

masson cairns LTD

solicitors and estate agents

19 South Street, Grantown on Spey, PH26 3HZ

Offers Over £250,000

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

Situated in an established and convenient part of Grantown on Spey, 19 South Street is a charming traditional cottage offering bright, flexible accommodation arranged over two floors, together with generous garden grounds. The entrance hall provides access to the main ground-floor rooms, with the well-proportioned sitting room with dual aspect windows to the front and French doors to the rear, creating a particularly welcoming space and including an exposed stone feature wall and wood-burning stove, while the spacious kitchen and dining area forms the practical heart of the home with ample fitted units, generous work surfaces, room for a full dining table and a further stove set within a traditional fireplace. From here, access leads through to a useful rear vestibule and utility area, providing additional storage, laundry space and direct access to the garden. A well-appointed family bathroom completes the ground floor, fitted with a white three-piece suite and an electric shower over the bath. Stairs rise to the first-floor landing, where a Velux window draws natural light into the centre of the upper level and leads to two generous double bedrooms, each with dormer windows overlooking the surrounding streetscape, together with a modern shower room fitted with a walk-in enclosure. Outside, the cottage occupies an impressive plot extending to approximately 0.11 acres (435 sq m), with a low-maintenance garden area and convenient off-street parking to the front, while the substantial enclosed rear garden is predominantly laid to lawn with mature boundary planting and a small patio terrace providing an attractive setting for outdoor seating and dining. The scale of the rear garden is a particular feature of the property and may also offer scope for a future extension, subject to obtaining all necessary planning and other consents. EPC F, 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 F

Entrance Hall
The entrance hallway provides access to the ground floor accommodation and features timber floorboards that continue through much of the space. A door opens to a practical under-stairs storage cupboard. A carpet-runner staircase with a timber balustrade rises to the first-floor landing, while internal doors connect to the sitting room, kitchen and dining area, bathroom, and the rear vestibule.

Sitting Room
4.05m x 4.63m (13'3" x 15'2")
The sitting room is a bright and generously proportioned space, with a striking exposed stone wall providing a strong focal point and incorporating a fireplace with a wood-burning stove set on a flagstone hearth. A window brings in additional natural light, while glazed double doors open directly onto the rear garden, creating an attractive outlook and an easy connection with the outside space. The room offers ample flexibility for a range of seating and occasional furniture, with the stove adding warmth and character during the colder months. Wood-effect laminate flooring extends throughout and there is ceiling lighting.

Kitchen & Dining Area
4.40m x 4.47m (14'5" x 14'7")
The kitchen and dining area features dual-aspect windows to the front and rear, providing good natural light and views across the surrounding grounds. Exposed pine floorboards run throughout, complemented by a recessed fireplace housing a wood-burning stove set on a flagstone hearth. Fitted base and drawer units are arranged along two walls with complimentary worktops, a splashback panel, a stainless steel sink with drainer, and space for free-standing appliances including an electric cooker and washing machine. An open alcove offers additional shelving storage and there is ceiling lighting.

Rear Vestibule / Utility
2.41m x 2.06m (7'10" x 6'9")
The rear vestibule provides a useful and practical secondary entrance to the property, with a glazed external door opening directly onto the rear garden and windows to either side bringing in good natural light. A further internal door leads back through to the hallway, creating a convenient connection with the main accommodation. The space also serves as a useful utility area, space for a tumble dryer, together with additional room for general household storage.

Bathroom
2.02m x 2.66m (6'7" x 8'8")
Located off the hallway, the ground floor bathroom is fitted with a white three-piece suite comprising a panelled bath with an over-bath electric shower, a wall-mounted wash hand basin, and a WC. Patterned vinyl flooring is paired with tiled surrounds around the bath and wash hand basin splashback. The space includes a wall-mounted chrome heated towel rail, a mirrored medicine cabinet, and ceiling lighting.

Landing
The first-floor landing has a Velux window that draws daylight down into the stairwell. Carpet flooring extends across the landing area, bounded by a painted wooden balustrade around the stairs and there is ceiling lighting. Further doors lead from the landing to both double bedrooms and the upstairs shower room.

Bedroom One
3.49m x 4.53m (11'5" x 14'10")
Bedroom one is a particularly spacious double room, with generous proportions providing ample space for a range of bedroom furniture and currently accommodating both a double and single bed. A front-facing dormer window brings good natural light into the room, while the layout makes practical use of the available floor space. An integral cupboard provides additional storage within the room, with further space available for freestanding wardrobes and drawers. The bedroom is finished with fitted carpet flooring and ceiling lighting.

