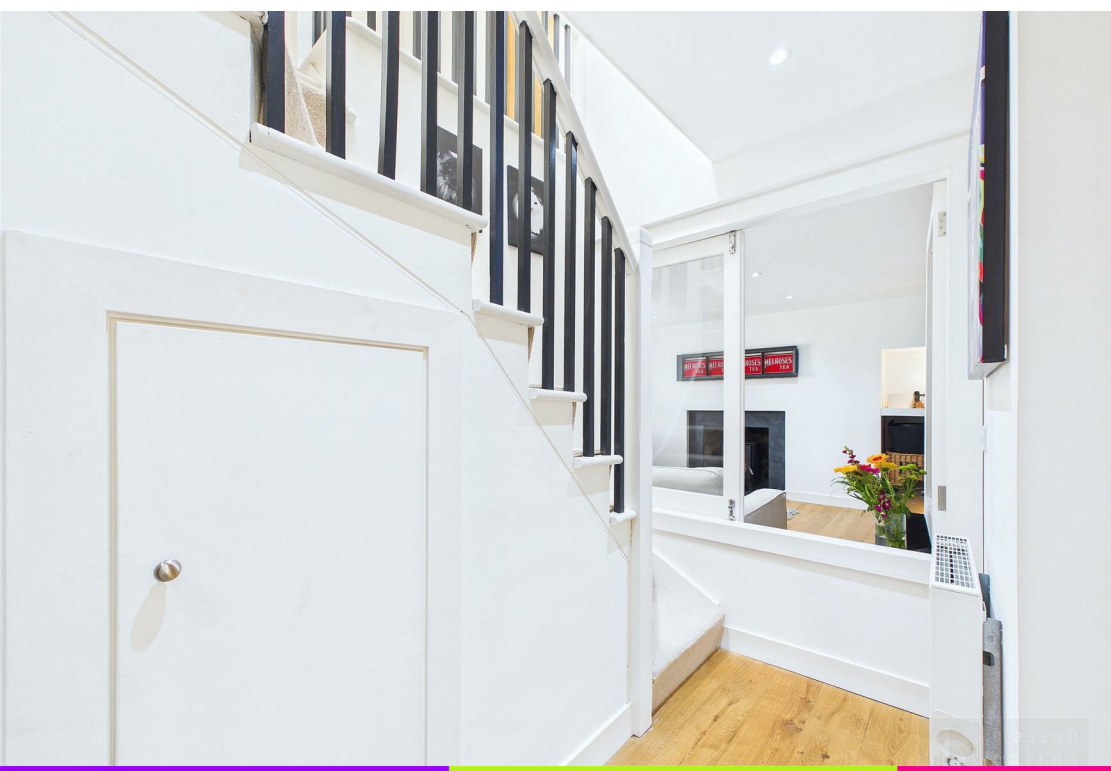
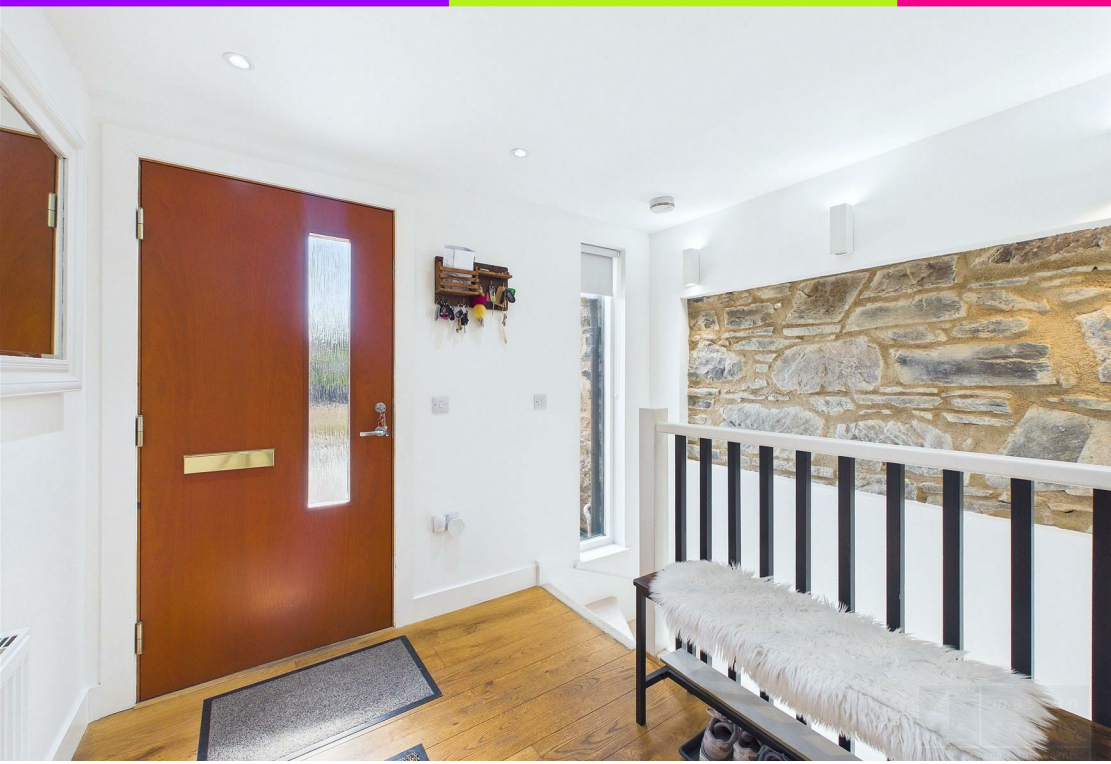
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