



An impressive town house

The Bank House, 1 The Square, Grantown On Spey, Morayshire, PH26 3HG

An impressive town house occupying a commanding position above the Bank of Scotland overlooking The Square in Grantown on Spey.

Ground floor: entrance vestibule hall • cloakroom, staircase to first floor; hall • living room • kitchen • dining room • study • cloakroom/utility room • master bedroom dressing room • bathroom • bedroom 2 • en suite shower room

Second floor: bedroom 3 • bedroom 4 • bedroom 5/ living room • dressing room • bathroom • loft space
single parking space alongside bank parking

EPC rating: E

Summary

The Bank House was built between 1865 – 1867 and is an imposing B Listed building in the centre of Grantown on Spey on the corner of the High Street and The Square. It was originally built as the bank manager's house for the Caledonian Bank which amalgamated with The Bank of Scotland in 1907. The building is within the conservation area of Grantown on Spey which is recognised as the first, and one of the best, planned towns in the Highland region. It is constructed from fine dressed granite under a slate roof.

Accommodation

The accommodation has been refurbished to a high standard and is well suited to comfortable family living, entertaining or holiday letting or a mixture of all three. Many of the original features have been retained and the large well-proportioned rooms with high ceilings evoke an air of grandeur befitting the period of the house. This quality is evident as you step into the rear hall from the spacious entrance vestibule on the ground floor where a wide staircase with

hardwood handrail and ornate iron bannister leads up the first floor hall. The hall itself, which gives access to all the first floor accommodation, has two elegant arches and features hardwood walnut flooring which extends into both the living room and the dining room. The dining room is a particularly impressive room with a beautiful marble fireplace and slate hearth. There are double aspect sash and casement windows, picture rail, fine cornicing and ornate ceiling rose with chandelier. The windows in this room have working shutters, as do the master bedroom and living room and all the main windows in the house have been secondary glazed providing excellent sound and thermal insulation. While many of the original architectural features have been retained, the house has been sympathetically modernised and refurbished to transform it into a comfortable and versatile home. The kitchen features a Stoves induction hob with double oven, grill and slow cooker with extraction fan above, an impressive central island with oak worksurfaces, generous high and low level



storage units, a large LG American style fridge freezer, integral microwave and dishwasher and double enamel Belfast sink.

The master bedroom has a large dressing room with built in wardrobes running the full length of the room. The main family bathroom is modern and luxurious, but fits the period of the house and has a feature deep copper bath, as well as a walk in shower, twin wash hand basins, a WC and hardwearing Karndean water resistant flooring.

Also accessed from the first floor hall is a guest bedroom with en suite shower room, a study with excellent views over The Square and a separate cloakroom with WC, wash hand basin and plumbing for a washing machine.

A doorway from the hall gives access to the staircase which continues to the second floor level where there are two further bedrooms with part coomed ceilings and dormer windows, a large living room/bedroom 5 which has Velux windows, a dressing room, bathroom with bath and power shower over the bath, WC and wash hand basin. A hidden doorway from the bathroom gives access to a large attic store which is floored and lined and has good natural daylight from a skylight dome window.

Outside there is a walkway to the back door and an allotted single car parking space within the bank's private car park.

Situation

The Bank House is situated centrally in Grantown on Spey, the capital of Speyside and a leading tourist resort. Lying at the northern end of the

Cairngorms National Park, there is excellent access to the Cairngorm Mountains and the sandy beaches of the Moray coastline.

The town is well served with facilities and amenities with a good range of independent shops as well as a supermarket, hotels, pubs and restaurants. There is both primary and secondary schooling, a cottage hospital and health centre.

Sporting facilities include an excellent 18 hole golf course, modern leisure centre with 20 metre pool, tennis courts, bowling green and salmon fishing on the famous River Spey to which local residents are entitled to a permit at discounted rates. For the keen walker, there are excellent local walks in the Anagach community woodland surrounding the town with direct access to long distance paths (the Speyside Way and Dava Way).

Grantown on Spey has excellent connections to the road, rail and airport network. The A95 gives access to the Moray coast and from Aviemore, the A9, which is undergoing a dualling programme gives access to the Central Belt. There is a main line railway station at Aviemore with the London sleeper service which can be picked up at both Aviemore and Carrbridge. Inverness Airport is 30 miles to the northwest at a journey time of about 45 minutes by car.

Directions

From the south take the A9 trunk road as far as Aviemore. Just north of the town take a right hand turn onto the A95 signed to Elgin and Grantown on Spey. Follow the road for 10



miles as far as the roundabout at the southern end of Grantown on Spey and bear left onto the B9102 which leads to the centre of the town.

Inverness 34 Miles

Perth 96 Miles

Aberdeen 81 Miles

*Please note that all distances are approximate

General Remarks

Viewings

Strictly by appointment with Savills - 01224 971 110

Solicitor

Cockburns, 21 High Street, Grantown-on-Spey, PH26 3EG

Local Authority & tax band

Highland Council Band F

Services

Mains electricity, water and drainage.

Conservation Area and Listing

Grade B Listed and within the Grantown on Spey Conservation Area.

Miscellaneous

The access walkway between The Square and the back door of the property is owned with the property. There is one parking space within the bank's car park.