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Bedroom Two
3.54m x 4.52m (11'7" x 14'9")
Another generous double room, with a front-facing dormer window bringing in excellent natural light and offers ample space for a full range of bedroom furniture and retains a traditional fireplace with a tiled inset and simple surround, adding character to the accommodation. There is also a large walk in wardrobe / dressing room offering excellent amenity, while the main room proportions allow for flexible furniture placement without compromising floor space. Wood laminate flooring runs throughout and there is ceiling lighting.

Shower Room
1.95m x 2.52m (6'4" x 8'3")
The first-floor shower room is bright and well proportioned, with a Velux window providing good natural light. The suite comprises a pedestal wash hand basin, WC and a generous walk-in shower enclosure fitted with a glazed screen and wall-mounted shower, with wet-wall panelling to the shower area. There is wood effect vinyl flooring and ceiling lighting.

Outside
The property set in total grounds extending to approximately 0.11 acres (435 Sqm). The home is complemented by generous garden ground to both the front and rear. To the front, a gated entrance opens to a neat garden area with established shrubs and planting providing colour and definition around the cottage with off street parking to the side. The substantial rear garden is fully enclosed by timber fencing and is predominantly laid to lawn, creating an excellent space for children, pets and outdoor recreation, with mature trees and boundary planting adding privacy and interest. A paved patio directly outside the house provides a practical area for outdoor seating and dining, while glazed doors from the sitting room and a further door from the rear vestibule give convenient access to the garden. The overall size of the plot also offers scope for further landscaping or potential extension and a garage, subject to the necessary consents.

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

Entry
By mutual agreement.

Price
Offers over £250,000 are invited

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
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Fax: (01479) 874806
Email: property@lawscot.com
www.massoncairns.com

What Three Words Location
What3Words Location: ///majors.earth.astounded

Council Tax
The property is currently assessed as Council Tax Band C, with an annual charge of £2032.28 for 2026/27, including water charges. A 25% discount is currently available to single occupiers.

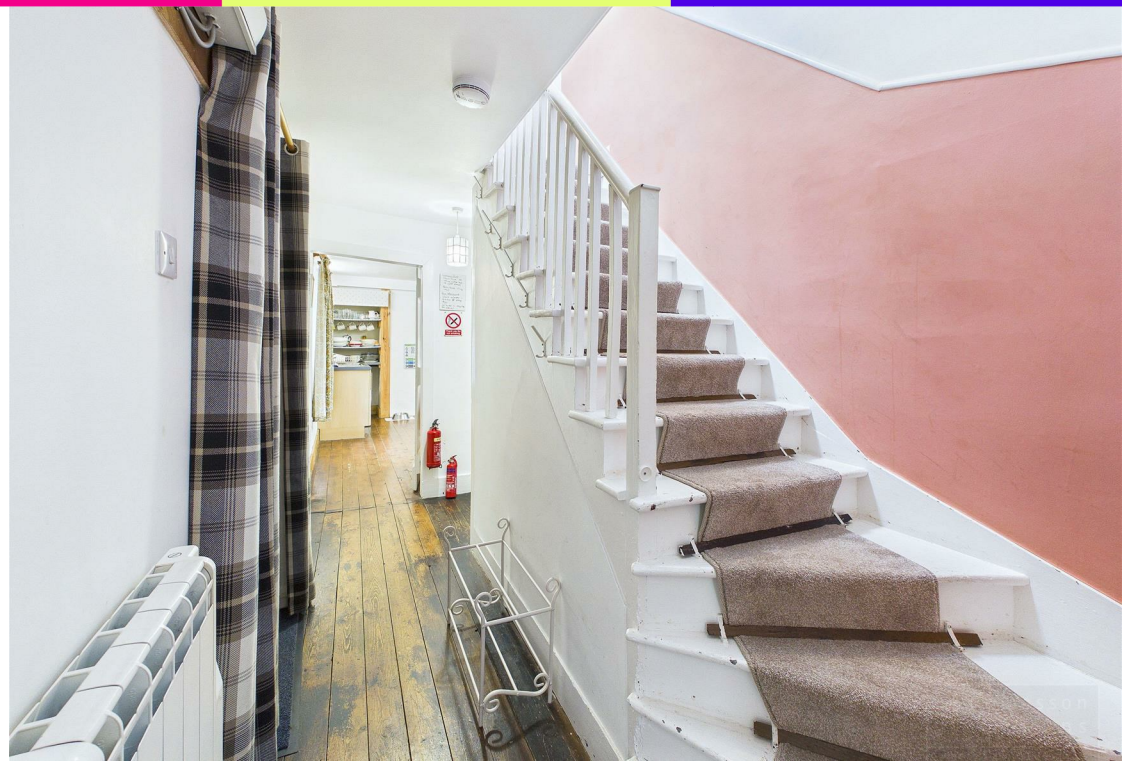
Purchasers intending to use the property as a second home should be aware that, for 2026/27, Highland Council charges Council Tax at 300% of the standard rate for second homes.