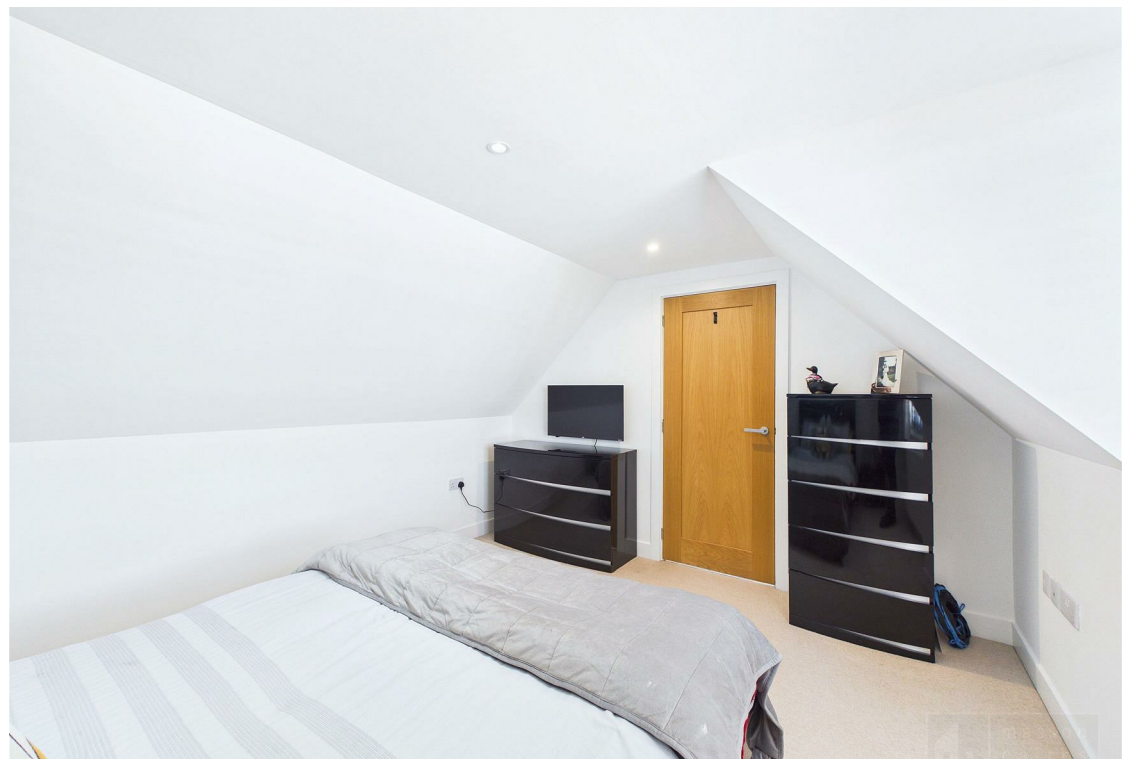
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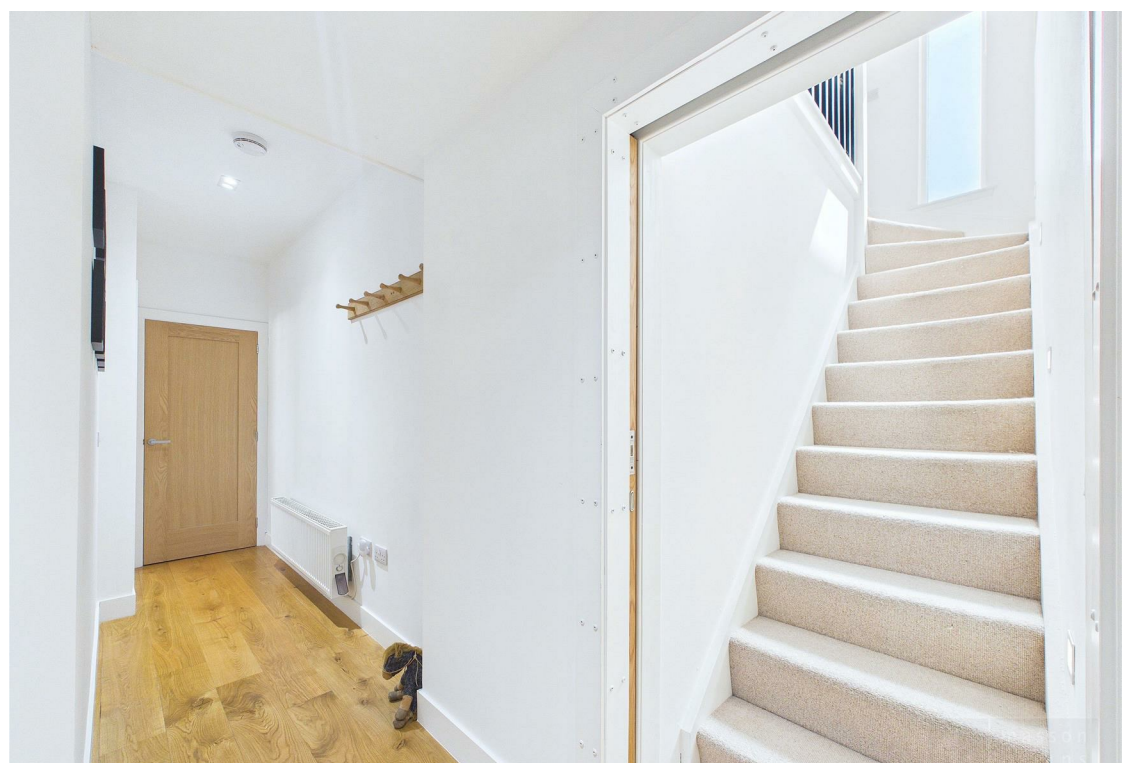
