



masson
cairns ESTD 1984

solicitors and estate agents

4a Speyside House, The Square, Grantown on Spey, PH26 3HF
SOLD £110,000

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

SOLD - Nestled within an exceptionally attractive granite and slated iconic building, this well-presented one-bedroom top floor apartment enjoys a fantastic central location on the Square in a popular Highland town within the Cairngorms National Park and enjoys some fantastic elevated views across the town to the Cromdale Hills. Part of the historic Speyside House, renovated throughout in 1991, this apartment offers comfortable and efficient accommodation with electric heating, an oak-fitted kitchen, and white sanitary ware. Tastefully decorated throughout, the apartment features a bright and airy sitting room open-plan to the kitchen area, providing a welcoming and spacious living environment. The double bedroom is light and spacious, with integral storage, and the property also includes an inner hallway and a well-appointed shower room. Outside, there is a dedicated parking space and a communal drying area, enhancing the convenience of this easily maintained property. This versatile home would suit a variety of purchasers and is ideal as a first or retirement home in this sought-after location. Viewing is recommended. Energy Performance Certificate Rating D, Council Tax Band A

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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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, the Craigellachie Nature Reserve, 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

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EPC Rating D

Entry

From the town square, entry is gained through an ornate timber door to the front of the property. There is a secure entry system to the attractive communal entrance hall. The apartment is located on the second floor and is accessed via a staircase. A timber door leads into the Entrance Hall.

Entrance Hall

The inner hallway is accessed from the stairwell and features an attractive exposed stone wall. Access to the remainder to the property is available across one floor briefly comprising of the open plan sitting room, kitchen and dining area, the bedroom and shower room. Clever use of space has been made in the eaves of the property where two cupboards have been created, one housing the electrical consumer unit whilst also providing space for boots, shoes and hanging outerwear. The other features space and plumbing for a dishwasher.

Kitchen / Dining / Sitting Room

5.51m x 4.31m (18'0" x 14'1")

This is a spacious and light living space which is on open plan with the kitchen and enjoys three windows which flood the room with natural light and overlook the picturesque rear garden space with views to the Cromdale Hills beyond. There is carpet flooring, wall and ceiling lighting. The kitchen is well equipped and enjoys a good range of base, wall and drawer units with complementary work surfaces and tiling. There is an integrated undercounter fridge,



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integrated electric oven with electric hob in addition to a sink with drainer and mixer tap. In the adjacent eaves cupboard, there is space and plumbing for a washing machine.

Bedroom

5.44m x 4.71m (17'10" x 15'5")

A bright and airy double bedroom with a large picture window to the rear offering some views of the Cromdale hills over the rooftops, in addition to a Velux to the side. There is a large double integrated wardrobe with excellent shelved and hanging space in addition to a further high level, spacious storage cupboard. There is laminate flooring and wall lighting in addition to decorative ceiling cornices.

Shower Room

2.08m x 1.88m (6'9" x 6'2")

This airy room has a shower enclosure with electric shower and double windows to the rear which provide excellent natural light. There is also a wc and pedestal wash hand basin with twin chrome taps, tiled splash back, glass display shelf and wall mirror. There is vinyl flooring, recessed down lighting, an extractor fan and a warm air heater.

Outside

The apartment is conveniently located for all amenities. To the rear of the property there is a communal drying area, bin store and dedicated parking space. To the front the property opens out onto the beautiful planned square in this picturesque town with large areas of

green lawn, seating and easy access to all of the towns amenities.

Services

It is understood that there is mains water, drainage and electricity.

Entry

By mutual agreement.