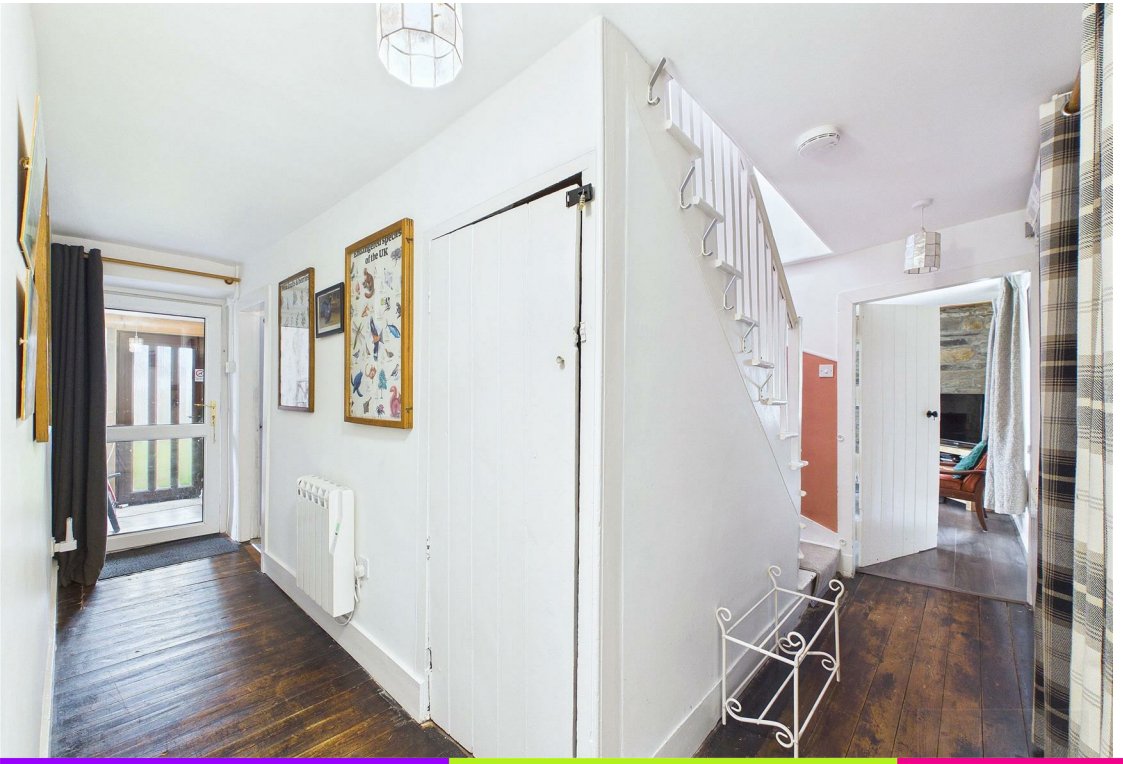
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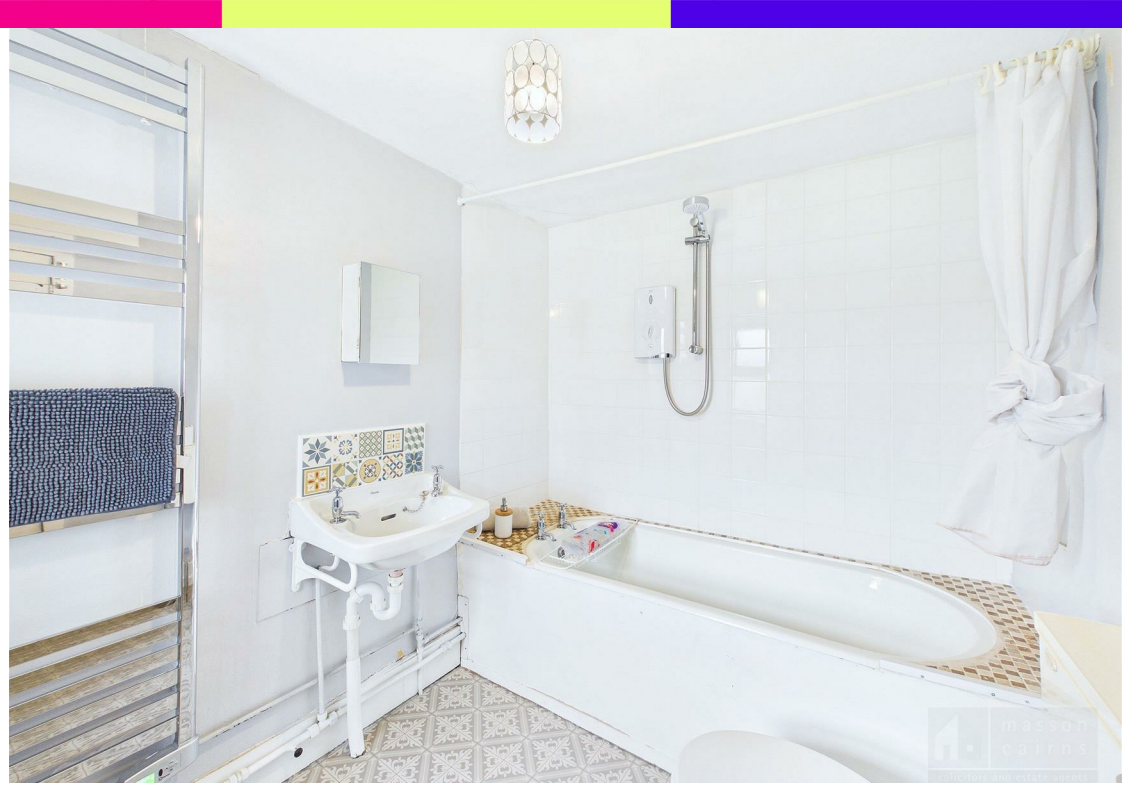







