masson cairns LTD

solicitors and estate agents

22 The Square, Grantown on Spey, PH26 3HF

Offers Over £185,000

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

22 The Square is a charming three-bedroom end-terrace cottage occupying a prominent position in the heart of the picturesque town of Grantown on Spey. Combining traditional character with well-proportioned accommodation arranged over two floors, the property offers an excellent opportunity for a variety of purchasers. The accommodation begins with a welcoming entrance hall, providing access to the principal ground floor rooms and stairs to the first floor. The spacious sitting room has dual aspect windows to the front and rear in addition to a feature fireplace. To the rear, the modern kitchen is fitted with a good range of base, drawer and wall units, generous worktop space and room for everyday dining, with a door leading directly to the rear courtyard. Also on the ground floor is bedroom three, a flexible room that could equally serve as a guest bedroom, home office or additional reception room, together with a convenient en-suite shower room. Upstairs, a generous landing provides access to two comfortable double bedrooms, both offering integral storage and ample space for freestanding furniture, while the spacious family bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC. Externally, the property benefits from an enclosed rear courtyard garden providing an attractive, low-maintenance outdoor space for relaxing and entertaining, together with useful external storage. Situated just a short stroll from Grantown on Spey's selection of independent shops, cafés, restaurants and everyday amenities, this delightful home enjoys an enviable location within one of the Highlands' most sought-after towns, surrounded by the spectacular scenery and outdoor pursuits of the Cairngorms National Park. EPC F, Council Tax D, 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 F

Entrance Hall
A bright and welcoming entrance hall providing access to the principal ground floor accommodation and staircase leading to the first floor. Fitted with carpet flooring, ceiling lighting, and a high-level storage cupboard housing the electrical consumer unit.

Sitting Room
3.18 x 4.95m (10'5" x 16'2")
A generously proportioned dual-aspect sitting room enjoying windows to both the front and rear, allowing an abundance of natural light to flow throughout the day. The room offers ample space for a variety of lounge furniture, creating a comfortable and versatile setting for everyday living and entertaining. A feature open fireplace provides an attractive focal point and the space is finished with carpet flooring and ceiling lighting.

Kitchen / Dining
4.35 x 2.38m (14'3" x 7'9")
Fitted with a modern range of base, drawer and wall units complemented by generous wood-effect work surfaces, incorporating a sink with drainer positioned beneath a rear-facing window. There is a freestanding cooker, a washing machine and an under-counter fridge. The dining area comfortably accommodates a family table and benefits from a useful understair storage cupboard and a glazed door providing direct access to the rear. Finished with attractive tile-effect laminate flooring and ceiling lighting.

Bedroom Three & En-suite
3.16 x 2.44m & 1.82 x 2.37m (10'4" x 8'0" & 5'11" x 7'9")
A comfortable ground floor double bedroom providing excellent flexibility for family living and guests. The room benefits from a window overlooking the square, built-in double wardrobe with sliding doors, fitted carpet, ceiling lighting and direct access to the adjoining en-suite shower room which is fitted with a three-piece suite comprising a corner shower enclosure with shower, pedestal wash hand basin and WC. Rear-facing opaque window providing natural light and ventilation, heated towel rail, ceiling lighting and full height wall tiling.

Landing
A bright and spacious central landing with windows to the front and rear which allows for excellent natural light, while the attractive exposed timber floorboards add character and warmth. The landing is finished with ceiling pendant lighting and doors leading to the two first floor bedrooms and family bathroom.

Bedroom One
3.20 x 4.36m (10'5" x 14'3")
A generously proportioned and bright double bedroom enjoying an attractive front-facing window which fills the room with natural light. The room offers ample space for a full range of bedroom furniture and benefits from two built-in wardrobes providing excellent storage, together with attractive exposed timber floorboards and ceiling lighting.

