



masson
cairns 

9 Gordon Hall, Grantown On Spey, PH26 3JF
Offers over £155,000

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

solicitors and estate agents

A wonderful, bright and spacious, well proportioned three bedroom second floor apartment located within the exclusive and elegant Gordon Hall development in a quiet but central location in Granttown On Spey. The beautiful apartment is one of nine luxury residences within a traditional slate and stone building which has recently enjoyed (July 2018) the fitting of new UPVC fascia and soffits which have a 50 year warranty and new gutters and downpipes which have a 20 year guarantee. The area of flat roof has been re-covered with a 20 guarantee. Accommodation is presented with high ceilings, decorative coving and comprises of entrance hall, inner hallway, bright lounge / dining , kitchen and three en-suite double bedrooms. The apartment benefits from oil fired central heating and double glazing and enjoys a secure entrance system, car parking provision to the front of the building and a communal landscaped garden with seating, drying and BBQ areas. Tastefully decorated throughout this manageable property is ideal as a first or holiday home, and viewing is highly recommended to appreciate this rarely available property located within the sought after Cairngorms National Park. Energy Performance Certificate Rating C , Council Tax Band C

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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.

Communal Entry Hall

Located at the foot of the grand turret there are double timber doors with a glazed panel above which open into the communal entrance where the security entrance phone system and mail box for each apartment is located. A glazed security door leads into the communal hallway, which has a traditional style feature fireplace, decorative ceiling coving, deep skirting and a feature chandelier.

There is a further glazed door leading to the communal drying room and storage and the control panel for the fire alarm system and cupboard housing the electricity meters are located here. A wide carpeted staircase with traditional wooden balustrade leads to the second floor where the apartment is located and there is storage area located at the door leading into the apartment which offers a great place to store outdoor wear.

Entrance Hallway

This bright L shaped entrance hallway enjoys windows to the front and side allowing in lovely natural light and benefits from a large sliding door cupboard and a further shelved cupboard providing fabulous storage. There is laminate flooring, ceiling lighting, a radiator and the Honeywell thermostat and heating and hot water controls are placed here.

Inner Hall

A glazed timber door opens into the welcoming hallway which allows access to the lounge/dining, kitchen, all three bedrooms and the fire escape. The entry phone system is placed here and there is a window to the side providing natural light, laminate flooring, ceiling lighting, fire alarm, Honeywell thermostat controls and a the electrical switchgear is placed here at high level.

Lounge / Dining

4.16m x 6.24m 13'8" x 20'6"

An spacious, light and welcoming room with windows to the side and rear allowing in great natural light and enjoying views over the lovely well kept garden and beyond. There is ample room to house a six seater dining set and a charming fan ceiling light is featured above. There is laminate flooring, further ceiling lighting and a radiator.

Kitchen

4.15m x 1.83m 13'7" x 6'0"

A delightful, well proportioned kitchen providing a good range of white wall, drawer and base units with complementary worktop and fresh white tiling. Integrated within the kitchen is a one and a half stainless steel sink with mixer tap, a New world electric grill/ oven and Indesit ceramic hob with extractor hood positioned above. There is plumbing for a washing machine, dishwasher and space for a fridge / freezer. A window situated to the side allows lovely views to the gardens and there is laminate flooring, a radiator and a four point ceiling light.

Master Bedroom

3.35m x 3.01m 11'0" x 9'11"

A spacious and comfortable en-suite double room enjoying a window to the side allowing lovely views. There is carpet flooring, ceiling lighting and a radiator.

En-Suite Bathroom

2.44m x 1.97m 8'0" x 6'6"

A delightful and relaxing bathroom comprising of an Armitage Shanks WC, wash hand basin with twin taps and bath with twin taps with complementary wall tiling. There is laminate flooring, ceiling lighting, radiator, shaver point light and a loft access hatch.

Bedroom Two

2.53m x 3.63m 8'4" x 11'11"

A welcoming en-suite double bedroom enjoying a window to the side providing lovely views over the garden. There is carpet flooring, ceiling lighting and a radiator.



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En-Suite Shower Room

1.70m x 1.46m 5'7" x 4'9"

A fresh and well proportioned shower room consisting of an Armitage Shanks WC and wash hand basin with twin taps and a sliding door shower enclosure housing a mains pressure shower with lovely tiling surrounding. There is Vinyl floor tiling, ceiling lighting, shaver point light, extractor and radiator.

Bedroom Three

2.28m x 3.63m 7'6" x 11'11"

A charming en-suite bedroom which is currently being used as an office and enjoys a window to the side overlooking the well kept communal garden. There is carpet flooring, ceiling lighting and a radiator.

En-Suite Shower Room

1.46m x 1.60m 4'9" x 5'3"

A delightful shower room comprising of an Armitage Shanks WC and wash hand basin with twin taps and a sliding door shower cubicle housing a mains pressure shower surrounded with complementary wall tiling. There is carpet flooring, ceiling lighting, extractor, shaver point light and a radiator.

Communal Drying Room / Store

The communal drying room is located on the ground floor and accessed via the communal hall. There is an industrial tumble dryer, drying rack and room to store outdoor and sports equipment. A lockable door provides access to the garden grounds and parking area.

