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**Apartment 4 Woodpark, Woodside Avenue, Grantown On Spey, PH26 3JR**  
**Offers over £115,000**

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



A well presented two bedroom apartment with accommodation over two floors in a unique building with stunning hill views and location within this picturesque Highland town in the Cairngorms National Park. The property benefits from double glazing and electric heating and the well proportioned accommodation comprising of a hallway, lounge with bay window and views over the rooftops to the hills, kitchen and bedroom with the bathroom and further double bedroom located on the upper floor. There is excellent integral storage and outside there is a large secure storage area, allocated parking and drying green. This home offers an ideal and rarely available purchase that would suit a variety of buyers including those looking for a first, second or investment property. Viewing recommended. Energy Performance Certificate Rating F, Council Tax Banding C

## Offers over £115,000



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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 by. Other distances from Grantown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles.

## Entrance

From the pavement there is a security entrance door with intercom that leads into the communal entrance foyer where there are doors to flats 1 & 2 and stairs leading to the first floor and Apartments 3 & 4.

## Hallway

Accessed through a timber and glazed door the welcoming hallway has doors to the first bedroom and lounge and carpeted stairs lead up to the upper floor accommodation. There are two large cupboards providing fabulous storage, one has double doors and is fully shelved and the other is located underneath the stairwell and houses the electrical switchgear and provides hooks for hanging outerwear. There is laminate flooring throughout, ceiling lighting and a Dimplex storage heater.

## Lounge

3.28m x 5.43m 10'9" x 17'10"

The bright and well proportioned lounge is situated to the front of the property and enjoys fantastic views over the rooftops to the hills beyond and the Bay windows flood the room with natural light. A cupboard provides good storage, there are two Dimplex electric night storage heaters, underfloor heating, ceiling lighting,

laminate flooring and access to the kitchen.

## Kitchen

2.21m x 3.05m 7'3" x 10'0"

The kitchen offers a good range of Beech coloured base, drawer and wall units with complementary worktop and tiling. Integrated within the kitchen is a stainless steel sink with mixer tap and drainer, a Beko induction hob and there is plumbing for a washing machine and space for an oven and fridge / freezer. There is vinyl flooring, a window to the side, ceiling lighting and Economy 7 water heating controls.

## Bedroom One

2.77m x 2.87m 9'1" x 9'5"

A well proportioned double bedroom with a window to the side and integral double wardrobe allowing for good storage. There is laminate flooring, ceiling lighting and an electric panel heater.

## Upper Landing

A Velux window to the rear shines in natural light over the carpeted stairwell which leads up to the upper landing where doors open to the second bedroom and bathroom. There are two large storage cupboards providing wonderful storage and the hot water cylinder is located in one. There is laminate flooring and ceiling



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lighting.

### Bedroom Two

3.15m x 2.34m 10'4" x 7'8"

Located on the upper floor this relaxing double bedroom enjoys a window to the rear offering an excellent outlook. There is laminate flooring, twin wardrobes providing excellent storage, ceiling lighting and a Dimplex panel heater.

### Bathroom

1.63m x 1.95m 5'4" x 6'5"

A fresh bathroom comprising of a pedestal wash hand basin with mixer tap, WC and a double ended bath with mixer tap housing a Triton Enrich electric shower over. There is vinyl flooring and full height wall tiling, an electric shaver light with socket, a chrome electric towel radiator, ceiling lighting and an opaque window to the rear.

### Outside

The property benefits from its own large secure storage shed measuring 1.9m x 2.4m suitable for bike, sports and general storage. There is allocated parking within a large car park located at the rear and there is also a communal drying green with a high level timber fence surrounding.