Bedroom Two
4.03 x 2.52m (13'2" x 8'3")
A bright and well-proportioned double bedroom overlooking the front of the property, offering comfortable accommodation for family members or guests. The room benefits from a built-in double wardrobe providing excellent storage, carpet flooring, ceiling lighting and a deep window recess which enhances the character of the room while allowing for plenty of natural light.

Bathroom
4.04 x 1.78m (13'3" x 5'10")
A spacious family bathroom fitted with a three-piece suite comprising a bath with shower and glazed screen, pedestal wash hand basin and WC. The room benefits from partial wall tiling around the bath, a heated towel rail, extractor fan, ceiling lighting, vinyl tile-effect flooring and an opaque rear-facing window providing natural light while

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maintaining privacy. A built-in airing cupboard houses the hot water cylinder and provides useful linen storage. There is also a second shelved cupboard.

Outside
The property enjoys a low-maintenance courtyard garden to the rear, laid with a combination of paving and gravel, providing a practical outdoor space with a fixed washing line and access directly from the house. Enclosed by neighbouring buildings, the courtyard offers a sheltered setting for everyday use and requires minimal upkeep. To the front, the property overlooks the attractive town square with communal parking available, creating a pleasant open outlook and convenient access for residents and visitors alike.

Services
It is understood that there is mains water, drainage and electricity. There is programmable electric heating.

Entry
By mutual agreement.

Price
Offers over £185,000 are invited

Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns
Strathspey House
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Moray
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Council Tax
The property is currently assessed as Council Tax Band D, with an annual charge of £2286.31 for 2026/27, including water charges. A 25% discount is currently available to single occupiers.

Purchasers intending to use the property as a second home should be aware that, for 2026/27, Highland Council charges Council Tax at 300% of the standard rate for second homes.

What Three Words Location
What Three Words Location: ///emailed.notices.unstated

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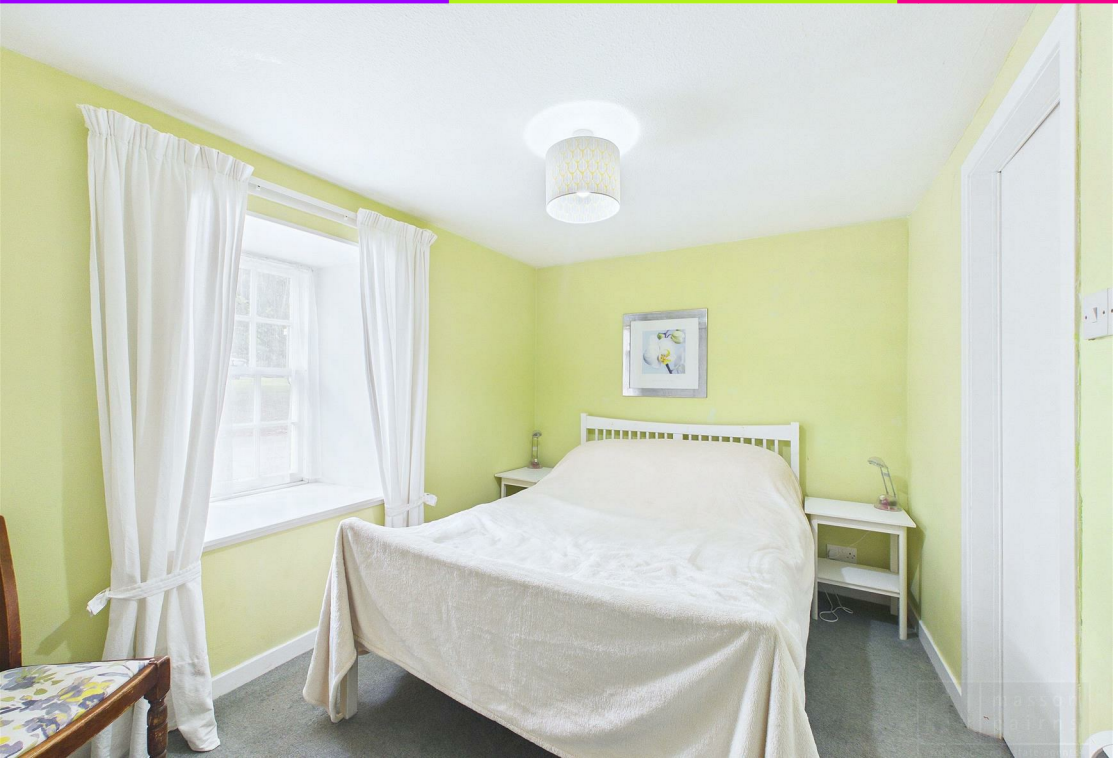