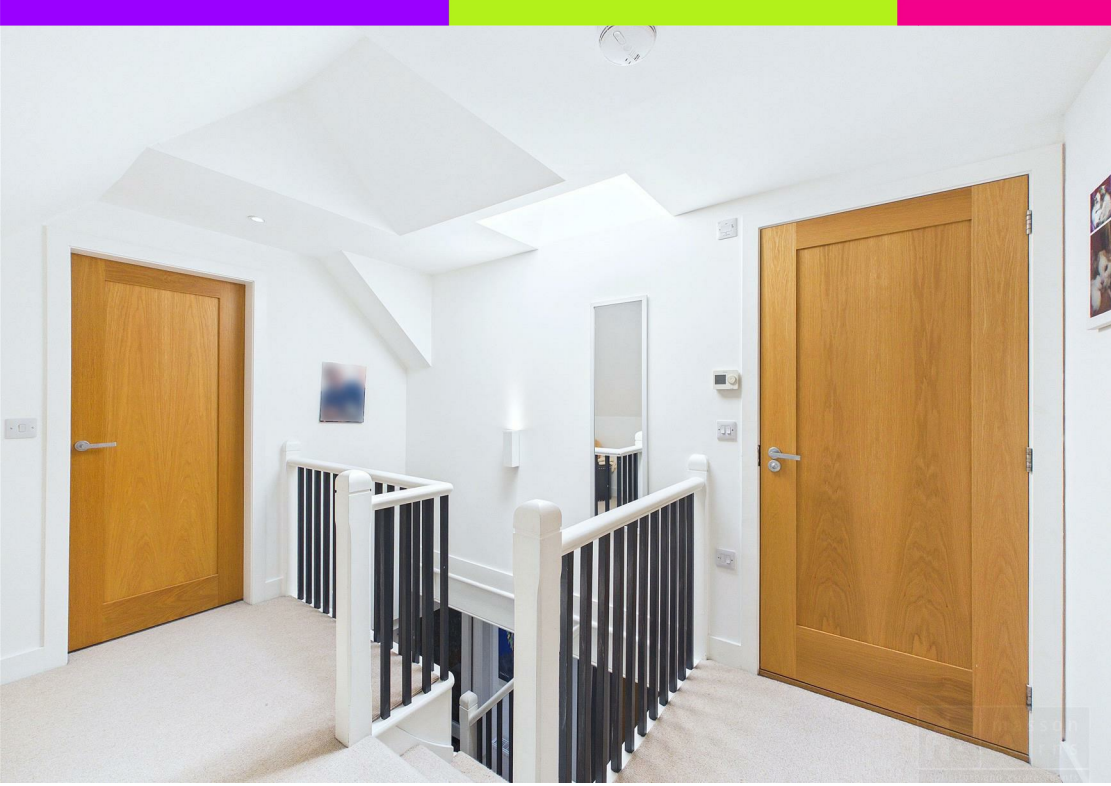
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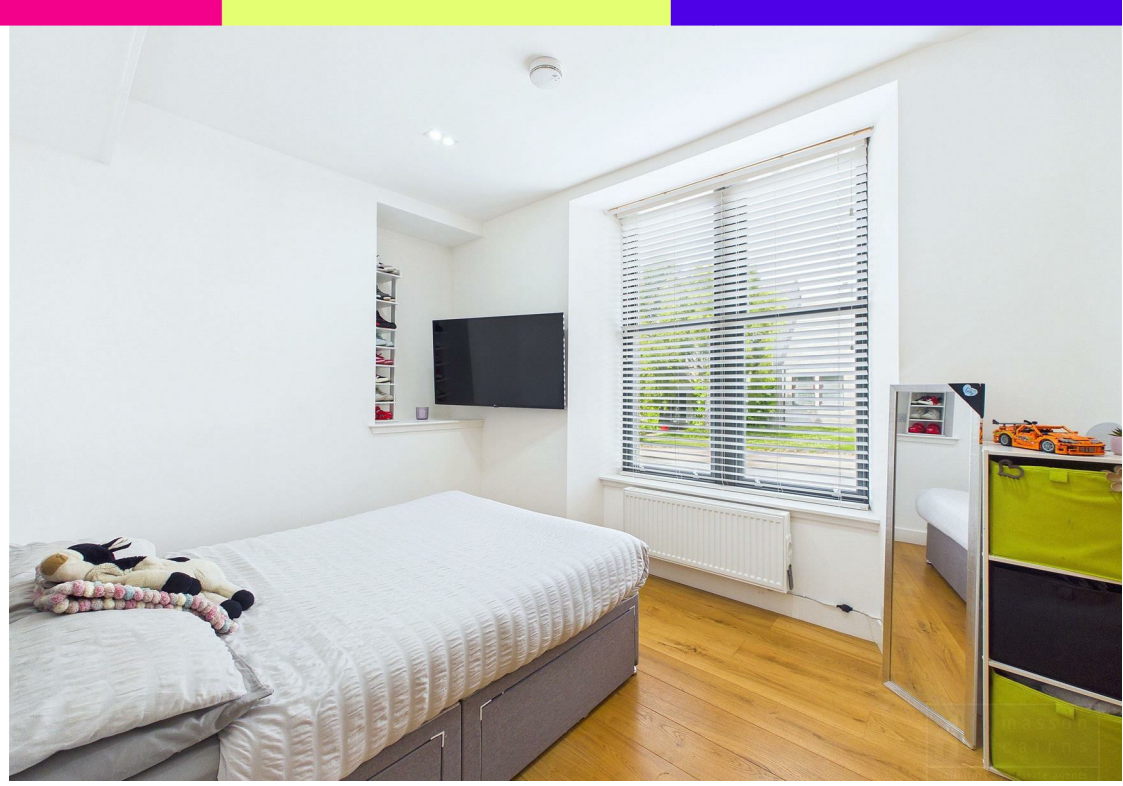
