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solicitors and estate agents

10 Inverallan Court, Grantown On Spey, PH26 3QB  
Fixed asking price £90,000

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)



An exceptionally bright and sunny one bedroom apartment situated on the first floor of this renovated granite and slated building in an ideal location overlooking the Square and within easy reach of all the amenities of Granttown on Spey. This lovely apartment was converted in 1991 by well respected local builders, Laings and the accommodation comprises of a charming lounge which is open to the kitchen, a double bedroom and separate bathroom while outside there is a communal garden / drying green and communal bin storage area. The property would suit a variety of purchasers and would be ideal for first time buyers or as second / holiday home in the National Park. The apartment benefits from high performance double glazing and excellent storage with viewing recommended. Energy Performance Certificate Rating D, Council Tax Band A

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Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ

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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 Entrance

Double wrought iron gates at the side of the property allow access to a path which leads around to the rear of the property where a timber door allows entry into the building providing access to five apartments. A concrete stairwell leads up to apartment 10 which is located on the first floor. Windows to the rear of the building allow natural light into the stairwell and there is security lighting located at each entrance door.

## Hallway

A timber door opens into the well proportioned hallway where doors provide access to all of the properties accommodation. Two spacious cupboards with double sliding doors provide excellent storage, the electrical switchgear is located in one and the water tank is situated in the other. There is carpet flooring, ceiling lighting and a Dimplex storage heater.

## Lounge

3.87m x 3.30m 12'8" x 10'10"

Relax and watch the world go by in this bright and light lounge which is open to the kitchen and enjoys a large window to the front allowing magnificent views over the lovely town square and over to the Cromdale hills beyond. A recessed shelved area provides storage and there is carpet flooring, ceiling lighting and a Dimplex storage heater.

## Kitchen

2.32m x 3.28m 7'7" x 10'9"

A charming kitchen which is open to the lounge thus creating a lovely social space in which to cook and relax. The kitchen provides a range of base and wall units with complementary worktop and tiling and includes a Hotpoint cooker and washing machine, an LG fridge / freezer and a slimline Proline dishwasher. A large window to the front offers views over the beautifully kept town square and over to the Cromdale hills beyond. There is a one and half bowl stainless steel sink with mixer tap, laminate flooring, ceiling lighting and a high level Dimplex wall heater.

## Bedroom

2.32m x 3.80m 7'7" x 12'6"

A double bedroom enjoying a large window to the front overlooking the beautiful town square and benefitting from a spacious integral wardrobe with double sliding doors providing great shelving and hanging storage. There is carpet flooring and a Dimplex panel heater.

## Bathroom

1.41m x 2.65m 4'8" x 8'8"

A sizeable bathroom comprising of a WC, pedestal wash hand basin with mixer tap and a bath with mixer tap housing a Mira Sprint electric shower with white tiling behind. An opaque window allows in natural light and there is vinyl flooring, ceiling lighting, a chrome towel warmer and a high level Dimplex wall heater.

## Outside

To the rear of the property is a generous communal garden / drying green which is laid with gravel and has a high level timber fence surrounding. There is also a further communal area where the bins are stored.

## Services

It is understood that the property is served with mains water, drainage and electricity.

## Home Report

To obtain a copy of the home report, please visit [www.massoncairns.com](http://www.massoncairns.com) where an online copy is available to download.

EPC Rating D

## Entry

By arrangement

## Price

Fixed Price of £90,000

## 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

Tel: (01479) 874800

Fax: (01479) 874806

Email: [property@lawscot.com](mailto:property@lawscot.com)

