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solicitors and estate agents

Apartment One, Strathspey Hotel Development, Grantown On Spey, PH26 3EL

Fixed asking price £145,000

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

A superb two bedroom property arranged on the ground floor of an exclusive, currently being fully renovated traditional former hotel situated on the pretty High Street in the beautiful Highland town of Grantown on Spey within the Cairngorms National Park. A perfect blend of traditional character and modern amenity features which include well proportioned rooms, high specification contemporary interiors, quality flooring and high levels of sound and heat insulation. The property comprises of a bright lounge / kitchen / dining room with modern kitchen with integral appliances, spacious entrance hall, two bedrooms, a stylish shower room and the apartment benefits from communal parking area, bike and bin stores. An ideal and easily managed luxurious apartment which would suit a variety of purchasers including those looking for a first, second or investment property in the Cairngorms National Park.

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Strathspey House, 36 High Street, Grantown 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.

Overview

There are three properties available within this beautiful development, a two bedroom ground floor apartment, a one bedroom first floor apartment and a two bedroom town house. All three properties are in the process of being renovated and are available for reservation with completion anticipated for this July / August.

One Bedroom First Floor Apartment - Fixed Price £105,000

Two Bedroom Ground Floor Apartment - Fixed Price £145,000

Two Bedroom Town House - Fixed Price £185,000

Entrance Hallway

Access is from the rear communal area into the hallway and doors open to the lounge / kitchen / dining room, both bedrooms and the shower room. There is a spacious sliding door cupboard providing impressive storage and the electrical boiler is also located in the hallway.

Lounge / Kitchen / Dining Room

8.54m x 2.97m 28'0" x 9'9"

A beautiful open plan room enjoying windows to the front and side flooding the room with natural light. The comfortable lounge area overlooks the High Street and the stylish modern kitchen with integrated appliances has been individually designed to maximise both workspace and storage and there is space to house a dining set.

Bedroom One

3.03m x 3.31m 9'11" x 10'10"

A double bedroom enjoying a window to the side allowing great natural light and benefitting from a spacious integrated wardrobe providing great hanging and shelved storage.

Bedroom Two

4.36m x 2.43m 14'4" x 8'0"

Windows to the rear and side flood the room with immense natural light and create a bright relaxing double bedroom.

Shower Room

2.10m x 3.3m 6'11" x 10'10"

Contemporary sanitary ware is provided in white and will be complemented with stylish taps and fittings.

Outside

The apartment is complemented by a communal garden area to the rear with an allocated bin store, bike shed and communal parking.

Services

It is understood that the property has mains water, drainage, electricity and benefits from an efficient electric wet central heating system.

Home Report

As this is a newly converted property there is no requirement for a home report.

Entry

Anticipated this July / August 2020

Price

Fixed Price - £145,000

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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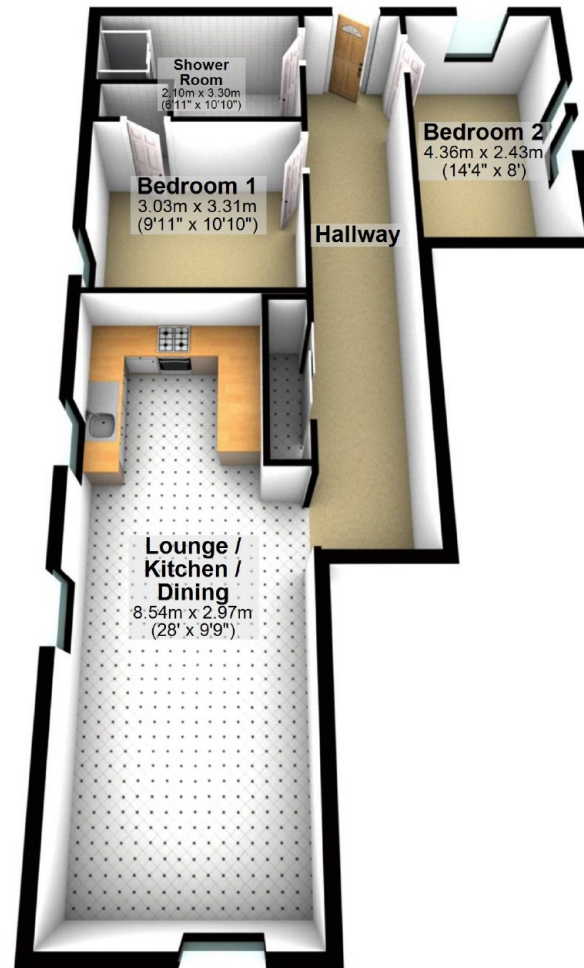
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Ground Floor Flat