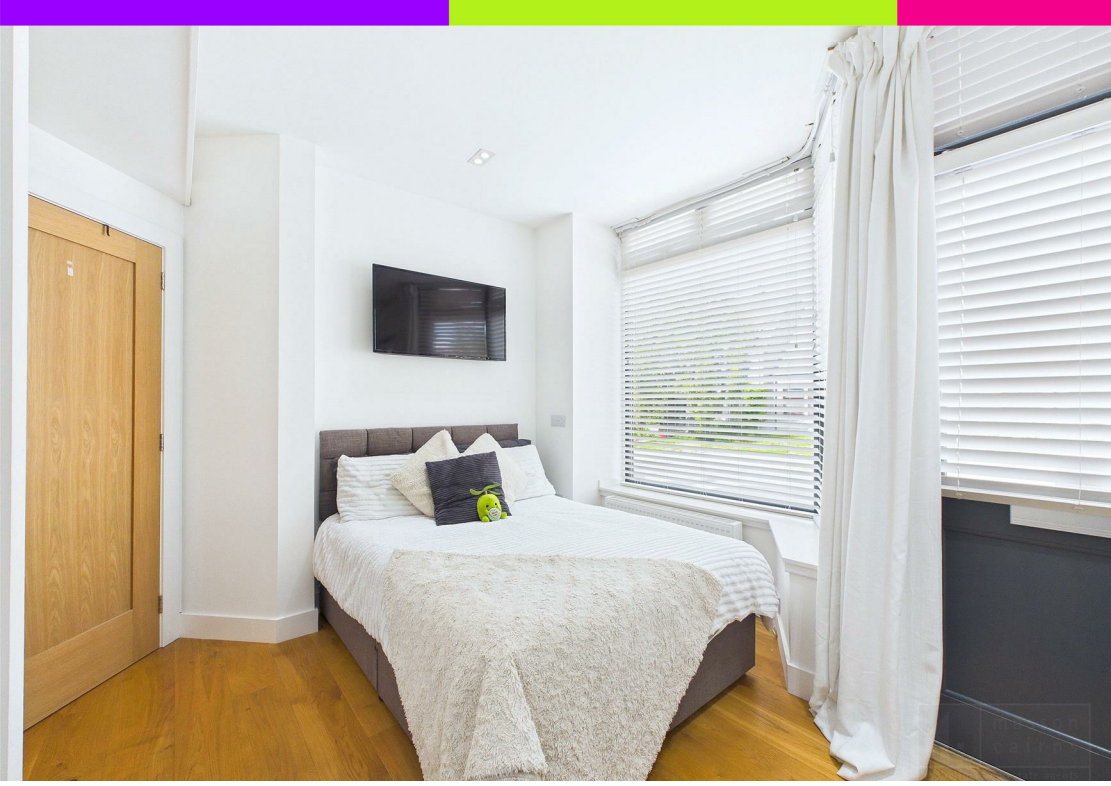


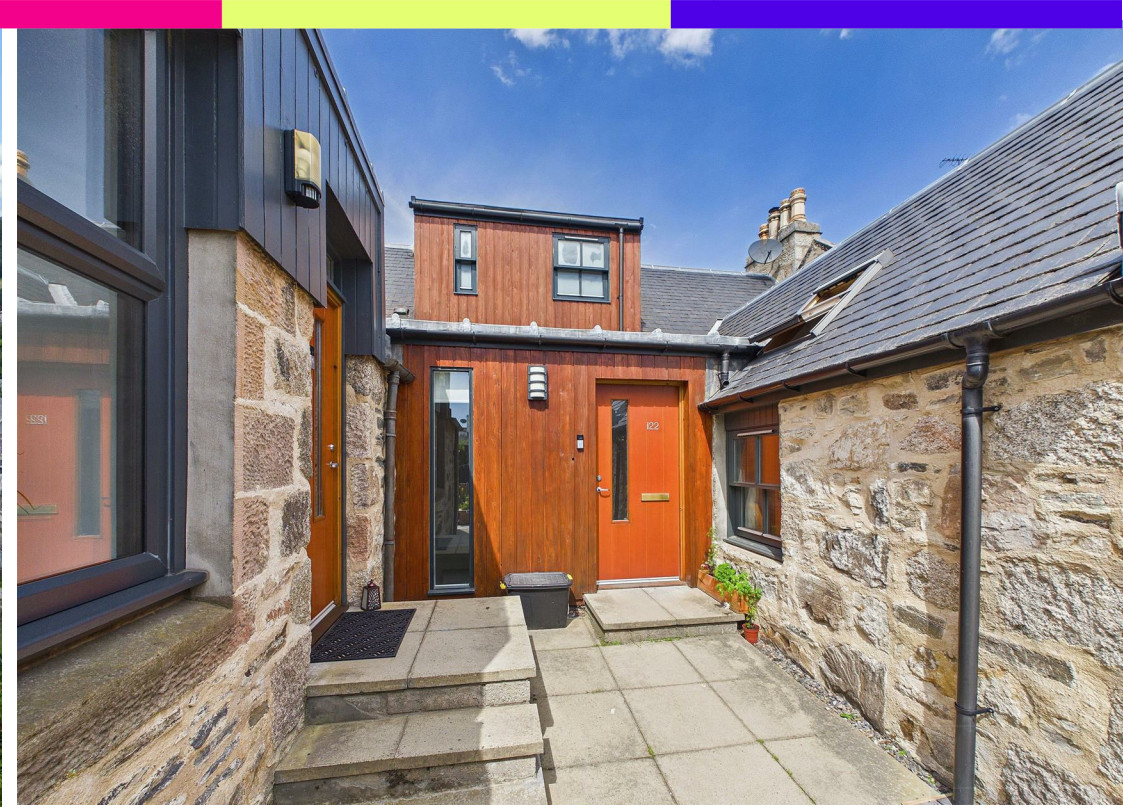


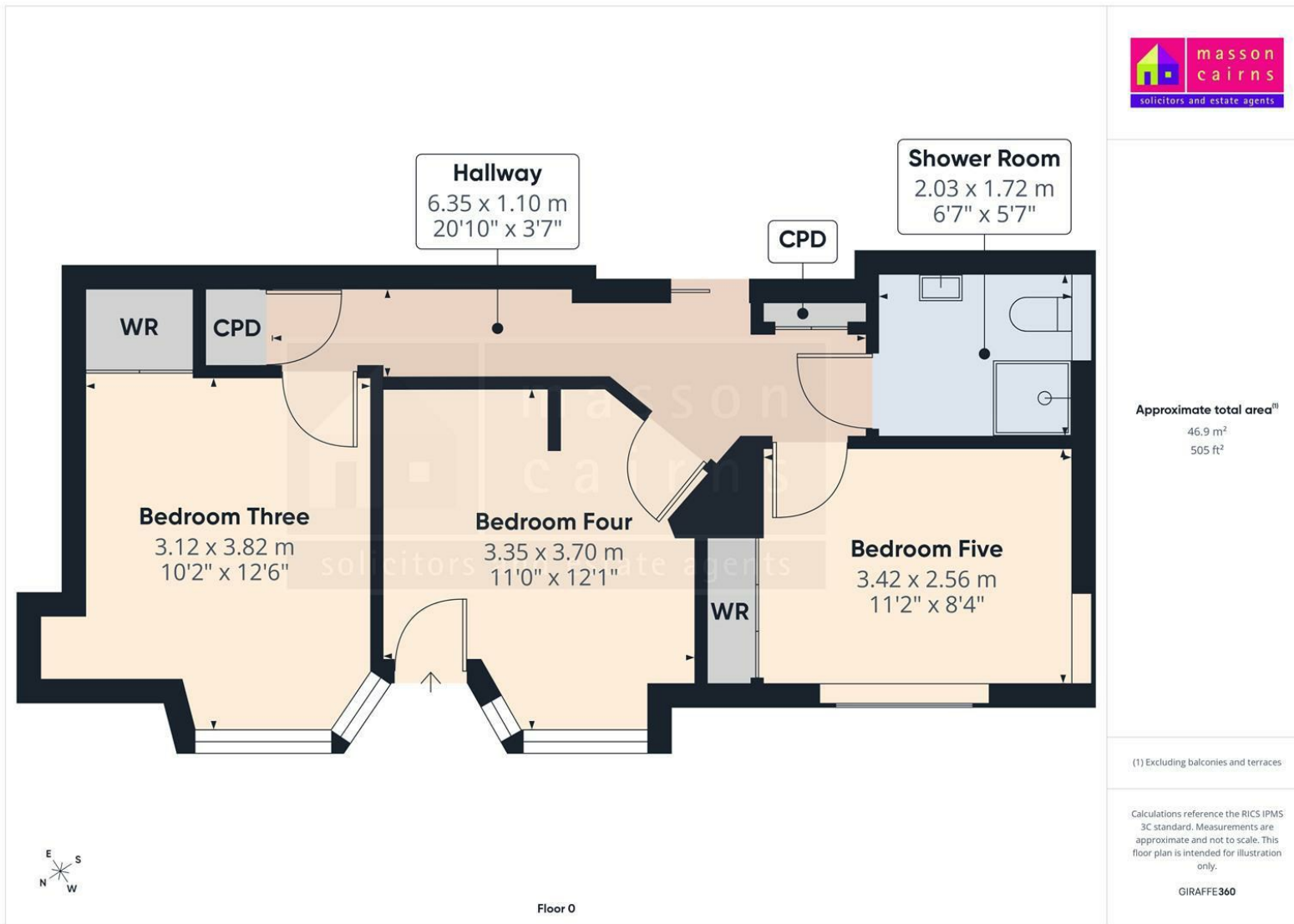












