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2 Gordon Hall, Seafeld Avenue, Grantown On Spey, PH26 3JF
Fixed asking price £139,000

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

solicitors and estate agents

£21,000 BELOW VALUATION - A marvellously warm and spacious three bedroom ground floor / lower ground floor apartment over two levels 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 set within a traditional slate and stone building and has just had new UPVC fascia and soffits fitted which have a 50 year warranty and new gutters and downpipes which have a 20 year guarantee. The area of flat roof has been recovered with a 20 year guarantee. All complete July 2018. Accommodation is set over two floors and enjoys high ceilings and decorative coving and comprises of an entrance hall, inner hallway, bright lounge / dining, kitchen, two double bedrooms, wet room and utility room to the ground floor with a bedroom, shower room and store / study located on the lower ground floor. The apartment benefits from oil fired central heating and quality double glazed fully functional sash windows 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 opportunity 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 skirtings 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.

Entrance Hall

A quality timber door provides entry into the hallway where doors lead to the lounge / dining room, master bedroom and the inner hallway and carpeted stairs provide access to the lower ground floor. A high level window allows the natural light though from the kitchen, there are hooks for hanging outerwear, carpet flooring, ceiling lighting, radiator and the telephone entry system, electric switchgear, Danfoss heating timer and frost stat are all located here.

Lounge / Dining

3.87m x 6.04m 12'8" x 19'10"

An attractive bright and spacious room which is open plan with the kitchen creating the perfect place for the entire family to gather together and enjoys a Bay window to the front and a further window to the side flooding the room with natural light. A lovely focal point of the room is a charming log effect electric fireplace with remote control and there is recessed display shelving, carpet flooring, smoke alarm, two radiators, heating thermostat and a lovely five point ceiling light.

Kitchen

2.68m x 2.74m 8'10" x 9'0"

This delightful modern kitchen provides a good range of oak base, drawer and wall units, features a smart breakfast bar and enjoys complementary worktop and tiling. Integrated within this lovely kitchen is a one and a half bowl stainless steel corner sink with mixer tap, Teka oven, grill and hob with cooker hood above, Kuppersbusch dishwasher and Beko fridge / freezer. A window to the front allows in good natural light and there is vinyl flooring, smoke alarm and ceiling lighting.

Master Bedroom

3.55m x 3.55m 11'8" x 11'8"

A welcoming double bedroom enjoying a large window to the front allowing in wonderful natural light and benefitting from fabulous fitted units incorporating a dressing table with mirror, drawers and wardrobes with

lovely mirrored doors allowing an abundance of hanging and shelved storage. Further storage is provided within a spacious integrated cupboard and there is a charming brass effect triple point light, carpet flooring, TV point, smoke alarm and radiator.

Inner hallway

The inner hall provides access to bedroom two, the wet room and utility room. There is a sizeable cupboard and a further wall cupboard allowing great storage and there are hooks for hanging outerwear, ceiling lighting, smoke alarm and carpet flooring.

Bedroom Two

2.99m x 3.15m 9'10" x 10'4"

An attractive double bedroom benefiting from windows to the front and side flooding the room with natural light and enjoying a spacious full height integrated wardrobe providing good hanging and shelved storage. There is carpet flooring, smoke alarm, ceiling lighting and a radiator.

Wet Room

1.64m x 1.86m 5'5" x 6'1"

A delightful shower room comprising of a white wall unit with heated mirror and light, matching vanity units with storage underneath housing a back to wall WC and wash hand basin with mixer tap and a generous shower area housing a mains pressure shower and benefitting from a low level folding shower screen, hand rails and a folding seat all surrounded with fresh wet wall and wet room flooring. There is an Airflow extractor, chrome towel radiator and recessed ceiling lighting.

Utility Room

1.51m x 1.86m 4'11" x 6'1"

A well proportioned utility room offering a range of wall units providing good storage and a base unit offering further storage housing a stainless steel sink with mixer tap. There is plumbing for a washing machine and space



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for a further household appliance as well as a window looking into the communal storage area, vinyl flooring and ceiling lighting.