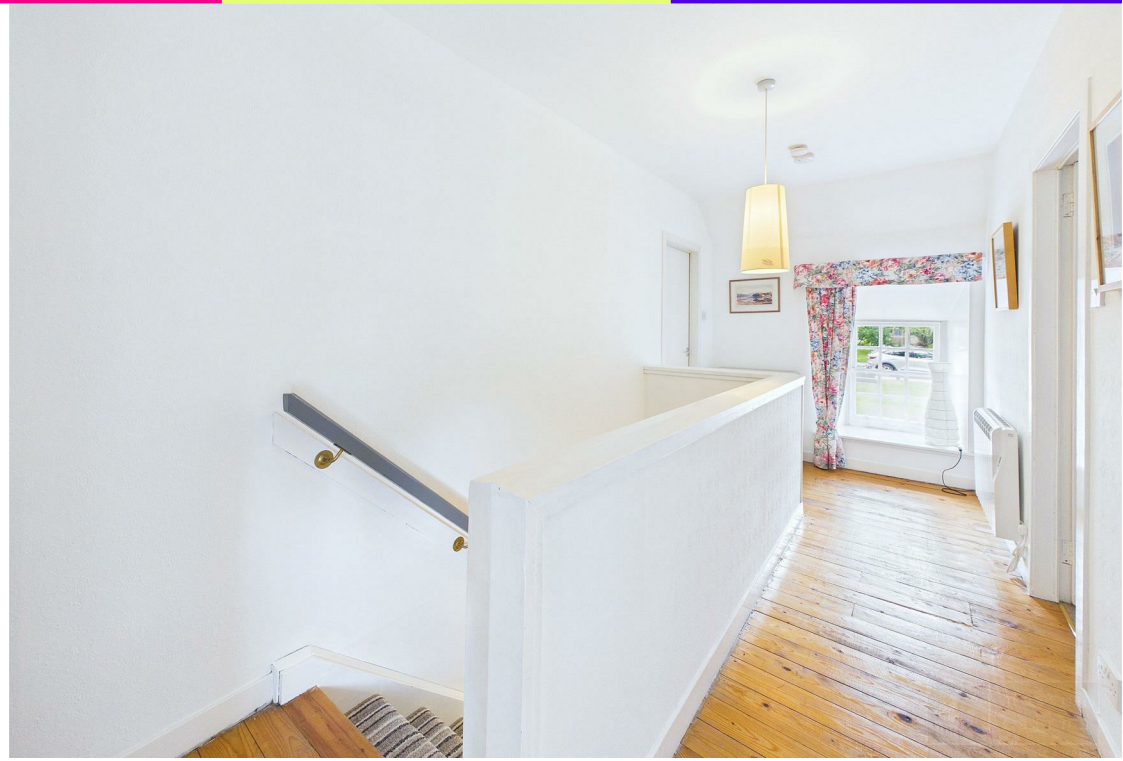

