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solicitors and estate agents

Seafield Lodge Townhouse, Woodside Avenue, Grantown On Spey,
Offers over £185,000

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

*****NEW RELEASE - 3 BED TOWN HOUSE.*****

This iconic building has played an important role in the history of this very attractive and popular Highland town with the property originally being the home to the first Provost of Grantown On Spey, Seafeld Lodge dates back to 1879 and in recent years has been a popular sporting hotel. The current owners are proud to be restoring the property into 6 crisp and contemporary two, three / four bedroom apartments with an additional three bedroom town house each of which benefit from private entrances, well proportioned living spaces, high quality fittings and allocated parking. Each apartment has been restored with quality and care and they now boast original character features combined with contemporary kitchens with integrated appliances and luxury bathrooms. The best of the old with the best of the new have been combined to create an exceptional living space within this area of outstanding natural beauty.

Offers over £185,000



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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

Situation

The Seafield Lodge Apartments are situated a short walk from the town centre, offering a vibrant high street and an array of shops, cafes, restaurants and also enjoys easy

access to the stunning Cairngorms National Park countryside.

The impeccable redevelopment of the Seafield Lodge offers distinguished living in this calm and rural town with urban style thrown in. Exceptional spaces in exceptional places.

Town House

The Town House is the third property to be released for sale and is accessed from a private outside area to the front of the property and offers parking for two vehicles. The property comprises of lounge, kitchen / dining, utility and WC on the ground floor and three bedrooms (one en-suite) and a family bathroom on the first floor. This spacious bright property is bathed with natural light by the expanse of large picture windows to the front and rear and the contemporary kitchen / dining in white offers excellent workspace and has an integral oven with ceramic hob and stainless steel illuminated extractor. The bathrooms enjoy quality tiling and sanitary ware and the property has high levels of heat and sound insulation.

Apartments

There are six apartments available and one town house. The town house is near

completion and available for purchase immediately and the remaining properties are available for reservation.

Living Spaces

The exceptional living spaces are well proportioned and benefit from excellent levels of natural light. The developer has ensured that some choice character features from the original building have been left to complement the contemporary refurbishment and many properties enjoy fantastic views to the hills over the rooftops.

Kitchens

The kitchens have been installed to suit modern living with excellent workspace and storage combined with sleek lines and crisp tiling.

Bathrooms

The properties benefit from elegant bathrooms and en-suites with clean design and quality sanitary ware and showers.

Outside Space

The outside spaces are to be landscaped to complement the beautiful apartments and will be communal with some ground floor properties enjoying private patio areas. There are separate bin storage areas, a bike store and allocated off street parking.



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Services

It is understood that the properties are served with mains electricity, water and drainage. There is a new high efficiency (99.8%) all in one electric heating system which provides direct hot water and heating with a full 24/7 programmable thermostatic control system.

Entry

The town house is in the final stages of completion and is subject to final fit with an anticipated occupation date in August 2018

Price

Apartment 1 - 2 Bed Ground Floor Apartment. Approx 85 sq m) - SOLD

Apartment 2 - 3 / 4 Bed (1 en-suite) Ground Floor Apartment. Approx 180 sq m - To be released

Apartment 3 - 3 Bed Ground Floor Apartment. Approx 110 sq m - To be released

Apartment 4 - 2 Bed (1 en-suite) First Floor Apartment. Approx 110 sq m - SOLD

Apartment 5 - 3 Bed (1 en-suite) First Floor Apartment. Approx 175 sq m - To be released

Apartment 6 - 3 Bed (1 en-suite) First Floor Apartment. Approx 110 sq m - To be released