Lower Ground Floor

Carpeted stairs lead down to the lower ground floor providing access to bedroom three and the shower room.

Bedroom Three

4.33m x 3.42m 14'2" x 11'3"

A spacious double bedroom enjoying a high level window to the front and benefitting from good storage which is provided in the underneath area of the stairs. A door provides entry to the study / store which could be used as a walk in wardrobe and there is carpet flooring, a radiator and recessed ceiling lighting.

Study / Store

1.33m x 1.29m 4'4" x 4'3"

A sizeable store which is currently being used as a study / office. There is a fitted worktop, storage shelving, power points, ceiling lighting and carpet flooring.

Shower Room

2.98m x 1.18m 9'9" x 3'10"

A fresh shower room enjoying quality Respatex wall panelling and comprises of a WC, a wash hand basin with mixer tap set in a white vanity unit providing good storage and a generous pivot door shower cubicle situating a Mira Sport Max electric shower. A charming mirrored wall cabinet providing shelved storage is situated above the vanity unit and there is non slip flooring, an Acel extractor, recessed ceiling lighting and a chrome towel 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 Band C

Entry

By arrangement

Price

Fixed Asking Price of £139,000

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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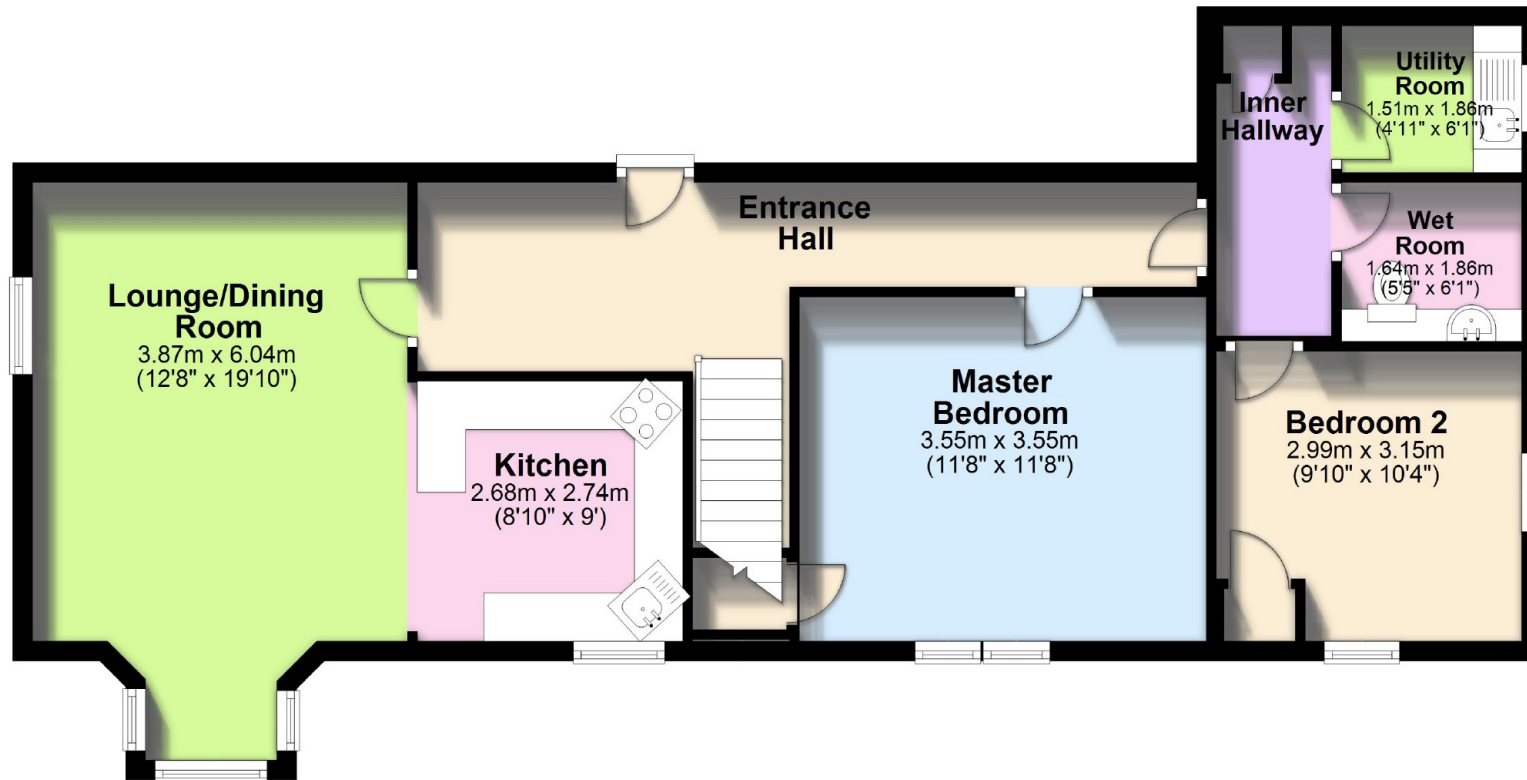
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Ground Floor