Plans not to scale, for illustration only



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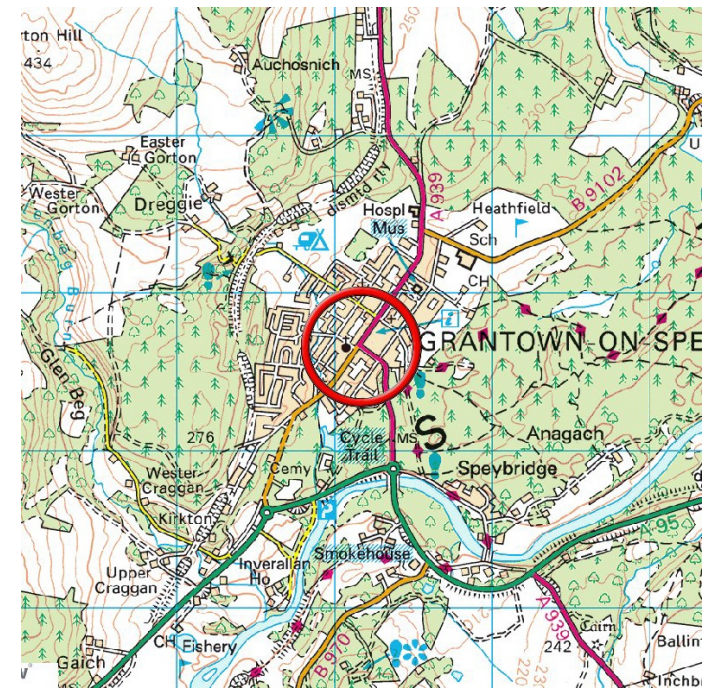
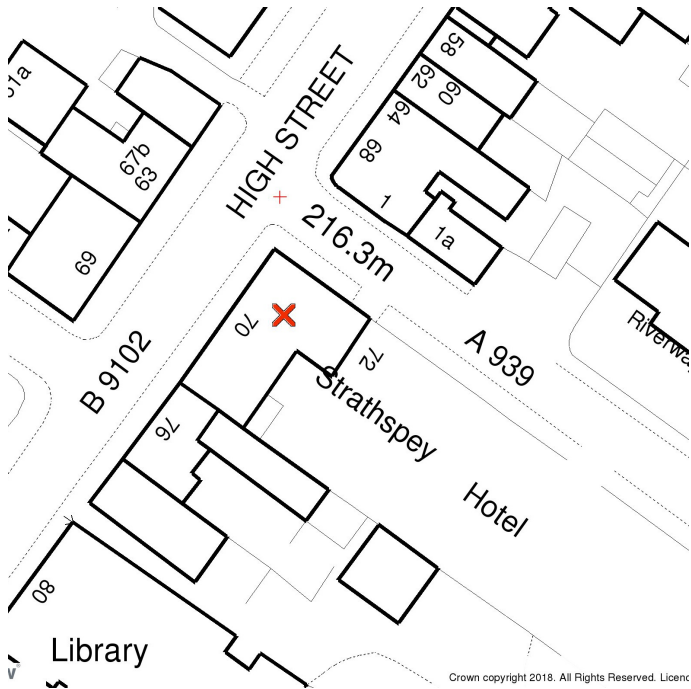
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters**



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