

Spey Studio 59 High Street

GRANTOWN-ON-SPEY, PH26 3EG



A truly unique property in the charming town of Grantown-on-Spey, an abundance of space with 10 usable rooms



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McEwan Fraser Legal is delighted to present this truly unique maisonette style property set on the charming High Street in Grantown-on-Spey. The property has a private entrance just to the side of the former RBS building and once inside is a simply jaw-dropping size that is unexpected, with 11 ft high ceilings throughout this has to be seen in person to really get a feel for the space that is on offer.

Set over three floors, this building was used as part accommodation and part Art studio by the previous owners, with much of their work still visible on the walls throughout. In total it has ten usable rooms which could be utilised as bedrooms or reception rooms over the first and second floor.

THE HALLWAY



The property comprises of the following:

- Kitchen on ground floor (not functional)
- Shower room on ground floor (not functional)
- Large hallway cupboard
- Double sized rooms on the first floor
- One single room on the first floor
- Four double sized rooms on the second floor
- One single sized room on the second floor
- WC on the first floor

ROOM 1 & 2



ROOM 3 & 4



ROOM 5 & 6



ROOM 7 - 10



THE LANDING & WC



EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

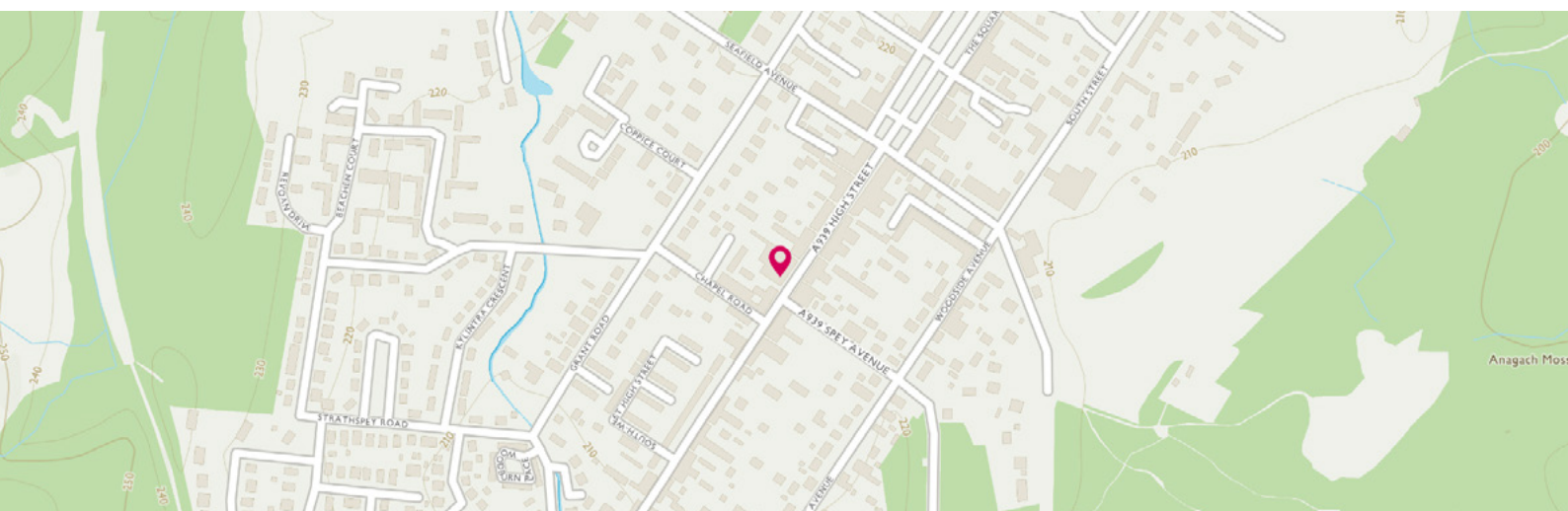


Approximate Dimensions (Taken from the widest point)

| | |
|--------|-------------------------------|
| Room 1 | 5.40m (17'9") x 4.90m (16'1") |
| Room 2 | 6.80m (22'4") x 4.90m (16'1") |
| Room 3 | 3.20m (10'6") x 2.30m (7'7") |
| Room 4 | 4.90m (16'1") x 4.50m (14'9") |
| WC | 2.20m (7'3") x 1.70m (5'7") |
| Room 5 | 4.50m (14'9") x 3.40m (11'2") |

| | |
|---------|--------------------------------|
| Room 6 | 4.90m (16'1") x 4.00m (13'1") |
| Room 7 | 4.90m (16'1") x 3.90m (12'10") |
| Room 8 | 2.50m (8'2") x 2.30m (7'7") |
| Room 9 | 4.50m (14'9") x 3.90m (12'10") |
| Room 10 | 4.50m (14'9") x 4.00m (13'1") |

Gross internal floor area (m²): 246m²
EPC Rating: G



THE LOCATION

Grantown On-Spey is a charming town in the Highlands situated halfway between the Cairngorm National park and Lecht ski centre and 14 miles from Aviemore, the whole area boasts a superb range of shops on a thriving traditional high street with a number of restaurants and bars, along with a very wide range of outdoor activities including skiing and snowboarding, mountain and quad biking, climbing and hill walking and a variety of water sports on Loch Insh, Loch Morlich and the River Spey to name just a few.





Take a trip on the Cairngorm Mountain Railway and to the Cairngorm Reindeer Centre, the Highland Wildlife Park at nearby Kingussie, the Grantown Heritage Museum, Landmark Forest Adventure Park or the RSPB Reserve at nearby Loch Garten, all within easy reach.

Visit the testing Spey Valley golf course and the Dalfaber Resort with its wonderful array of leisure activities or a day trip to the Moray coastline peppered with little fishing villages and beautiful beaches which have been voted in the top 20 the best coastline destinations in the world!

This is a fantastic location for a holiday home with Inverness Airport around 28 miles away, with daily flights to and from London Gatwick.



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