### Services

It is understood that the property has 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 F

### Entry

By arrangement

### Price

Offers over £115,000 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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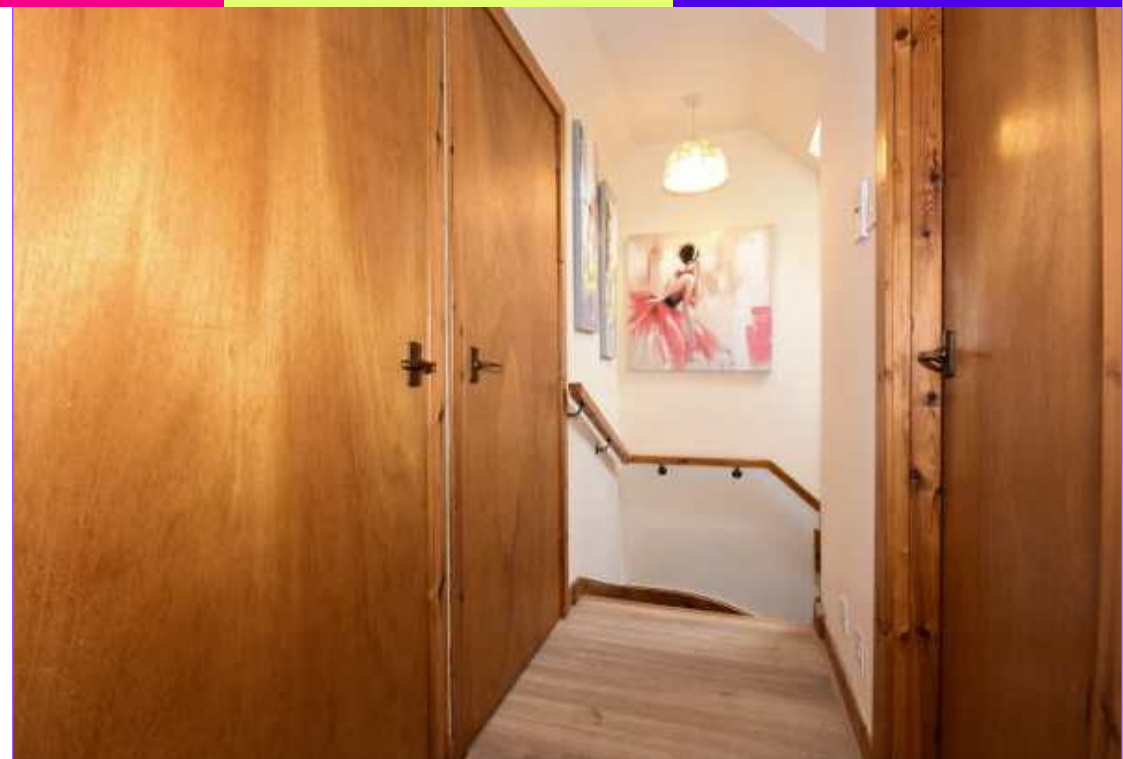
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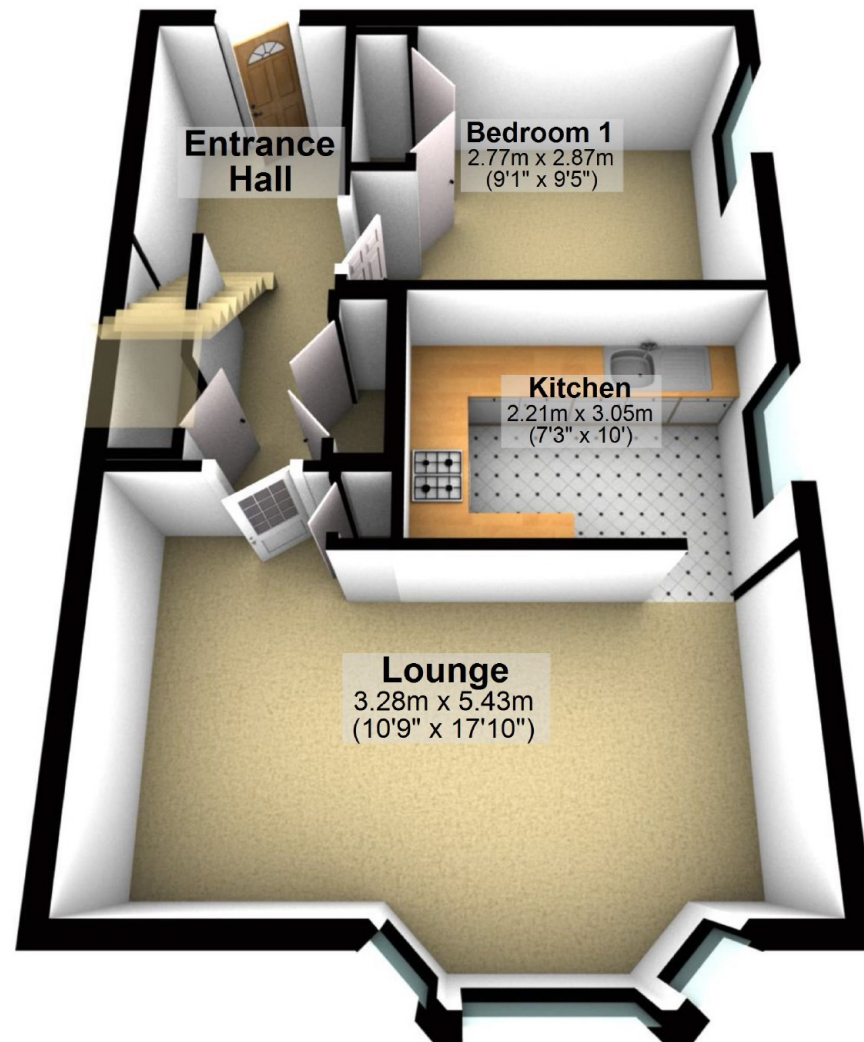








