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solicitors and estate agents

Flat 24 High Street, Grantown On Spey, PH26 3EH  
POA

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

UNDER OFFER - Luxury living in the Cairngorms National Park, this amazing one bedroom apartment over two floors has been completely refurbished in 2017 to the highest specification with many stand out features. Underpinned with sheer extravagance the kitchen features chic gloss grey units, integral A rated appliances surrounding a central island unit with Corian moulded sink and worktops with pop up sockets, Bosch induction hob and many other bespoke features. The kitchen is on open plan with the spacious and bright lounge area which features recessed down lighting and a feature entertainment and display unit. Before you retire to the large double bedroom with fitted wardrobes and hill views why not indulge yourself in the sumptuous shower room with designer units and luxurious fittings. From the impressive hallway there are stairs to the ground floor entrance vestibule and well fitted utility room. Located on the High Street of this pretty and popular Highland planned town the apartment provides a central location, that would suit a variety of purchasers, in which to live and explore the beauty of the wider area. Energy Performance Certificate Rating F, Council Tax Band A

## POA



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## Grantown On Spey

Situated within the Cairngorms National Park Grantown is the Capital of Strathspey and a leading tourist resort. It has a fine shopping centre, first class hotels and guest houses, Primary and Grammar schools offering education to university entrance standard, Cottage Hospital and Health Centre. Sporting facilities include 18 hole golf course, superb leisure centre with 4 court sports hall, climbing wall, fitness suite and 20m pool, excellent Salmon and Trout fishing in the River Spey and other waters, 8 tennis courts, bowling green, children's recreation park and forest walks through Grant Park.

There are many places of interest to visit in the area with Grantown being the gateway to the Malt Whisky Trail. The Grantown Heritage Centre is open through the summer and Highland Games are held at different venues throughout the Spey Valley. Within easy reach are the Cairngorm Mountains for winter sports facilities and hill walking. The sandy beaches of the Moray Firth are also close by. Other distances from Grantown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles.

## Location

Located on the the pretty High Street of the beautiful highland town of Grantown on Spey within the Cairngorms National Park.

## Entrance

A timber door opens in at the side of the property into a light and welcoming entrance area. A door opens into the utility room and stairs provide access to the first floor. There is an opaque window to the side allowing in lovely natural light and there is a red panel heater, recessed ceiling lighting and UPVC panel flooring with a Quick step integrated mat located at the entrance door.

## Utility Room

1.79m x 1.67m 5'10" x 5'6"

This well fitted utility room provides a spacious worktop with a base unit underneath, housing a circular stainless steel sink with freestanding instantaneous water heating mixer tap and there is plumbing for a washing machine and space for a

tumble dryer. An opaque window to the rear allows good levels of natural light to flow in and there is a white towel radiator, ceiling lighting and UPVC panel flooring.

## Landing

A white contemporary stairwell leads up to the landing where a door opens to the bedroom and three further steps lead up to the lounge / kitchen / dining room and the shower room. There is a stylish feature display area with a low level cupboard underneath which houses the electrical switchgear and there is recessed ceiling lighting.

## Lounge / Kitchen / Dining Room

8.32m x 4.35m 27'4" x 14'3"

The lounge is on an open plan with the kitchen and dining area and immediately upon entering this marvellous space the attention to detail is immediately evident from the finely crafted kitchen to the bespoke lounge entertainment and display unit. The designer gloss grey kitchen units feature excellent storage solutions and handle-less grace accentuated with Corian premium worktops, integrated appliances, Bosch induction hob, illuminated double display fridge and a beautiful island unit where you can dine in style. There is an abundance of clever storage, stand alone illuminated extractor and pop up sockets. The lounge area offers a bright and spacious relaxation space and the whole room is flooded by natural light from the three picture windows to the front of the property which are also ideal for a spot of covert people watching.

## Bedroom

4.26m x 2.76m 14'0" x 9'1"

A lovely bright double bedroom enjoying a triple window to the rear allowing views over to the Cromdale hills and benefitting from fitted units providing good drawer, shelving and hanging storage. There is a panel heater, UPVC flooring and recessed ceiling lighting.

