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solicitors and estate agents

2, Chapel Court, Grantown on Spey, PH26 3EA
Fixed Asking Price £175,000

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

2 Chapel Court is a beautifully presented two-bedroom mid-terrace home offering bright, modern accommodation over two levels, complemented by manageable front and rear garden areas, a useful timber storage shed and with communal residents parking. The property is entered via a welcoming entrance hallway which provides access to the main living accommodation and staircase to the upper floor. The spacious sitting room and dining area enjoys excellent natural light from twin windows to the front and rear, creating a comfortable and versatile living space with ample room for both lounge and dining furniture. The contemporary kitchen is fitted with a range of stylish wall, drawer and base units, generous worktop space and integrated appliances, while a rear door provides direct access to the garden, making it ideal for everyday living and entertaining. Upstairs, the landing connects all first-floor accommodation. Bedroom one is a generous double room situated to the front of the property, offering excellent floor space and bedroom two is another well-proportioned double bedroom positioned to the rear with both bedrooms enjoying integral wardrobe storage. The accommodation is completed with a modern shower room fitted with a large shower enclosure, wash hand basin with vanity storage and WC. Externally, the property benefits from an enclosed, low-maintenance front garden providing an attractive seating area, while the rear garden offers additional outdoor space with gated access and a timber shed for storage while communal parking is conveniently located to the front for residents and visitors. Presented in move-in condition throughout, this attractive home will appeal to a wide range of purchasers including first-time buyers and downsizers. EPC D, 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 C

Hallway

A bright and welcoming entrance hall providing access to the ground floor accommodation, with a staircase leading to the upper level with laminate wood flooring and ceiling lighting. A useful understairs cupboard provides additional storage while further doors lead to the kitchen and sitting room with dining area.

Sitting Room and Dining Area

6.05 x 2.69m (19'10" x 8'9")

A bright and welcoming open-plan living space extending the full depth of the property, providing clearly defined living and dining areas ideal for modern family life. The sitting area benefits from twin front-facing windows which flood the room with natural light, while contemporary laminate wood flooring and neutral décor create a warm and inviting atmosphere. There is ample space for a substantial sofa suite and media furniture, making this an ideal space for relaxing and entertaining. To the rear, the dining area comfortably accommodates a family dining table and chairs and enjoys a pleasant outlook towards the rear of the property. The open layout offers excellent flexibility for a variety of furniture arrangements.

Kitchen

2.99 x 2.40m (9'9" x 7'10")

This is a stylish contemporary galley kitchen fitted with a range of gloss wall, drawer and base units complemented by wood-effect worktops and matching splash backs. The well-planned layout maximises both storage and workspace, incorporating an integrated fridge freezer, integrated washer dryer, oven, ceramic hob with stainless steel extractor hood above and lighting. A stainless steel sink with mixer tap

is positioned beneath under-cabinet mood lighting, while recessed ceiling downlighting, laminate wood flooring and a neutral colour palette with the modern finishes combine to provide a clean, attractive aesthetic. A rear-facing window and glazed external door allow excellent natural light and provide direct access to the rear garden.

Landing

A bright and well-presented upper landing providing access to both bedrooms and the shower room. The space benefits from neutral décor, carpet flooring and a loft hatch giving access to a partially floored and insulated loft, offering additional storage. A useful built-in storage cupboard provides excellent space for household items, linens and luggage

Bedroom One

3.65 x 2.69m (11'11" x 8'9")

A bright and generously proportioned double bedroom positioned to the front of the property, enjoying an open outlook through twin windows which provide excellent levels of natural light. The room is attractively presented in neutral tones and benefits from fitted carpet flooring and ceiling lighting. A built-in mirrored wardrobe offers excellent hanging and storage space while enhancing the sense of light and space within the room.

Bedroom Two

3.26 x 2.69m (10'8" x 8'9")

Situated to the rear of the property, this attractive and well-proportioned double bedroom enjoys a pleasant outlook and excellent natural light from a large Velux dormer window. Beautifully presented, the room benefits from fitted carpet flooring, ceiling lighting and offers comfortable accommodation for a double bed alongside additional bedroom furniture. A built-in mirrored wardrobe provides excellent hanging and storage space while helping to enhance the feeling of light and space. The versatile layout makes the room equally suitable as a guest bedroom, children's room or home office.

Shower Room

1.88 x 1.87m (6'2" x 6'1")

A contemporary shower room positioned to the rear of the property, fitted with a modern three-piece suite comprising a wash hand basin set within a stylish vanity unit providing excellent storage, WC and a spacious shower enclosure with mains-fed shower and attractive



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wet-wall surrounds. The room benefits from a rear-facing opaque Velux dormer window, allowing natural light while maintaining privacy. There is attractive flooring and recessed down lighting.