## First Floor Apartment



Plans not to scale, for illustration only



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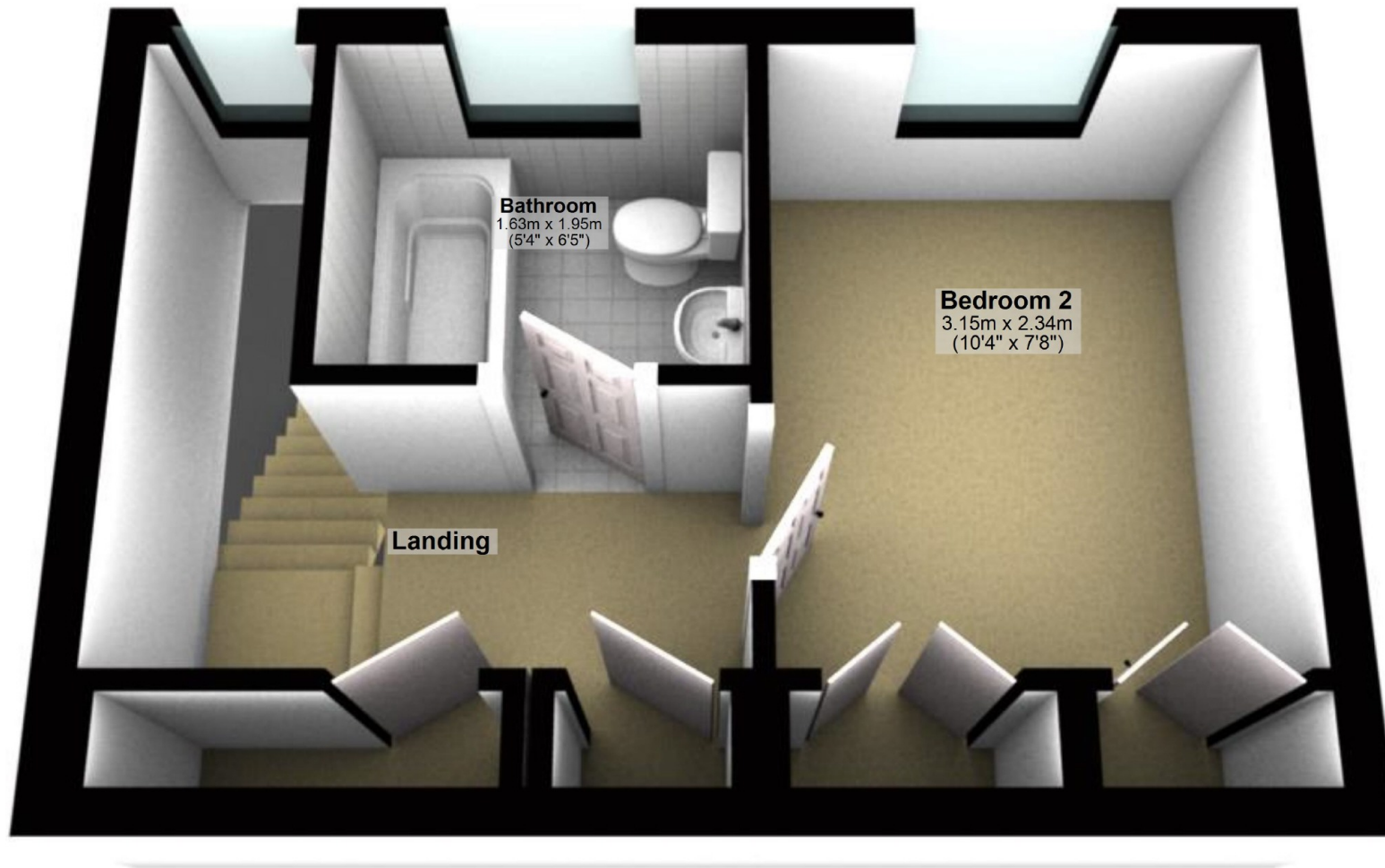
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## Upper Floor



