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Apartment 6, Seafeld Lodge, Grantown On Spey, PH26 3JR
Coming soon £145,000

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

****COMING SOON**** A large three bedroom first floor apartment with a floor area extending to over 100 square metres and providing quality fully refurbished accommodation. 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 Granttown 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. As per the planning conditions this apartment purchase is conditional upon the purchaser being a full time resident and is not available as a second home or investment purchase

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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.

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.

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 Space

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.

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 apartment is expected to be fully completed by the end of July 2019.

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 - Fixed Price £145,000

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

Special Conditions

This apartment cannot be purchased as a second or holiday home.

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

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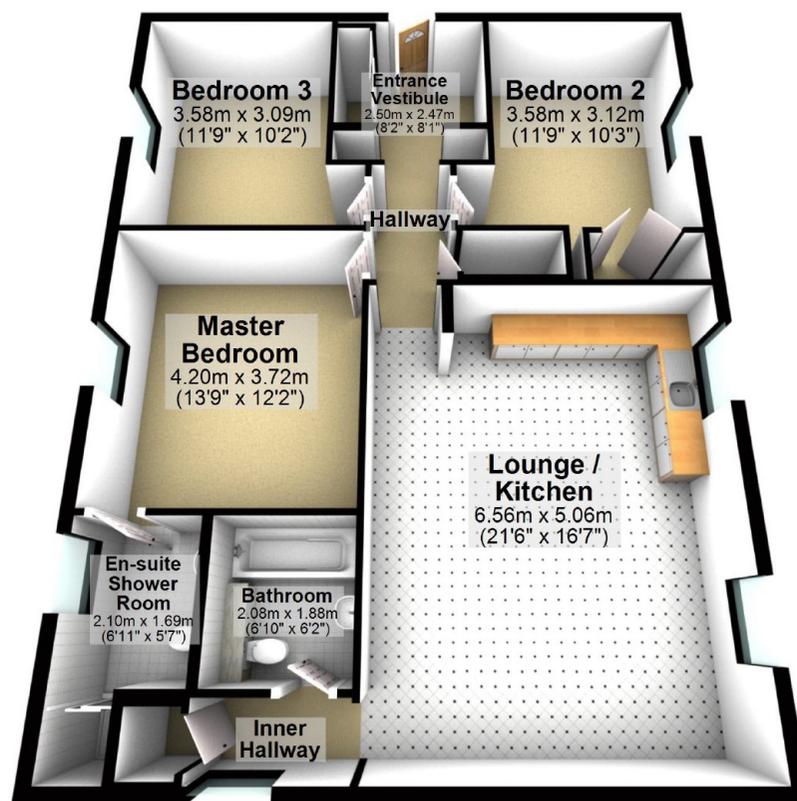
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First Floor Apartment



Plans not to scale, for illustration only



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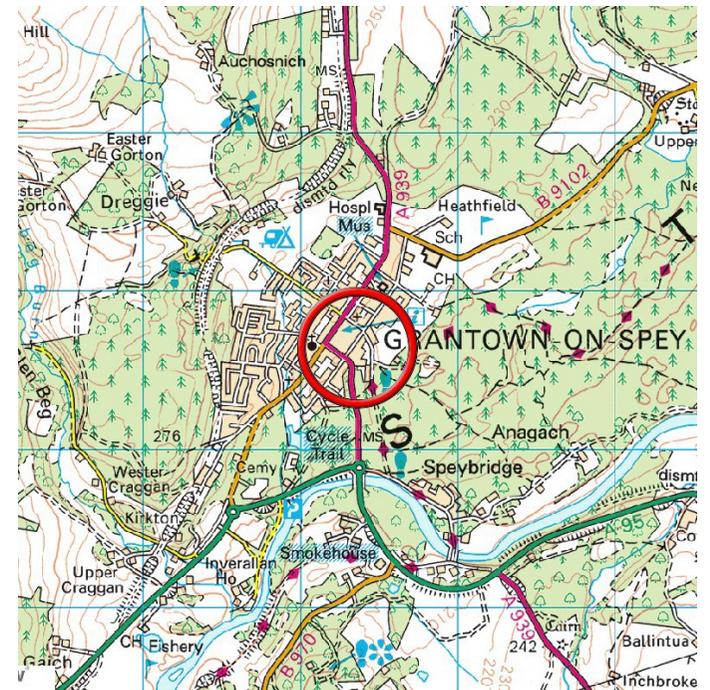
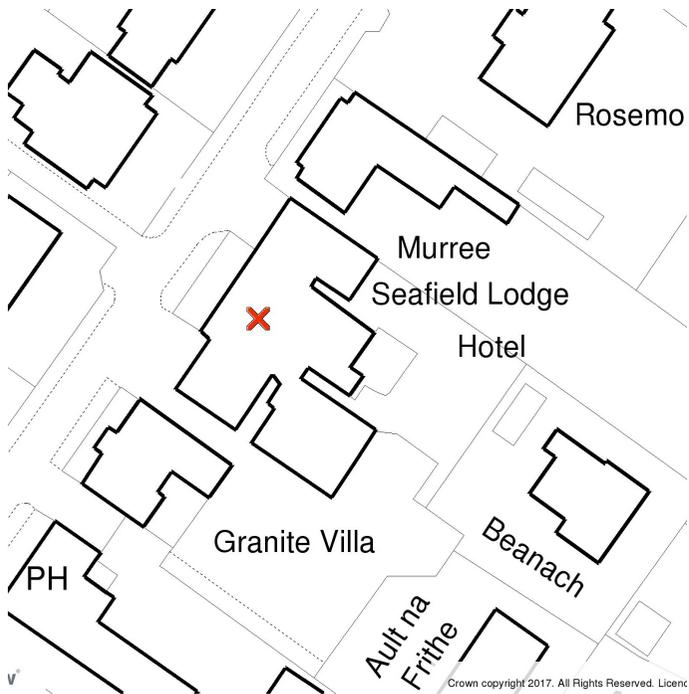
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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