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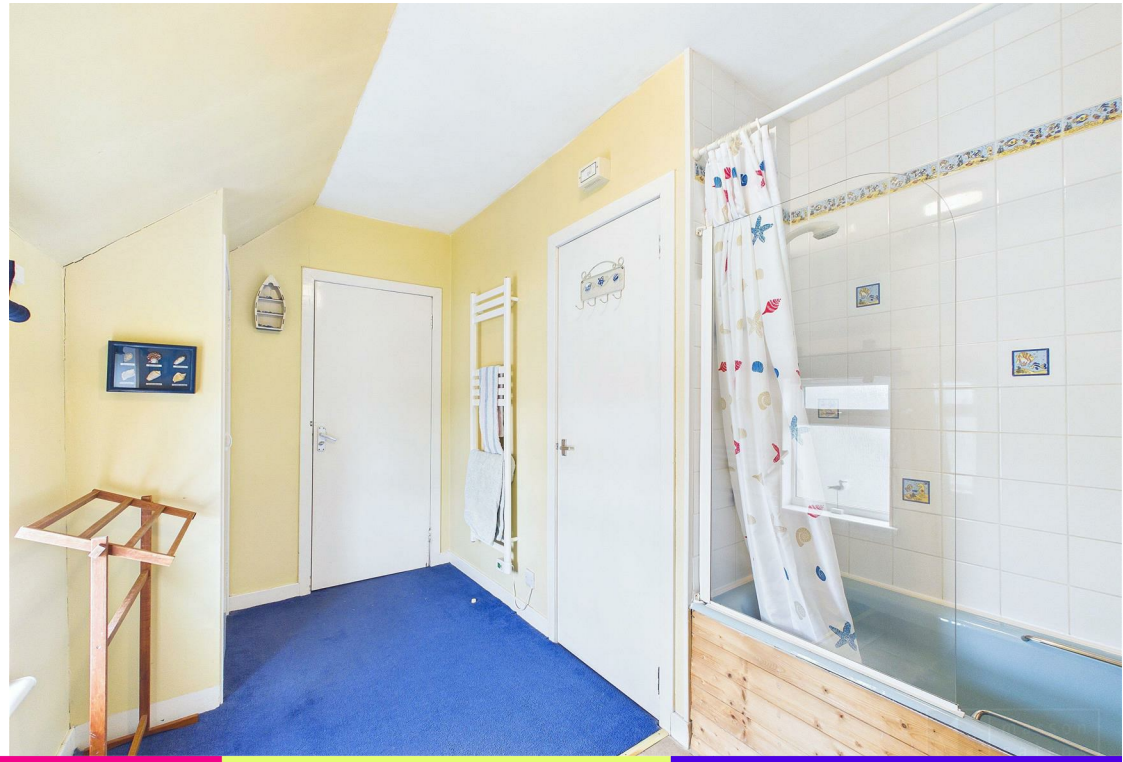