Fixtures & Fittings

Standard fixtures and fittings are included in the sale. All fitted carpets, curtains, window blinds, light fittings and chandeliers are also included in the sale. All white goods are included in the sale, with the exception of the washing machine which is available by separate negotiation. Various items of furniture may also be available by separate negotiation.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

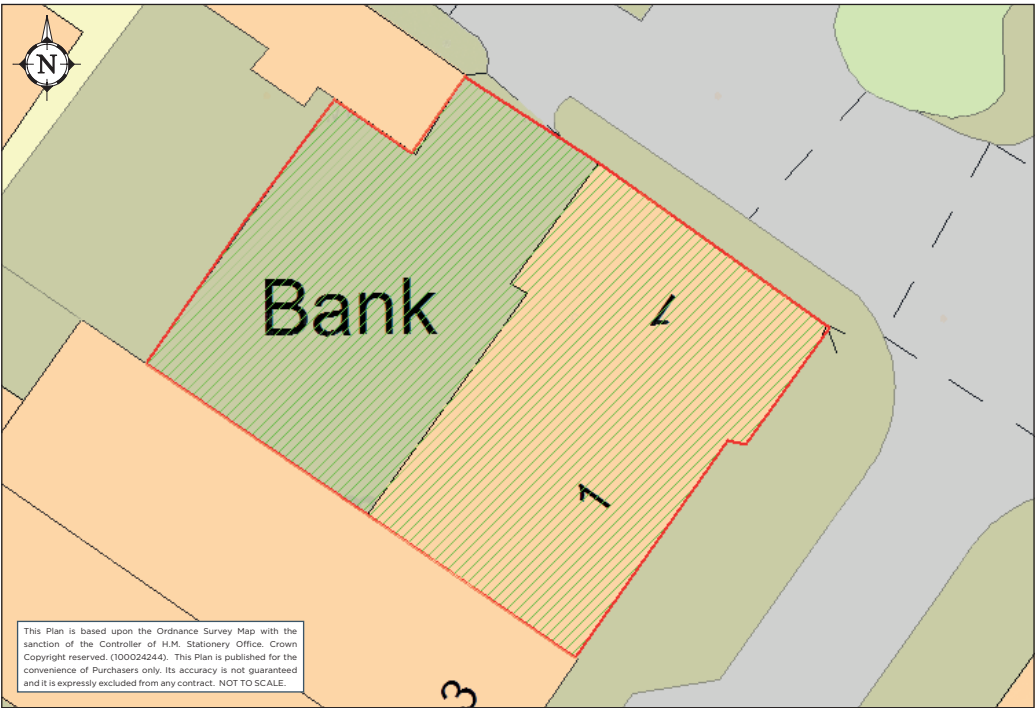
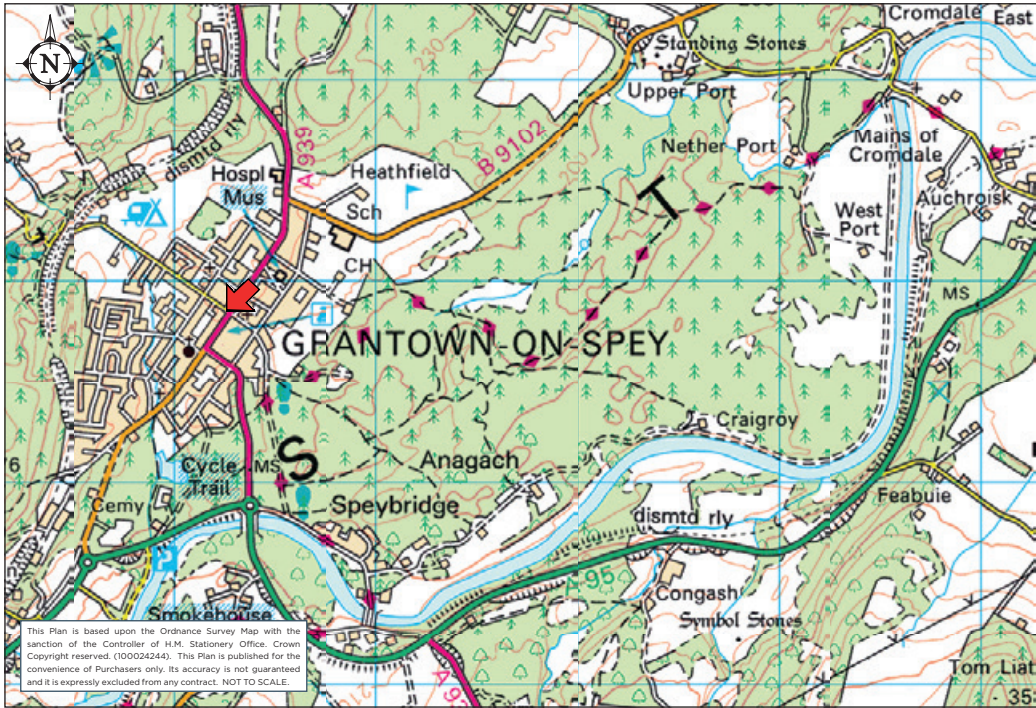
Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.





The Bank House, 1 The Square

Gross internal area (approx) 424.8 sq m / 4572 sq ft

Including Limited Use Area (44.1 sq m / 475 sq ft)

Total 424.8 sq m / 4572 sq ft



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For identification only. Not to scale.

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