Outside

The property enjoys an attractive, low-maintenance frontage with a gravel chipped garden area enclosed by timber fencing and gated access, providing an ideal space for outdoor seating and entertaining. A pathway leads to the front door. To the rear, there is a fully enclosed private garden laid predominantly to decorative stone chips for ease of maintenance. The garden benefits from a useful timber storage shed and rear access door into the kitchen, creating a practical outdoor space for day-to-day living. The enclosed setting provides a secure environment for children and pets, while offering ample room for outdoor furniture and seasonal planting.

Services

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

Entry

By mutual agreement.

Fixed Price

Fixed Price of £175,000

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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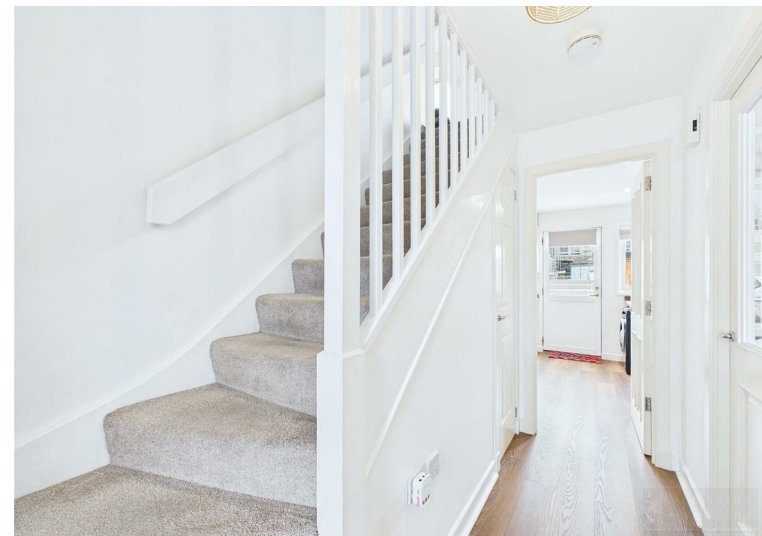
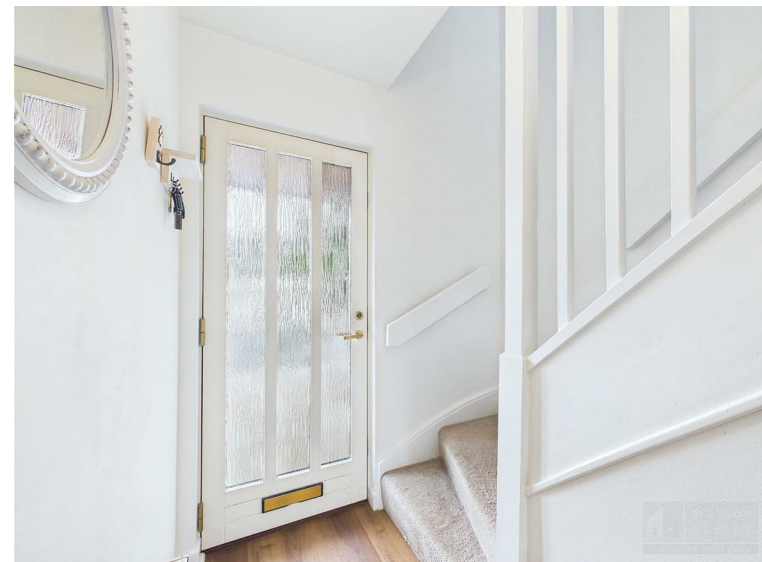
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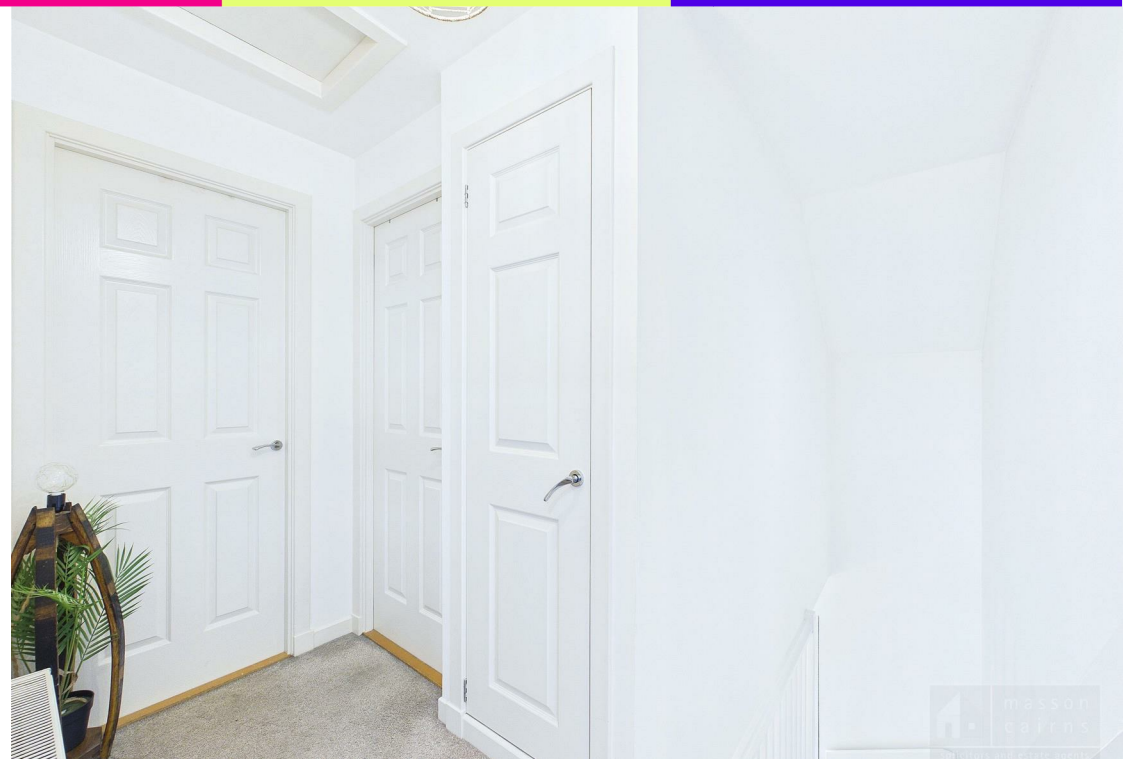
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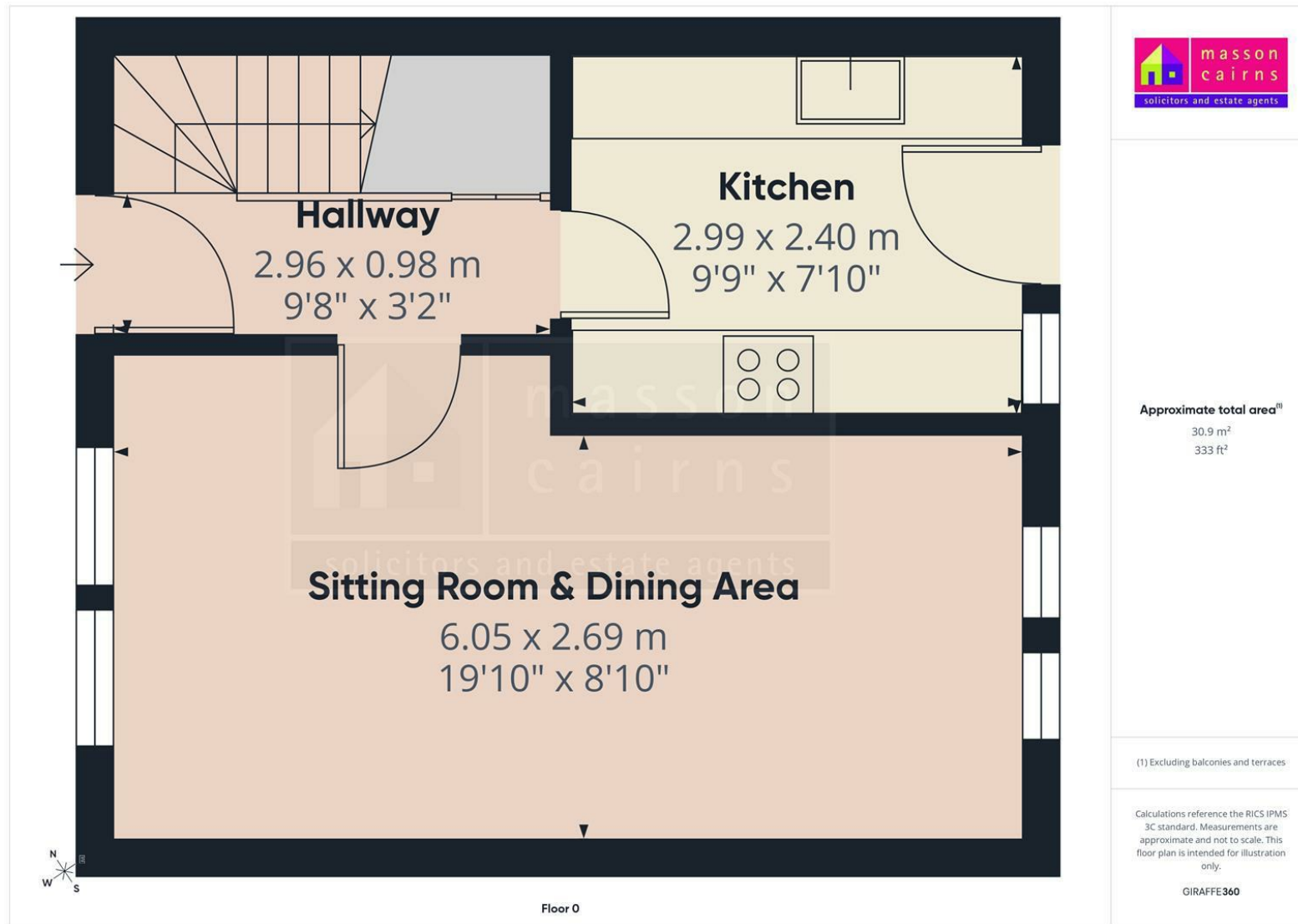