## Shower Room

3.51m x 1.23m 11'6" x 4'0"

A fresh, contemporary and stunning shower room comprising of WC, white designer vanity unit with drawers and excellent storage with a circular wash hand basin and freestanding chrome instantaneous water heating mixer tap. There is a impressive shower cubicle housing an electric shower and the room enjoys full height UPVC tile effect wet wall and flooring. There is a contemporary illuminated mirror with sensor control situated above the vanity unit, a white towel warmer and recessed ceiling lighting.

## Attic

The spacious attic area is well insulated and offers fabulous storage. With the necessary planning consents this space may have the potential for conversion to a second bedroom subject to the necessary consents.

## Services

It is understood that the property is served with mains electricity, water and drainage.

## Home Report

To obtain a copy of the home report, please visit [www.massoncairns.com](http://www.massoncairns.com) where an online copy is available to download.

EPC Rating F

## Entry

By arrangement

## Price

UNDER OFFER

## 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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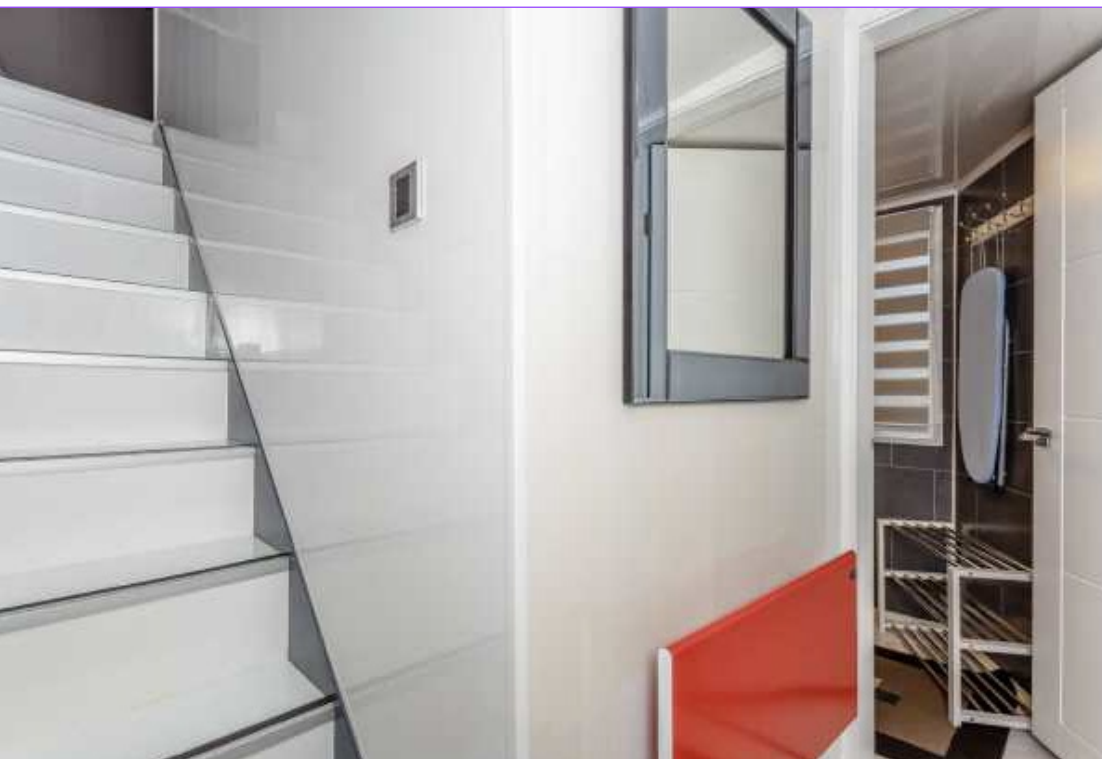
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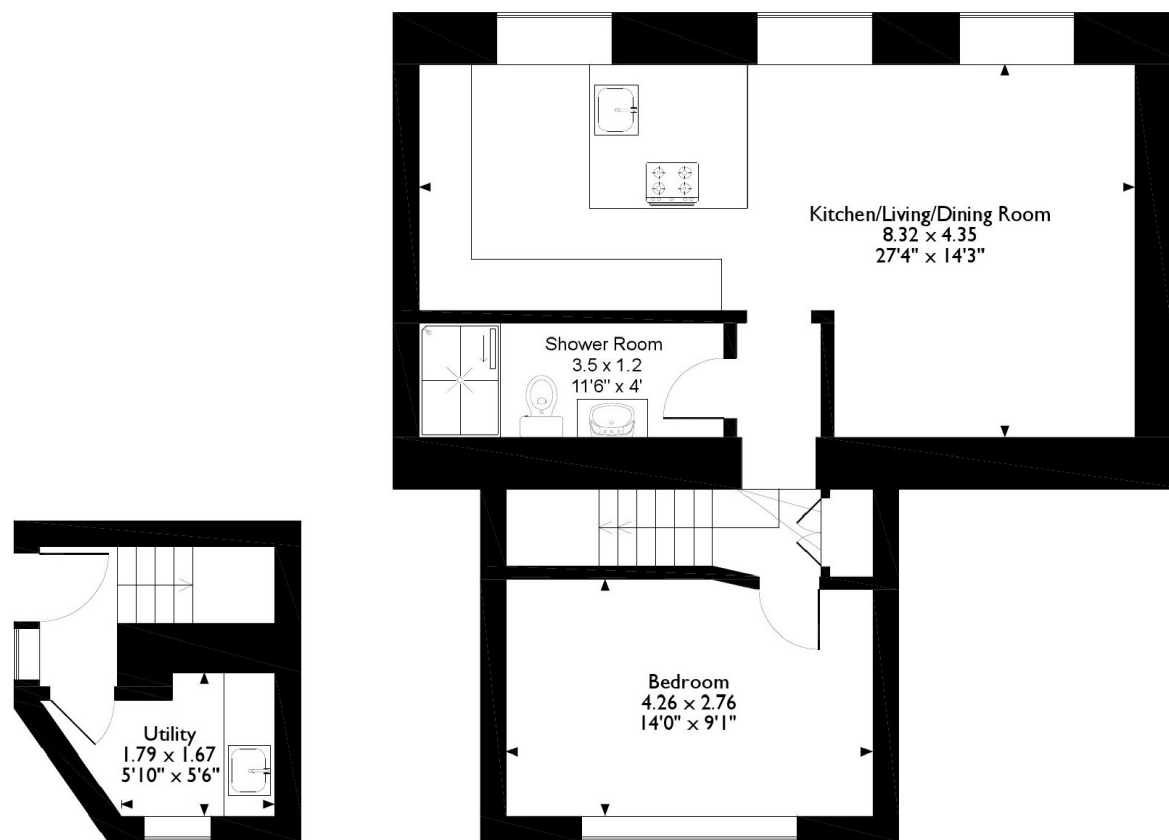
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# Flat 24 High Street, Grantown-on-Spey