Outside

A lovely tree lined tarmac driveway leads to the spacious parking area at the front of the building and an allocated parking space is provided. The attractive and well kept garden grounds at the side and rear are laid to lawn and interspersed with mature trees and shrubs and a pretty stream flows along the rear. There is communal seating, BBQ and drying areas.

Services

It is understood that the property has mains water, drainage and electricity. There is oil fired central heating.

Home Report

To obtain a copy of the home report, please visit www.massoncairns.com where an online copy is available to download.

EPC Rating C

Entry

By arrangement

Price

Offers over £155,000 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

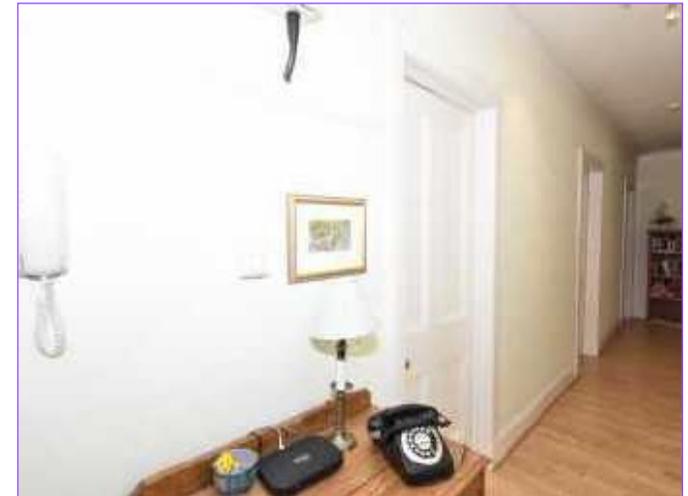
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3D Floor Plan



Plans not to scale, for illustration only



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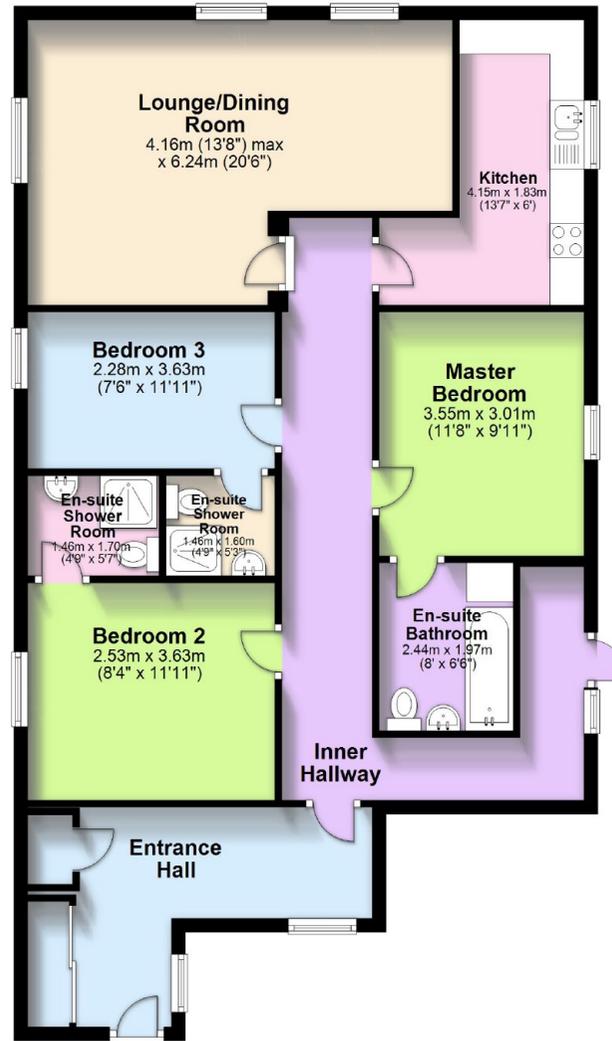
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2D Floor Plan



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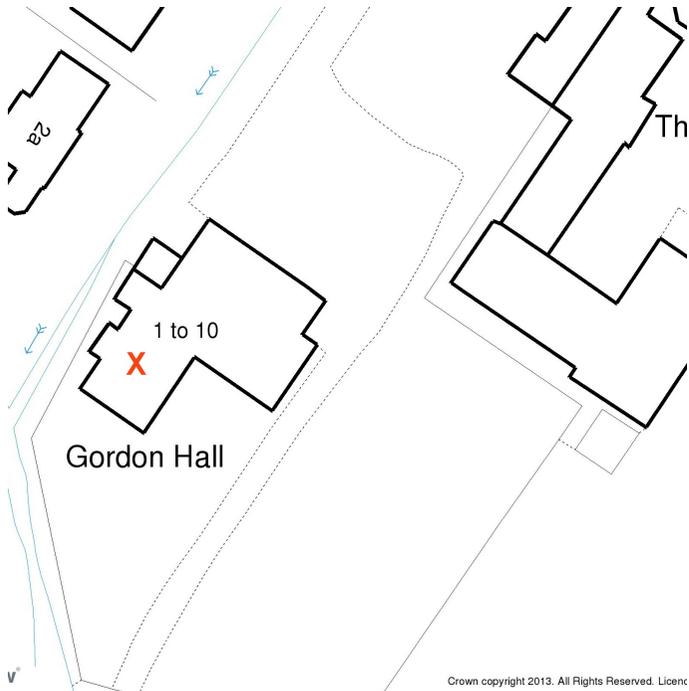
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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