Town House - 3 Bed (1 en-suite) Approx 100 sq m - Offers Over £185,000

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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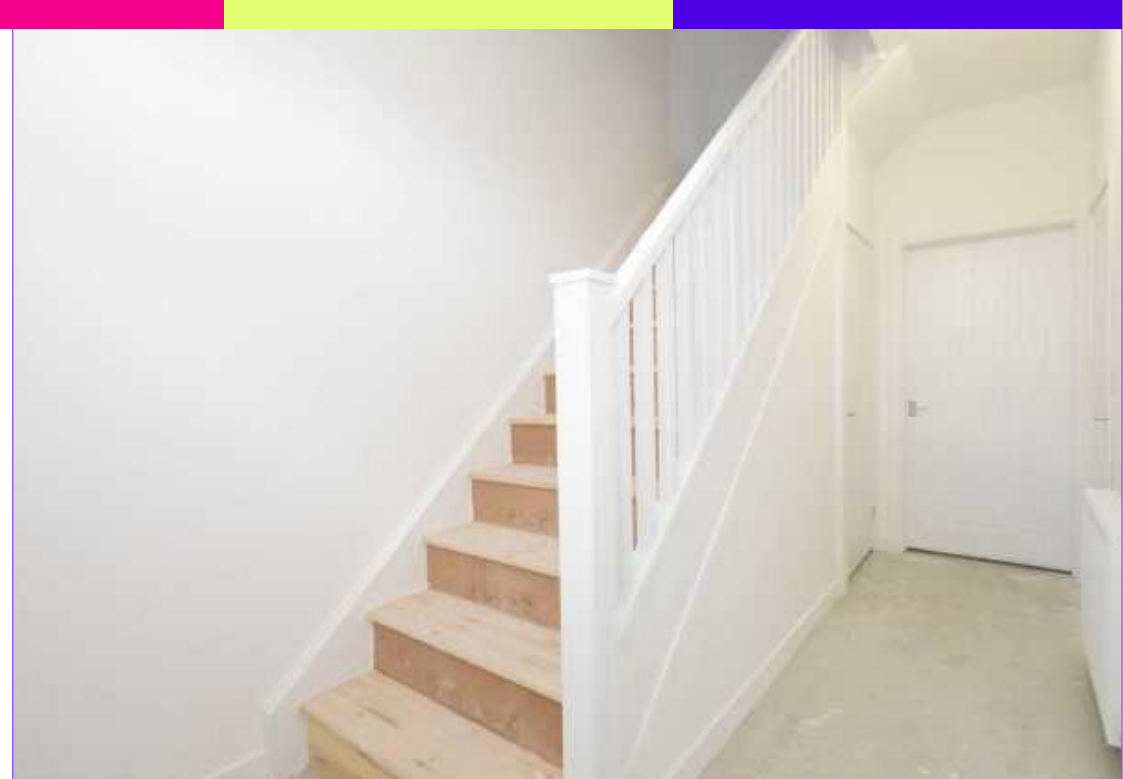
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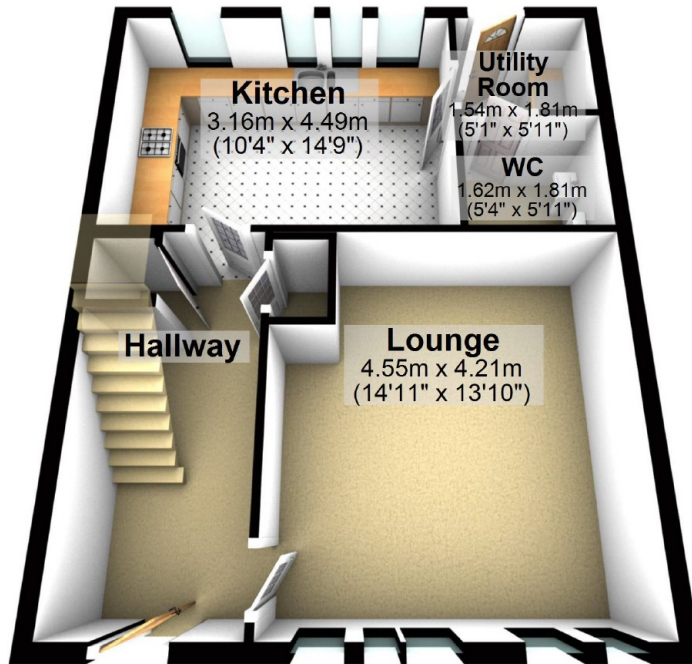
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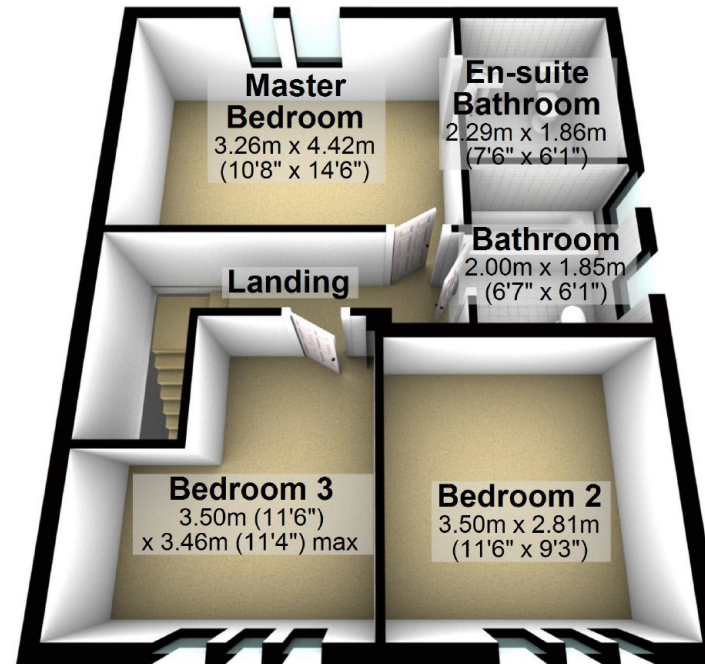