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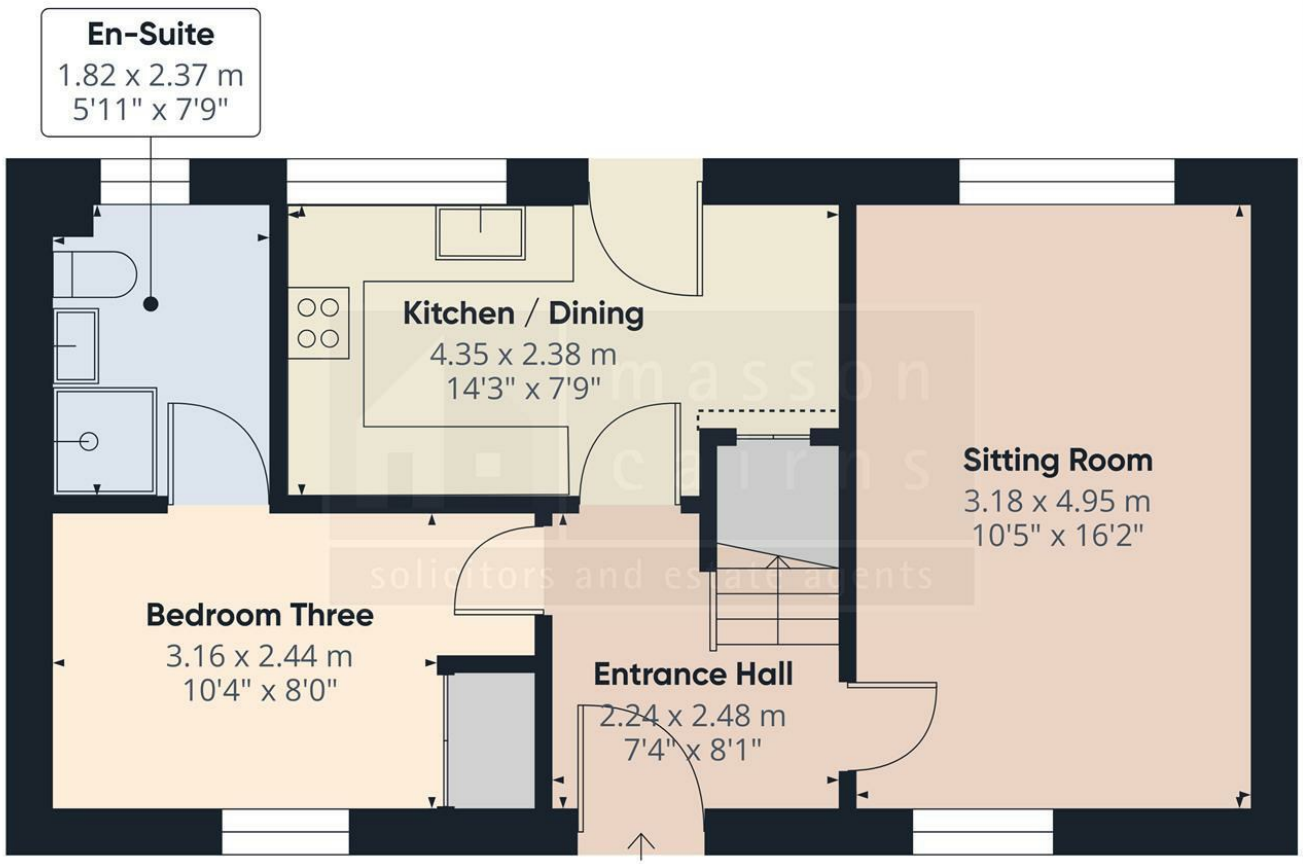

Floor 0

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Approximate total area(1)
47 m²
507 ft²