Price

SOLD

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

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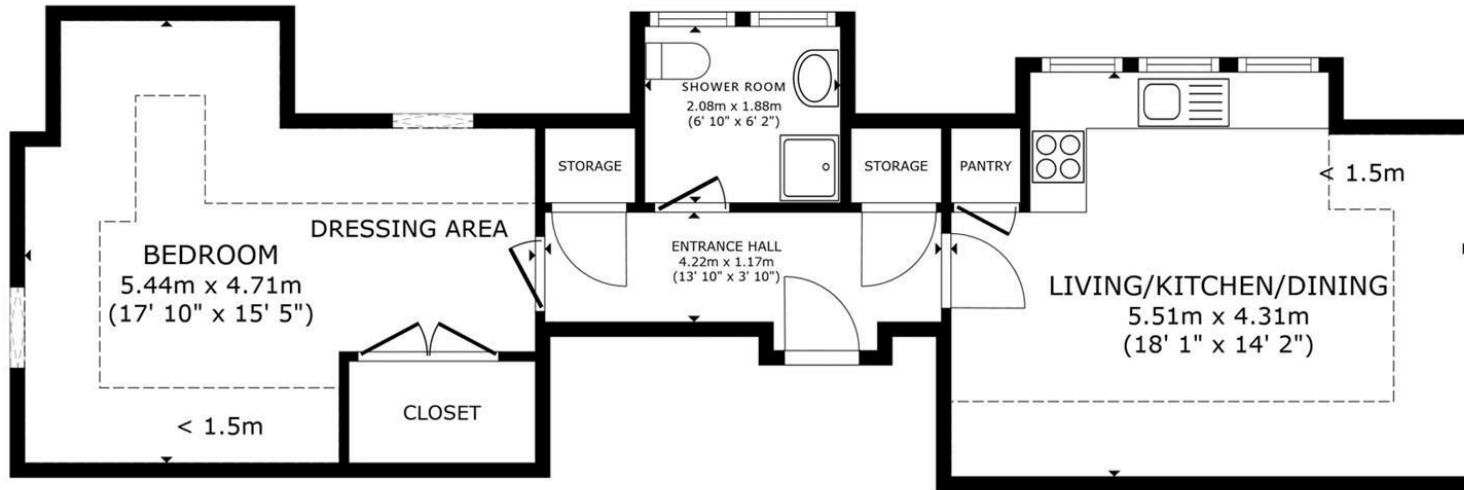
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FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR PLAN 38.3 m² (412 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 17.7 m² (190 sq.ft.)
 TOTAL : 38.3 m² (412 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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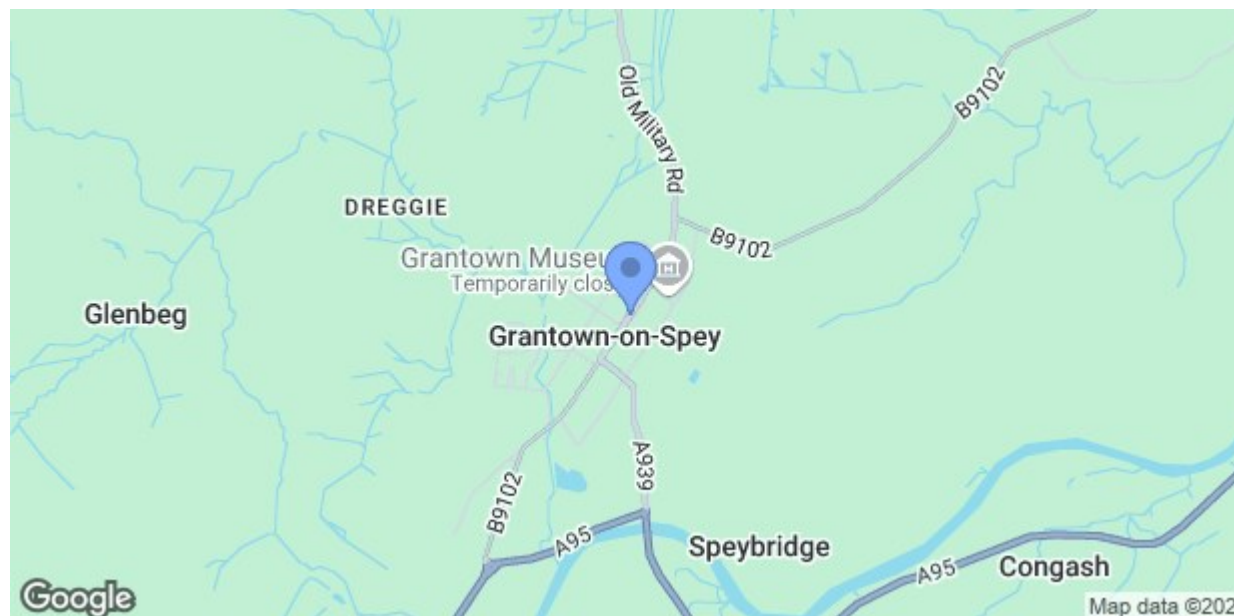
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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



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