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**Plans not to scale, for illustration only**



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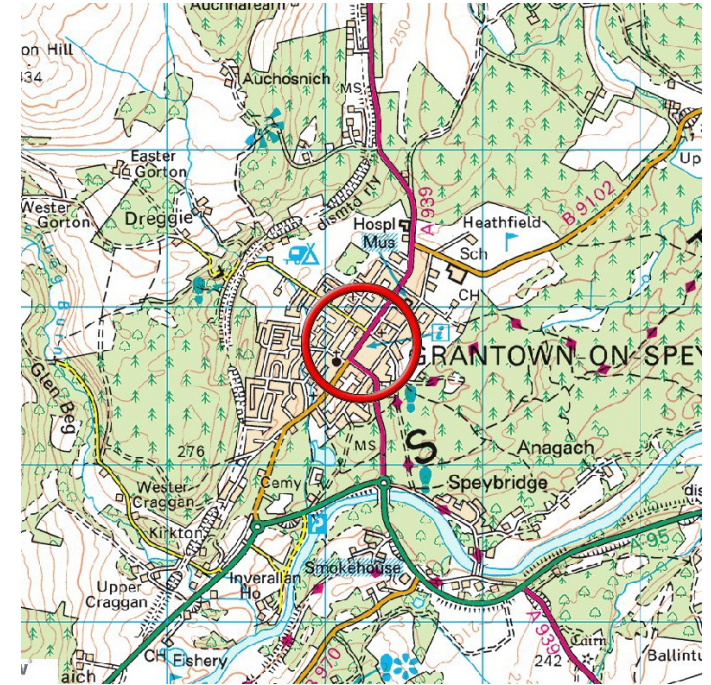
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters**



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