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solicitors and estate agents

CLOSING DATE, 64 Strathspey Drive, Grantown on Spey, PH26 3EY
Offers Over £375,000

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

CLOSING DATE - 19 AUGUST 2026 12NOON - 64 Strathspey Drive occupies an elevated position within a desirable Grantown on Spey development, enjoying superb views across the town towards the surrounding hills and offering circa 190.5 sqm of generous and flexible living accommodation, together with a further garage/store area of circa 42 sqm below. The property opens through an entrance vestibule into a welcoming central hallway, where the accommodation flows into the impressive sitting room, a bright and comfortable reception space with a feature fireplace, broad windows which frame the views and patio doors opening to the terrace. From here, the dining room provides a natural space for family meals and entertaining, with direct access into the conservatory, a peaceful garden-facing room filled with natural light and overlooking the grounds. The kitchen/breakfast room is well arranged with contemporary fitted units, integrated appliances, generous work surfaces, informal dining space and a pleasant garden aspect, while the adjoining utility room adds laundry facilities, further practical storage and external access. Bedrooms two and three are both well-proportioned doubles with fitted storage and are served by a nearby shower room, while the family bathroom provides separate facilities. The principal bedroom is a particularly spacious private room with its own en-suite, and bedroom four offers excellent versatility as a single bedroom, nursery, dressing room or study. On the lower level, the integral garage is complemented by a plant room and separate store, creating excellent parking, workshop and storage options, while outside the sweeping driveway, terrace, lawns, established planting, specimen trees and woodland backdrop combine to create an attractive Highland home with space, privacy and outstanding outlooks. Viewing essential. EPC D, Council Tax G, 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

Entrance Vestibule

1.25m x 2.941m (4'1" x 9'7")

A bright and welcoming entrance vestibule is accessed via the front door, which is flanked by full-height glazed panels that draw in excellent natural light and frame attractive outlooks across the town towards the hills beyond. The space is finished with carpet flooring and ceiling lighting, with glazed internal doors opening through to the main hallway and setting an inviting tone for the accommodation.

Hallway

The generous central hallway creates an impressive sense of arrival and provides a practical link through the main accommodation, with doors leading to the sitting room, kitchen / breakfast room, bedrooms two, three and the inner hall, which in turn gives access to the principal bedroom with ensuite in addition to bedroom four. Glazed internal doors allow borrowed light to flow through the space, while a useful integral wardrobes provides excellent storage for coats, shoes and everyday household items. The area is finished with carpet flooring and ceiling lighting.

Sitting Room & Dining Area

4.35m x 8.03m & 3.84m x 3.59m (14'3" x 26'4" & 12'7" x 11'9")

The sitting room is an impressively proportioned and wonderfully bright reception space enjoying excellent natural light through large picture windows and sliding patio doors which frame the elevated outlook across the garden, town and hills beyond. The room offers ample space for a variety of furniture layouts, with clearly defined areas for relaxed everyday seating and more formal entertaining, while a feature stone fireplace with open fire creates an attractive focal point and adds warmth and character. There is carpet flooring, ceiling lighting and direct access out to the terrace, making the most of the setting and views. From the sitting room, the accommodation flows through to the adjoining dining room, a well-sized and flexible space which comfortably accommodates a family dining table and chairs, with further natural light and direct connection through to the conservatory. The dining room also links conveniently with the kitchen / breakfast room, creating an excellent layout for family life and entertaining.

Kitchen / Breakfast

3.85m x 4.31m (12'7" x 14'1")

The kitchen / breakfast room is a bright, spacious and contemporary room with ample space for informal dining and has a large window overlooking the rear garden, bringing in excellent natural light. It is fitted with a stylish range of modern base, wall and drawer units with complementary worktops and splashbacks, under-unit lighting and attractive plinth lighting which gives the room a high-quality finish. Integrated appliances include a ceramic hob with extractor, eye-level oven and microwave, together with an integral dishwasher, while there is also space for a large American-style fridge freezer. A sink with drainer and mixer tap is positioned beneath the window, and the lino flooring continues through the room to create a clean, practical and modern feel. Doors lead conveniently to the hallway and utility room, making this a well-planned and highly functional everyday living space.