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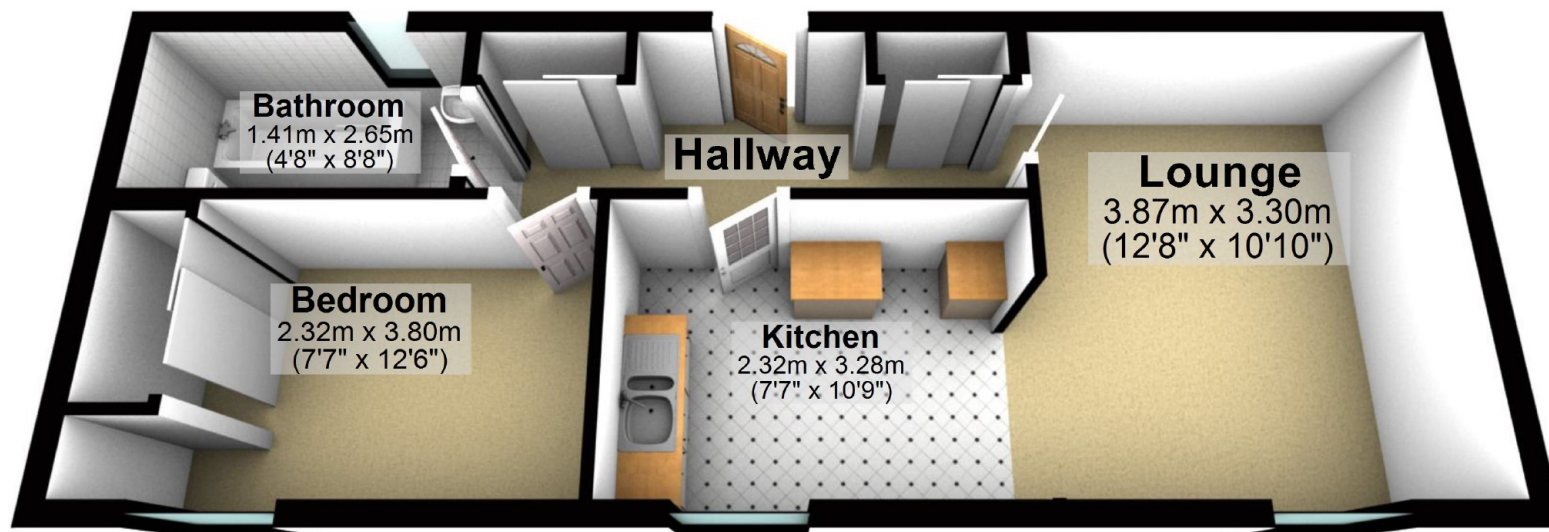








## First Floor Apartment



Plans not to scale, for illustration only



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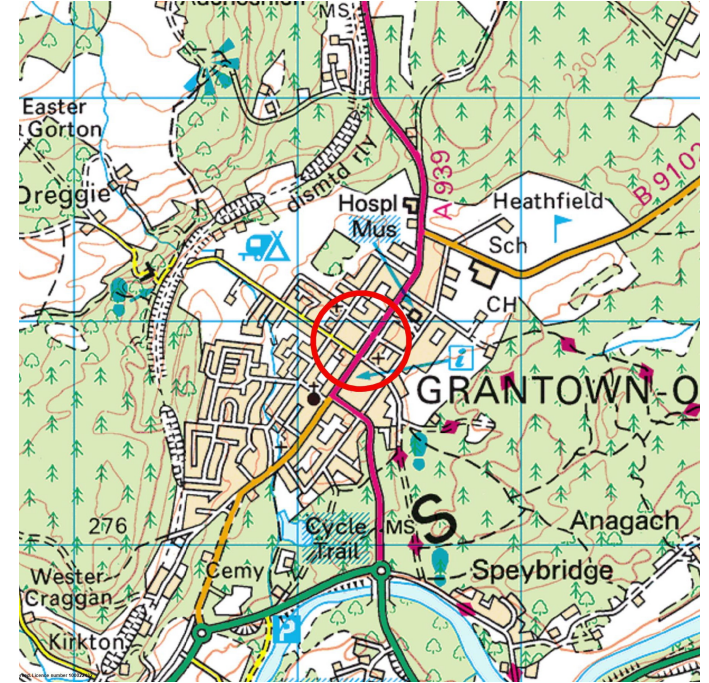
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters**



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