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FOR SALE

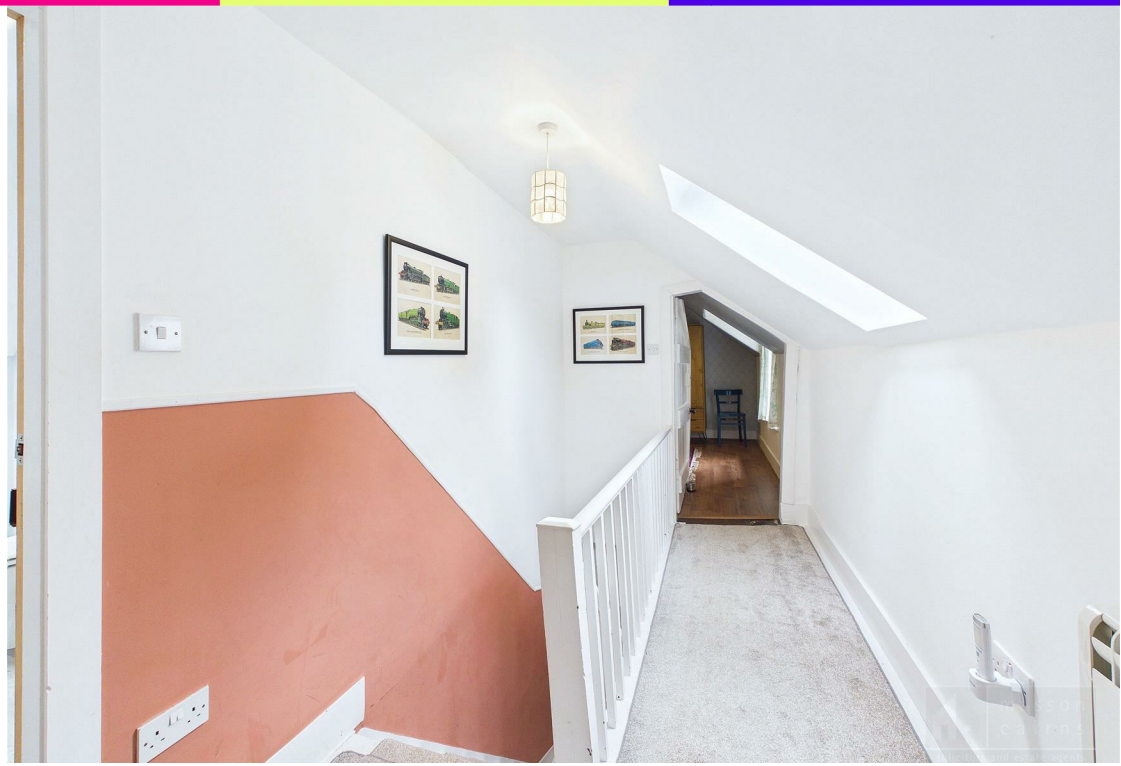









No Admittance











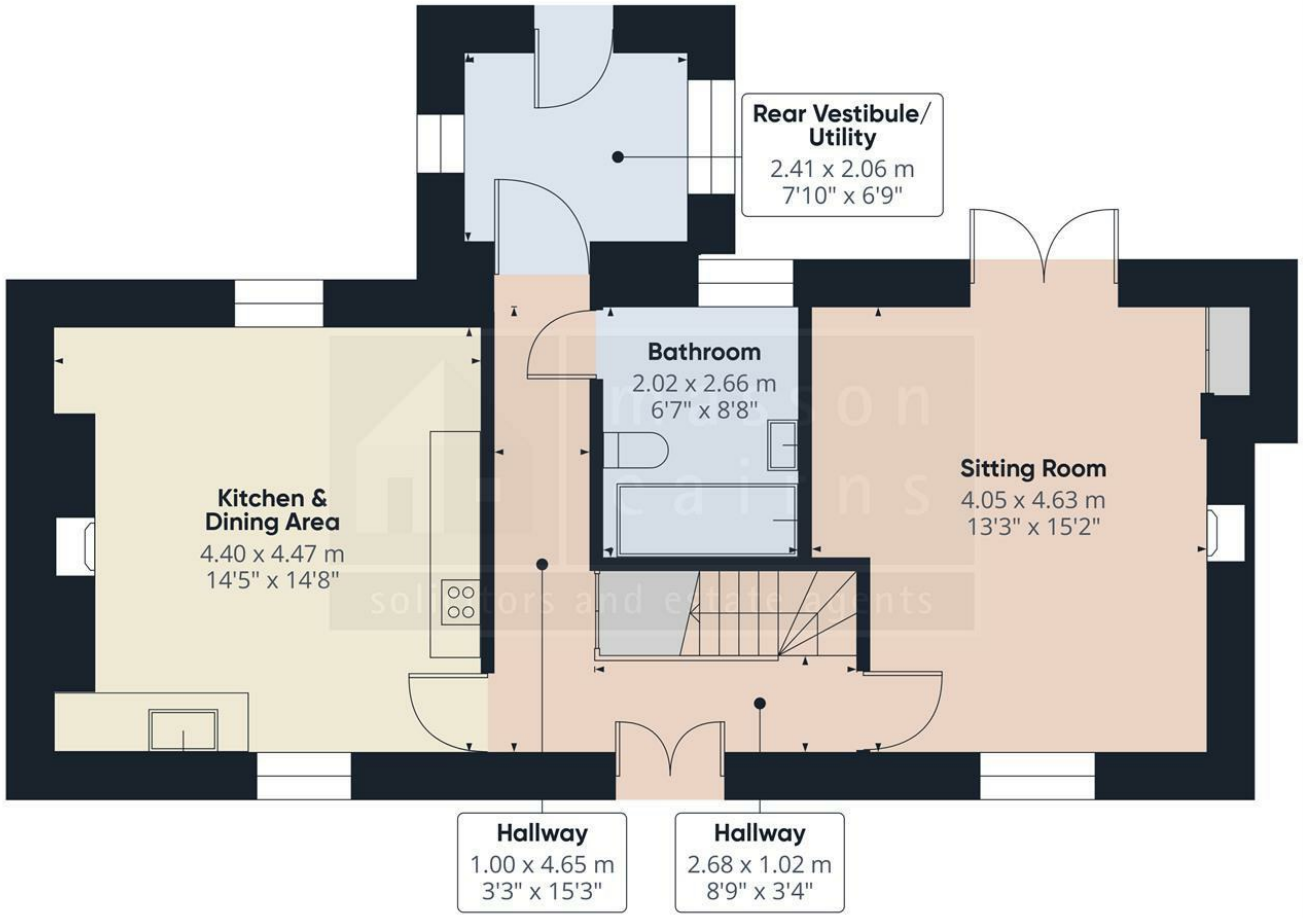







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Floor 0

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Approximate total area(1)