Utility

2.76m x 2.93m (9'0" x 9'7")

The utility room provides excellent practical space and is fitted with base and drawer units, worktop space and a stainless steel sink with drainer and mixer tap. There is plumbing and space for laundry appliances, a window overlooking the garden and a glazed external door giving direct access outside. The room also offers useful additional storage, with a recessed

service/storage area, ceiling lighting, full height tiling and lino flooring, making it a functional and convenient area well placed off the kitchen / breakfast room.

Conservatory

3.99m x 2.63m (13'1" x 8'7")

The conservatory is a bright and inviting addition to the home, enjoying extensive glazing to three sides beneath a pitched roof which allows for excellent natural light throughout the day. Accessed from the dining room, it provides a lovely additional sitting area from which to enjoy the outlook over the garden and towards the surrounding hills, while a glazed external door gives direct access to the terrace and outdoor space. There is ample room for comfortable seating, with carpet flooring, wall lighting and fitted blinds making this a useful and versatile space for relaxing, reading or enjoying the changing seasons.

Inner Hall

The inner hall enjoys a window to the side allowing natural light into the space. There is carpet flooring, ceiling lighting and an integral wardrobe providing both hanging and shelved storage. Doors lead to the principal bedroom and bedroom four.

Principal Bedroom & En-suite

4.68m x 4.61m & 1.96m x 4.55m (15'4" x 15'1" & 6'5" x 14'11")

The principal bedroom is a particularly spacious and comfortable double room, enjoying a bright double-aspect outlook with windows to two sides framing views over the garden, trees and towards the surrounding elevated views across the valley. There is ample space for a large bed, freestanding bedroom furniture and a seating area, with carpet flooring, ceiling lighting and a door leading directly through to the en-suite. The en-suite is very well proportioned and fitted with a bath, WC, pedestal wash hand basin with chrome taps, wall mirror and display shelf, together with a separate shower enclosure finished with wet wall panelling. There is an opaque window for natural light and privacy, a chrome towel radiator, laminate flooring and a combination of ceiling and recessed lighting.

Bedroom Four

3.32m x 2.13m (10'10" x 6'11")

Bedroom four is a versatile single bedroom enjoying natural light from windows to two sides and benefitting from carpet flooring and ceiling lighting. A notable feature is the internal elevator, providing convenient access to the basement garage below. While well suited as a bedroom, the room could equally serve as a private dressing room for the principal bedroom, a nursery, hobby room or a useful home working space, depending on purchaser requirements.

Bedroom Two

3.26m x 3.38m (10'8" x 11'1")

Bedroom two is a well-proportioned double bedroom enjoying a peaceful outlook to the rear of the property through a large window, which provides excellent natural light. The room offers ample space for freestanding bedroom furniture and benefits from an integral double wardrobe with hanging and shelved storage, carpet flooring, radiator and ceiling lighting.

Bedroom Three

3.26m x 3.37m (10'8" x 11'0")

This is another comfortable double bedroom positioned to the rear of the property, enjoying a pleasant outlook over the garden through a large window which provides good natural light. The room benefits from an integral double wardrobe with hanging and shelved storage, carpet flooring and ceiling lighting.



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Bathroom

2.03m x 3.32m (6'7" x 10'10")

The family bathroom is a bright and generously proportioned room, fitted with a four-piece suite comprising a bath with chrome taps, WC and pedestal wash hand basin in addition to a separate corner shower enclosure with wet wall panelling and chrome fittings, providing excellent practicality for family living. An opaque window allows for natural light while maintaining privacy, and the room is finished with tiled flooring, ceiling lighting, recessed downlighting and a chrome heated towel rail.

Shower Room

1.86m x 1.42m (6'1" x 4'7")

This separate shower room is fitted with a white suite comprising a WC, pedestal wash hand basin with chrome taps and a corner shower enclosure with glazed sliding screen, chrome fittings and wet wall panelling. The room is finished in fresh neutral tones with tiled flooring, ceiling lighting and a recessed downlight with extractor, providing a practical and convenient additional facility within the home.