Approximate total area⁽¹⁾
30.9 m²
333 ft²

(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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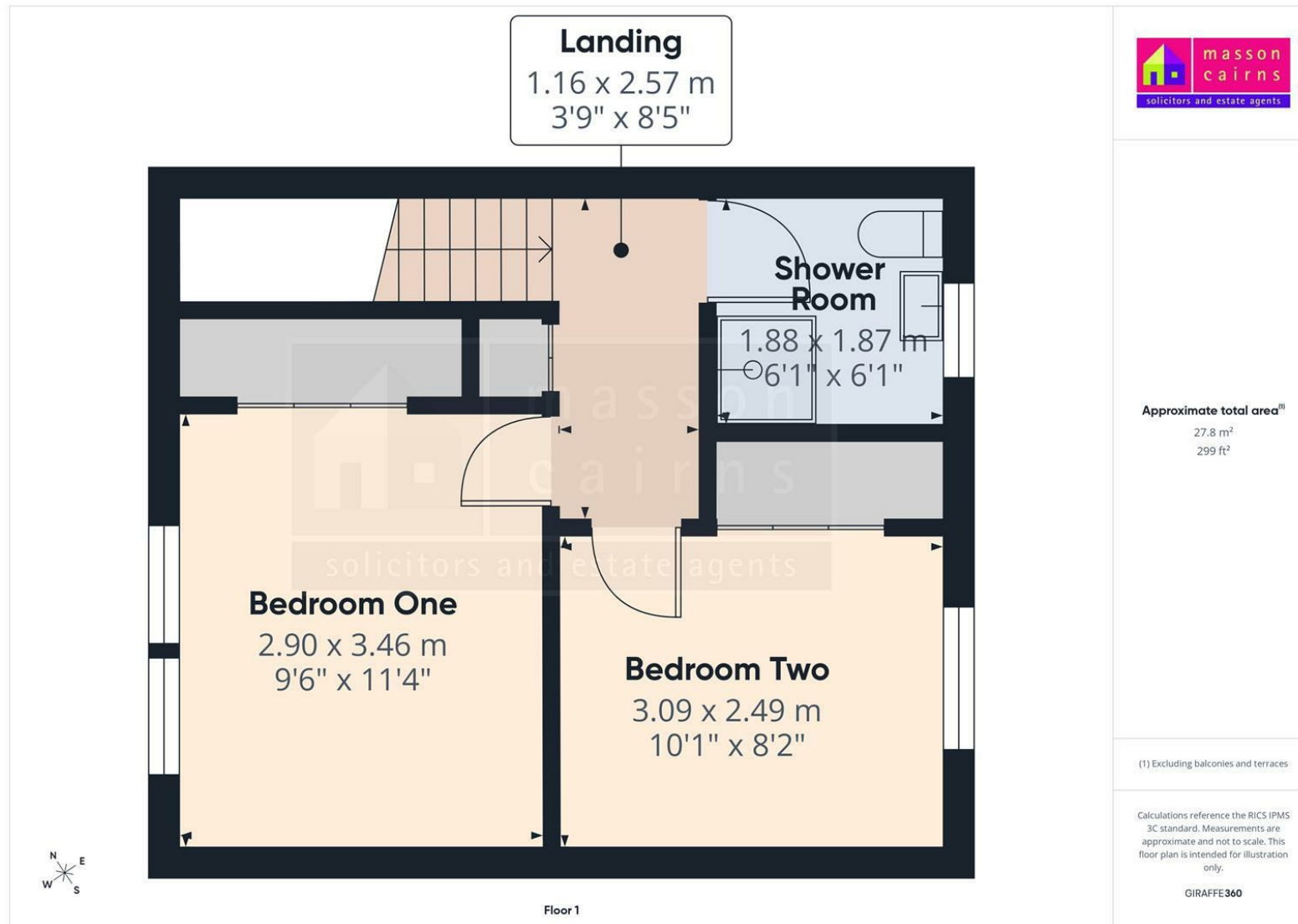
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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