Plans not to scale, for illustration only



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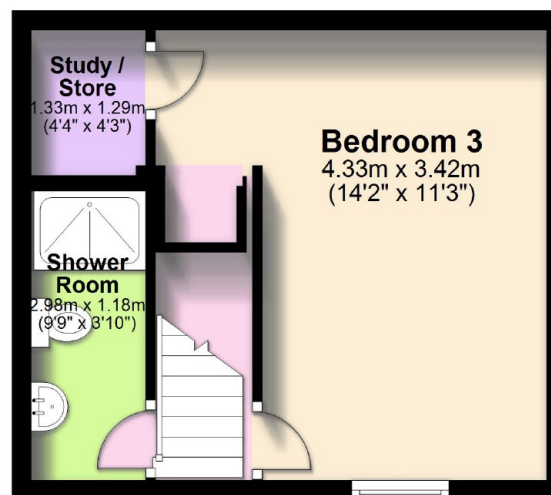
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Lower Ground Floor



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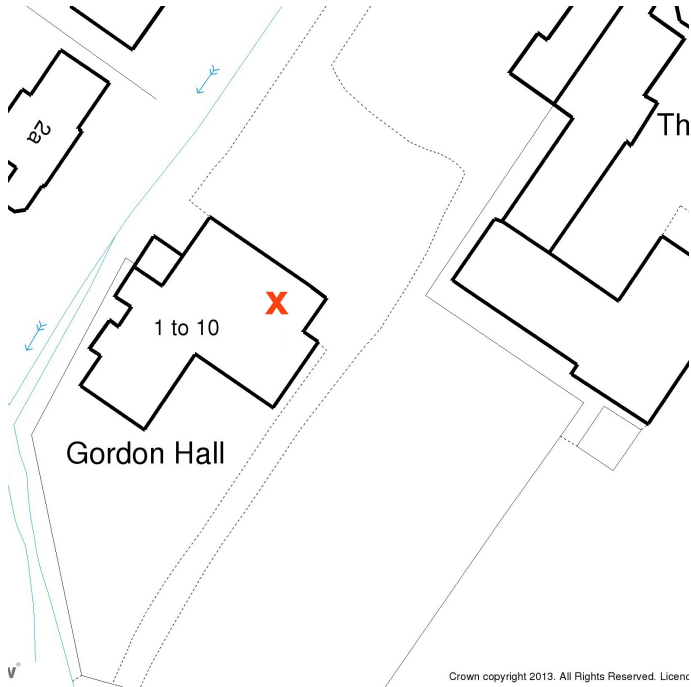
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters**



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