Reduced headroom
0.1 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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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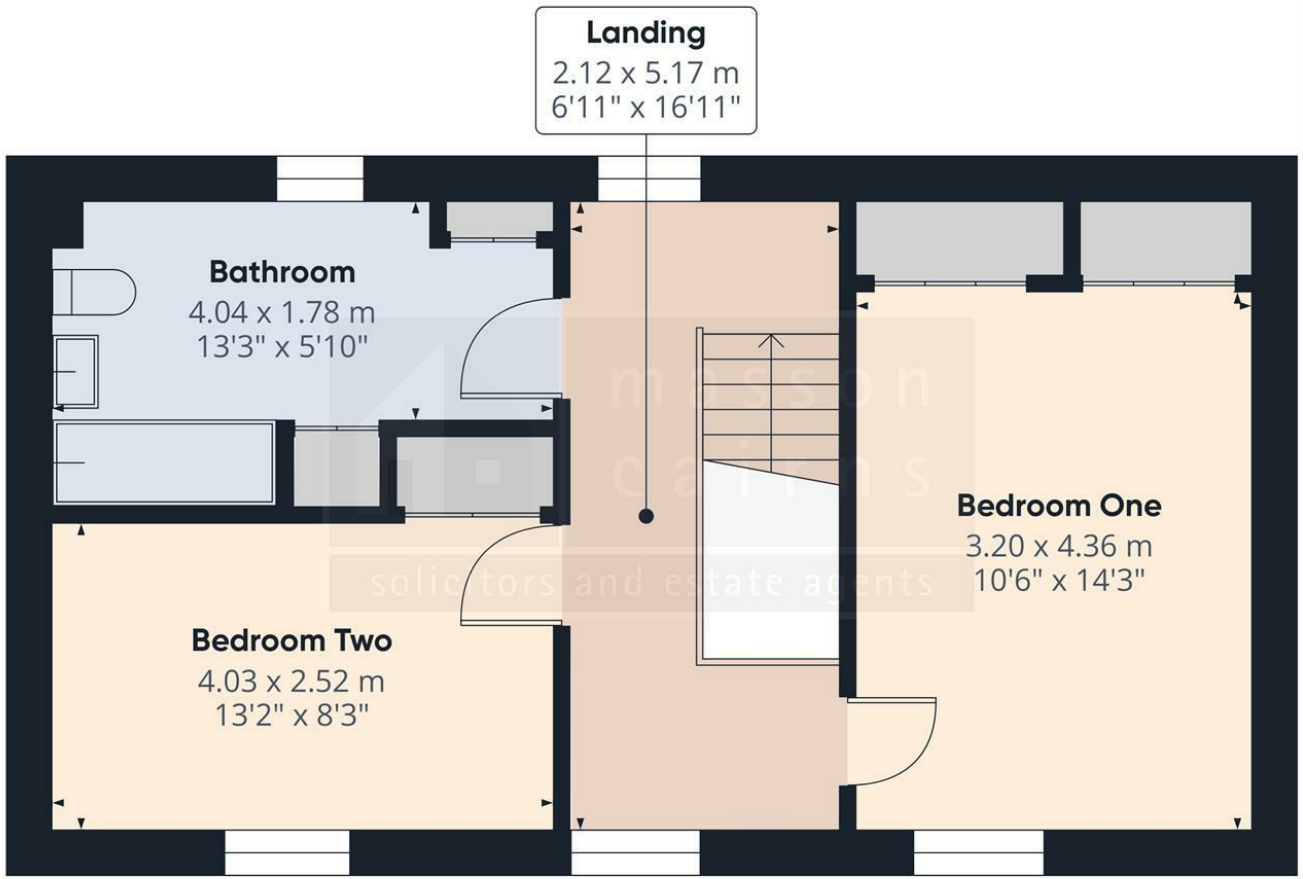

Floor 1

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Approximate total area(1)

45.6 m²
491 ft²

(1) Excluding balconies and terraces

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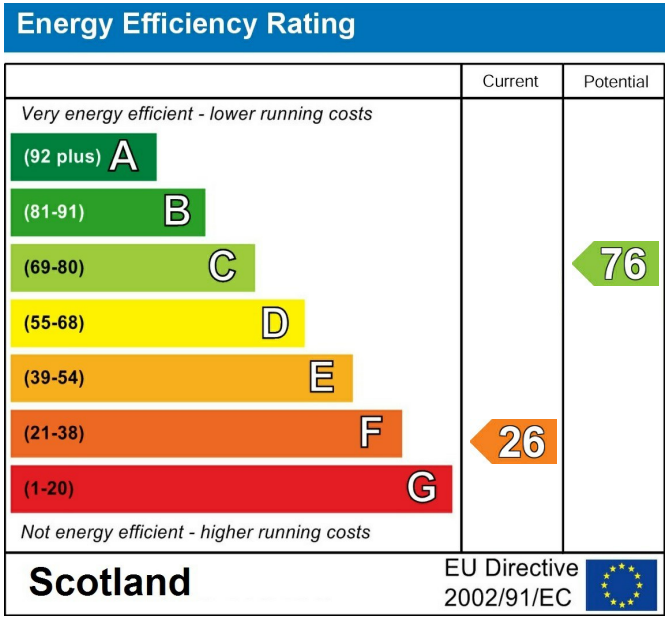

While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters

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