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Approximate total area⁽¹⁾
59 m²
635 ft²

(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.

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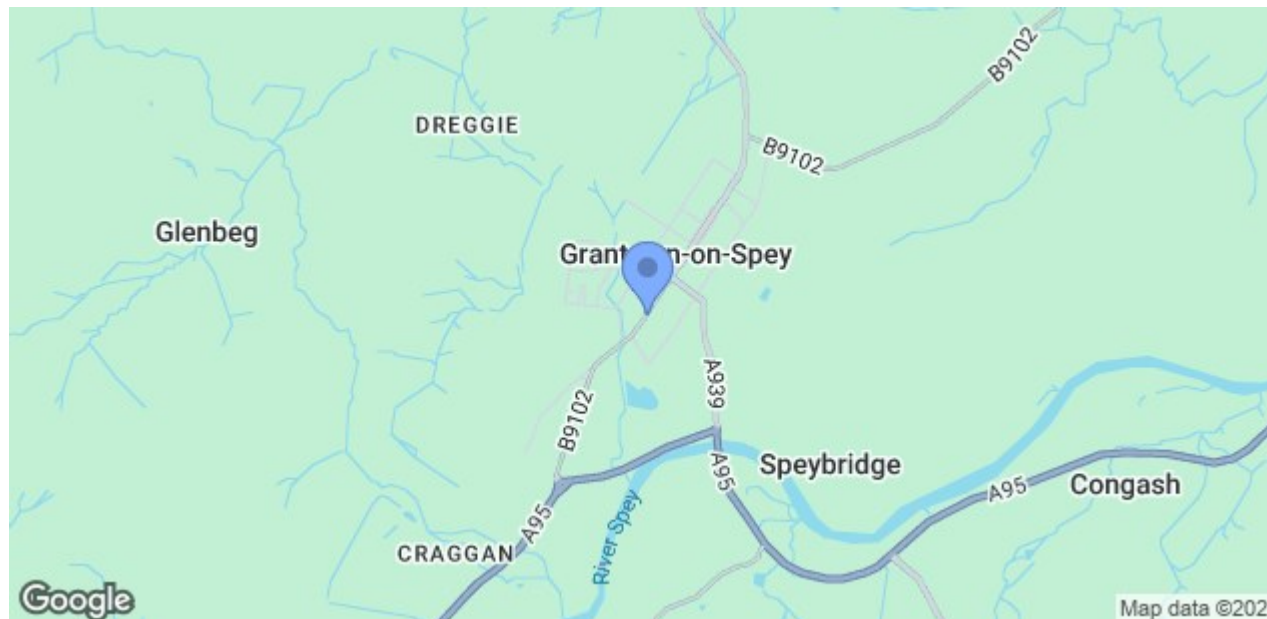
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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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