Town House, Ground Floor



Town House, First Floor



Plans not to scale, for illustration only



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GROUND FLOOR PLAN

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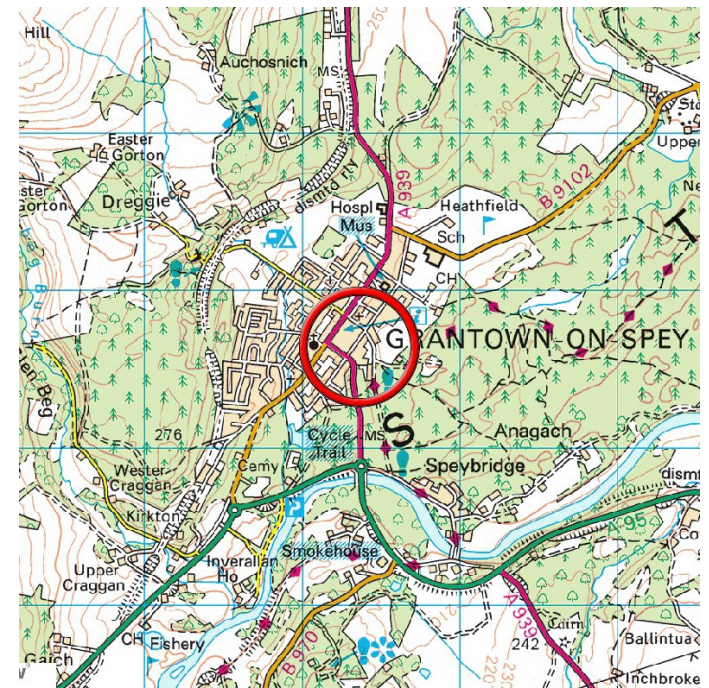
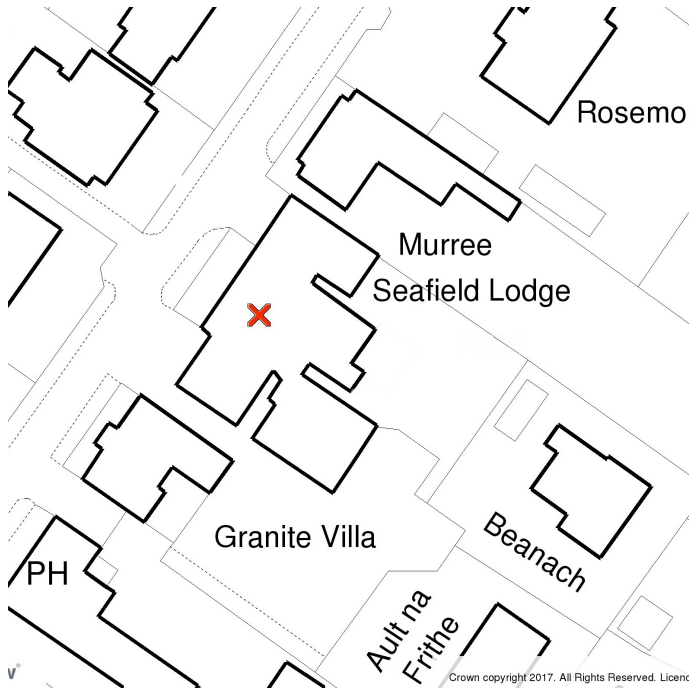
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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