Garage / Plant Room & Store

On the lower ground floor, the property benefits from a substantial garage, plant room and store, extending to approximately 42sqm in total. The garage measures approximately 5.63m x 4.71m and provides secure parking, workshop space or generous general storage, with a concrete floor, power, lighting and an electrically operated up-and-over door. A further internal door gives access to the adjoining store, which measures approximately 3.45m x 2.24m and provides excellent additional space for tools, garden equipment, bikes or sports gear as well as housing the internal lift system from the main house. Beyond this, the plant room measures approximately 3.44m x 2.17m and houses the hot water cylinder and associated services, keeping the practical elements of the home neatly contained away from the main accommodation. Together, these lower-level areas provide a highly useful and flexible addition to the house, complementing the main living space above and adding valuable storage and utility for day-to-day living.

Outside

64 Strathspey Drive is set within generous, mature and beautifully maintained garden grounds extending to approximately 0.4 acres, making the most of the property's elevated position and superb outlook across Grantown on Spey towards the Cromdale Hills, with further views to the Cairngorms and Ben Rinn. A broad tarmac driveway provides excellent off-street parking and access to the integral garage, while established trees, hedging and shaped planting create an attractive approach and a good degree of privacy. The gardens wrap around the property and are mainly laid to lawn, interspersed with mature shrubs, specimen trees and planted borders, with terrace areas providing excellent space to sit outside and enjoy the setting. To the rear, the grounds rise gently towards a wooded backdrop, creating a sheltered and peaceful environment, with a gate giving access into the woodland beyond and onwards to the Dava Way trail, ideal for walking, cycling and enjoying the surrounding Highland scenery directly from the doorstep.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

Entry

By mutual agreement.

Price

Offers over £375,000 are invited

CLOSING DATE - 19 AUGUST 2026 12NOON

Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

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Council Tax

Currently Band G £4287.10p.a. (2026/27) including water rates. Single occupiers currently receive a 25% discount.

2026/27: 300% total charge (the standard rate plus a 200% premium). 2027/28: Planned increase to a 350% total charge. 2028/29: Planned increase to a 400% total charge (four times the base)

What Three Words Location

What Three Words Location: [///patching.freezers.nosedive](#)

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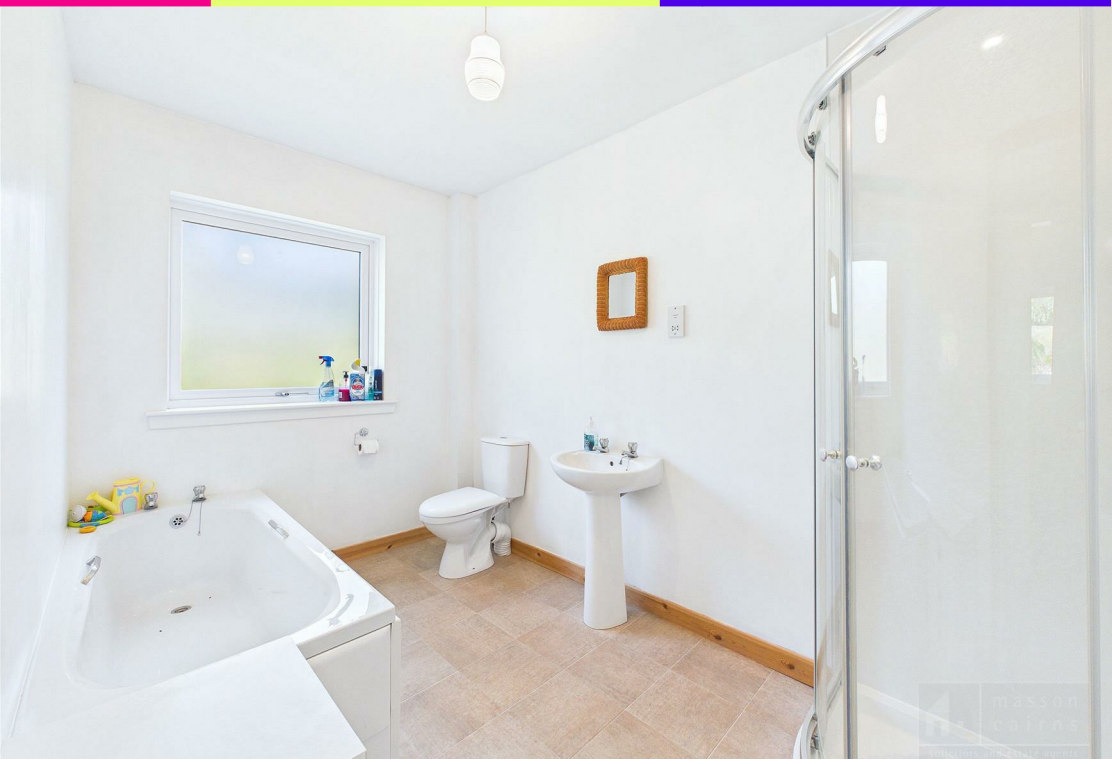