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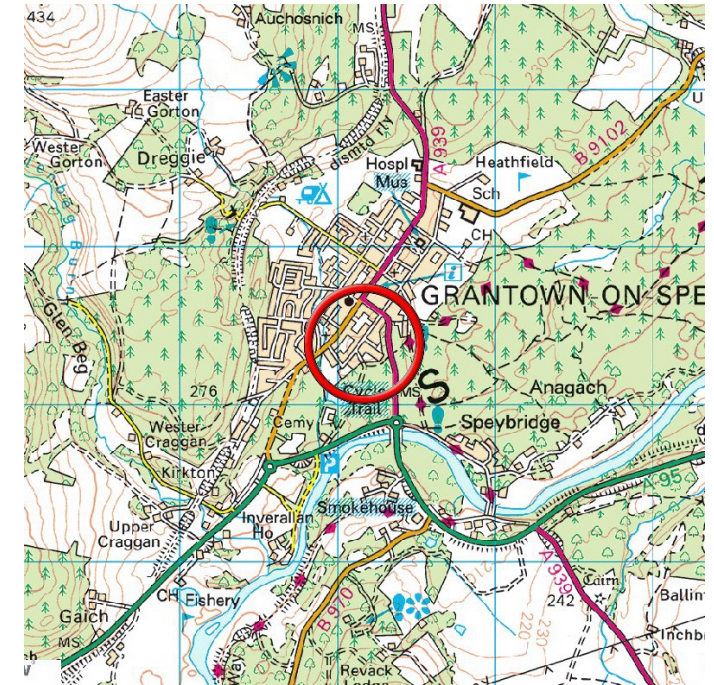
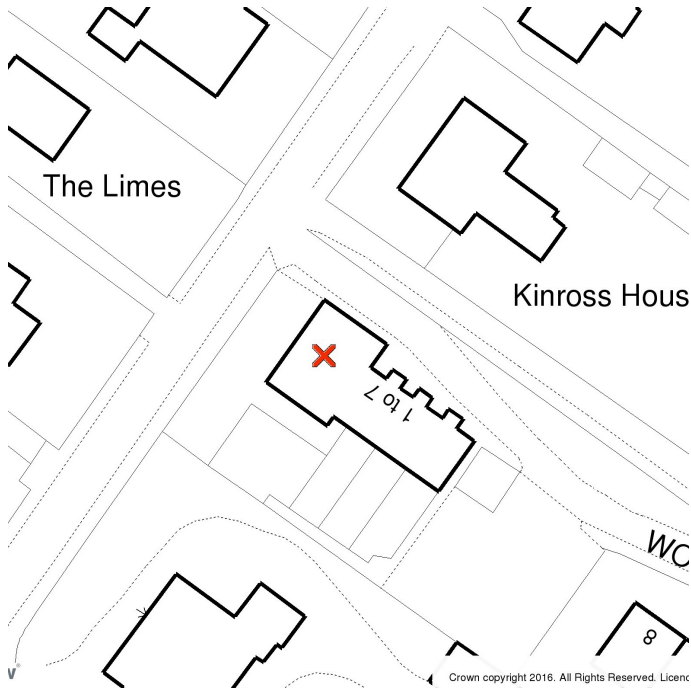
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters**



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