58.1 m²

625 ft²

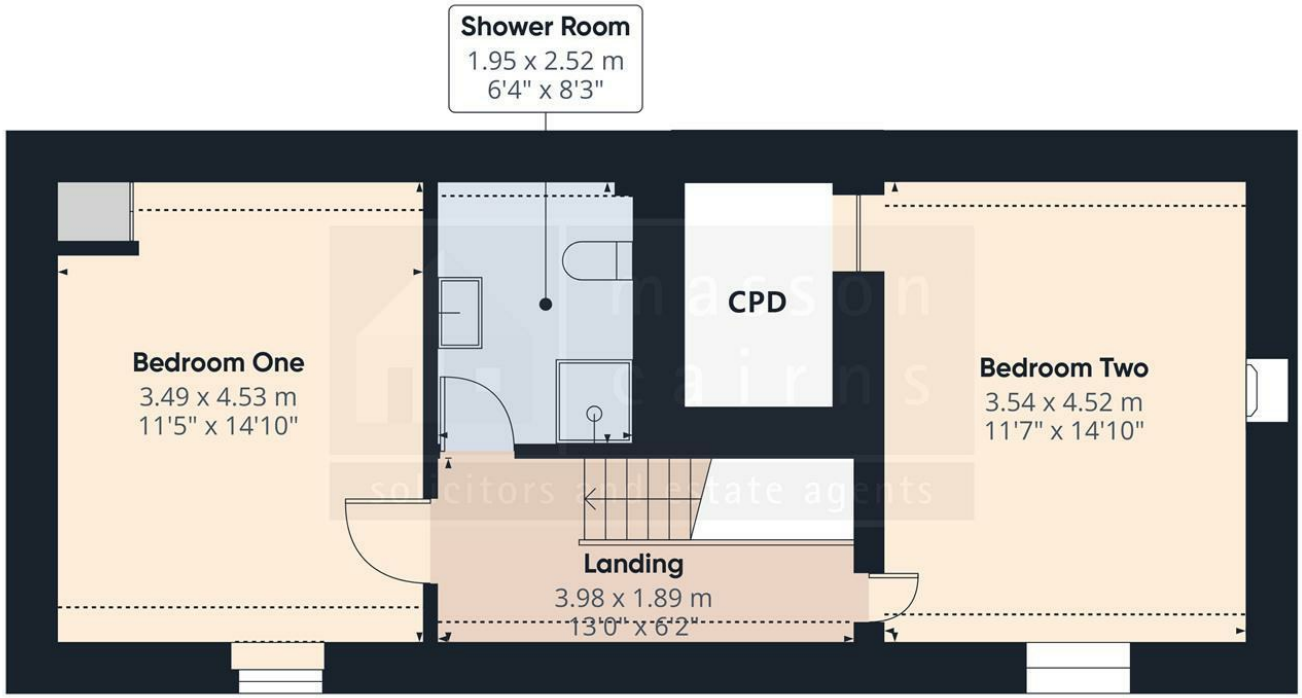
(1) Excluding balconies and terraces

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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Floor 1

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Approximate total area(1)

42.4 m²
456 ft²

Reduced headroom

4.9 m²
53 ft²

(1) Excluding balconies and terraces

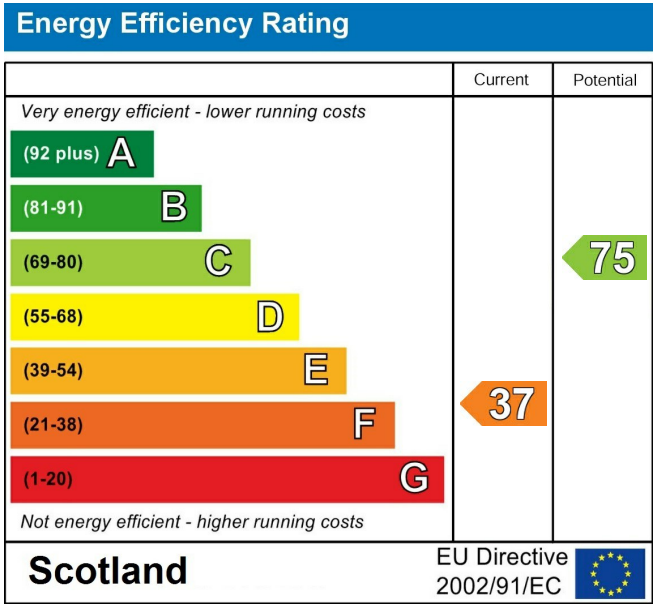
Reduced headroom
..... Below 1.5 m/5 ft

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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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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