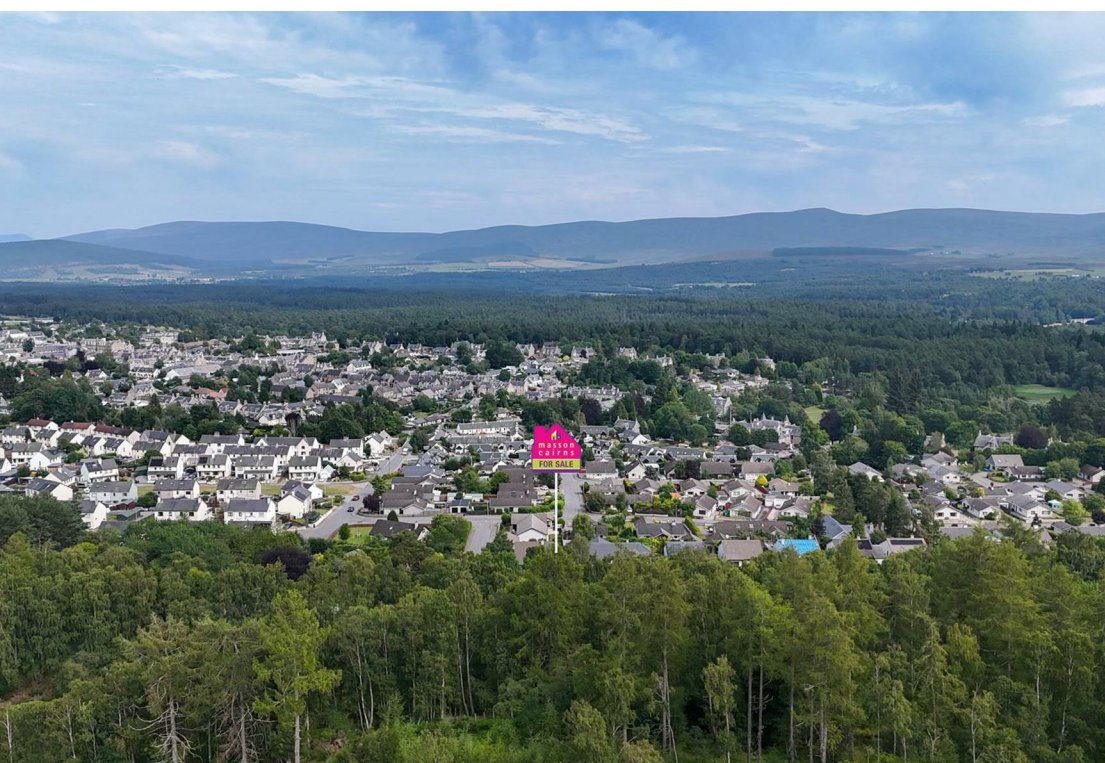














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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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