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6 Gordon Hall, Seafeld Avenue, Grantown On Spey, PH26 3JF  
POA

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

solicitors and estate agents

UNDER OFFER - An immaculately presented and spacious three bedroom first floor apartment 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 within a traditional slate and stone building which has recently enjoyed (July 2018) the fitting of new UPVC fascia and soffits which have a 50 year warranty and new gutters and downpipes which have a 20 year guarantee. The area of flat roof has been re-covered with a 20 guarantee. Accommodation is presented with high ceilings, decorative coving and comprises of entrance hall, hallway, bright lounge / dining , kitchen, three double bedrooms (master en-suite) and a separate bathroom. The apartment benefits from oil fired central heating and double glazing 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 property located within the sought after Cairngorms National Park. Energy Performance Certificate Rating C, Council Tax Band C

## POA



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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. A wide carpeted staircase with traditional wooden balustrade leads to the first floor where the apartment is located and there is a lockable cupboard located at the door leading into the apartment which offers great shelved storage.

## Entrance Hallway

A timber door opens into the spacious L-shaped entrance hallway which enjoys three windows allowing in excellent levels of natural light. Double bi-fold doors open into an extremely generous storage cupboard offering a magnitude of shelving, hooks and hanging storage and there is a further low level cupboard housing the heating and hot water controls and the Honeywell temperature thermostat. There is carpet flooring, ceiling lighting and a radiator.

## Inner Hallway

The inner hallway provides access to the lounge / dining, all three bedrooms, the bathroom and the telephone entry system is located here. There is a radiator, Honeywell thermostat controls, carpet flooring and ceiling lighting.

## Lounge / Dining

4.10m x 6.25m 13'5" x 20'6"

An impressive, large, spacious, light and welcoming room with windows to the side and rear allowing in great natural light and enjoying views over the lovely garden and beyond. The

room is centred around a homely electric feature fireplace with solid oak and elm mantle, hearth and surround. There is ample room to house a six seater dining set and a charming triple point ceiling light is featured above, there is carpet flooring, two radiators and further ceiling lighting.

## Kitchen

4.10m x 1.79m 13'5" x 5'10"

This well proportioned and bright kitchen offers a good range of wall and base units with complementary worktops and tiling. Integrated within the kitchen is a one and half bowl sink with mixer tap, Siemens hob, oven and grill and there is plumbing for a washing machine and dishwasher and space for a fridge / freezer. There is a window to the side enjoying lovely views and there is ceiling lighting, a radiator and vinyl flooring.

## Master Bedroom

4.17m x 3.65m 13'8" x 12'0"

A spacious and comfortable double en-suite bedroom enjoying a window to the side allowing in lovely natural light. There is carpet flooring, ceiling lighting and a radiator.

## En-Suite Shower Room

2.32m x 1.81m 7'7" x 5'11"

A bright and fresh shower room comprising of a WC, wash hand basin with twin taps and a modern walk in shower enclosure housing a mains pressure shower with complementary white wall tiles surrounding. A window to the side allows great natural light and there is a Vent Axia extractor, shaver point light, radiator, vinyl flooring and charming triple point ceiling lighting.



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### Bedroom Two

3.09m x 2.97m 10'2" x 9'9"

A relaxing double bedroom benefitting with a window and a glazed fire escape door to the side allowing in fabulous natural light. There is carpet flooring, ceiling lighting and a radiator.

### Bedroom Three

3.36m x 2.97m 11'0" x 9'9"

A lovely welcoming double bedroom with a window to the side allowing lovely views. There is carpet flooring, ceiling lighting and a radiator.

### Bathroom

2.30m x 1.65m 7'7" x 5'5"

A sizeable bathroom comprising of an Armitage Shanks WC and wash hand basin with twin taps and a bath with mixer shower tap with fresh white tiling surrounding. There is a large mirror above the wash hand basin, a Vent Axia extractor, shaver point light, radiator, ceiling lighting and vinyl flooring.

### 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](http://www.massoncairns.com) where an online copy is available to download.

EPC Band C

### Entry

By arrangement

### Price

UNDER OFFER

### 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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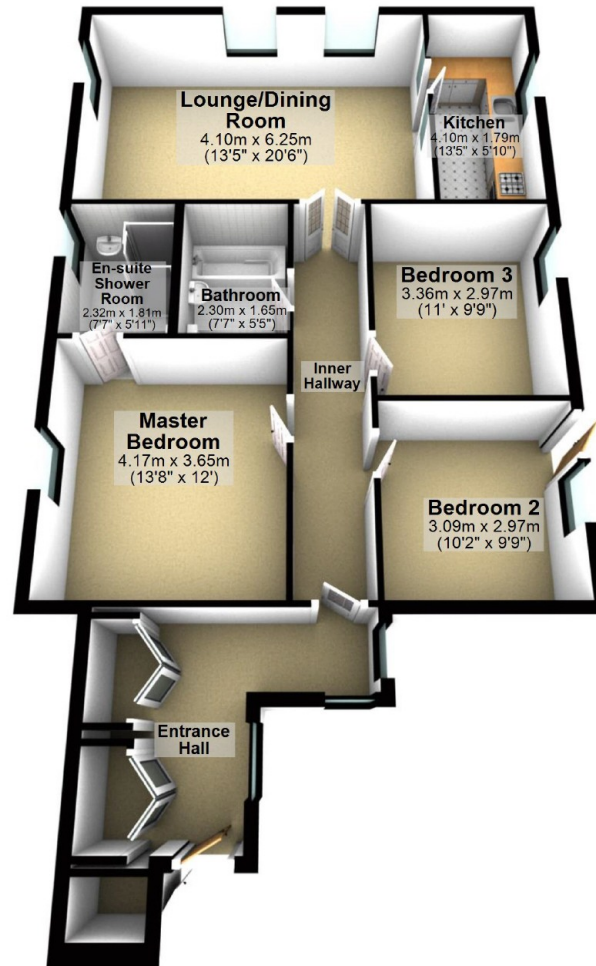








### 3D Floor Plan



Plans not to scale, for illustration only



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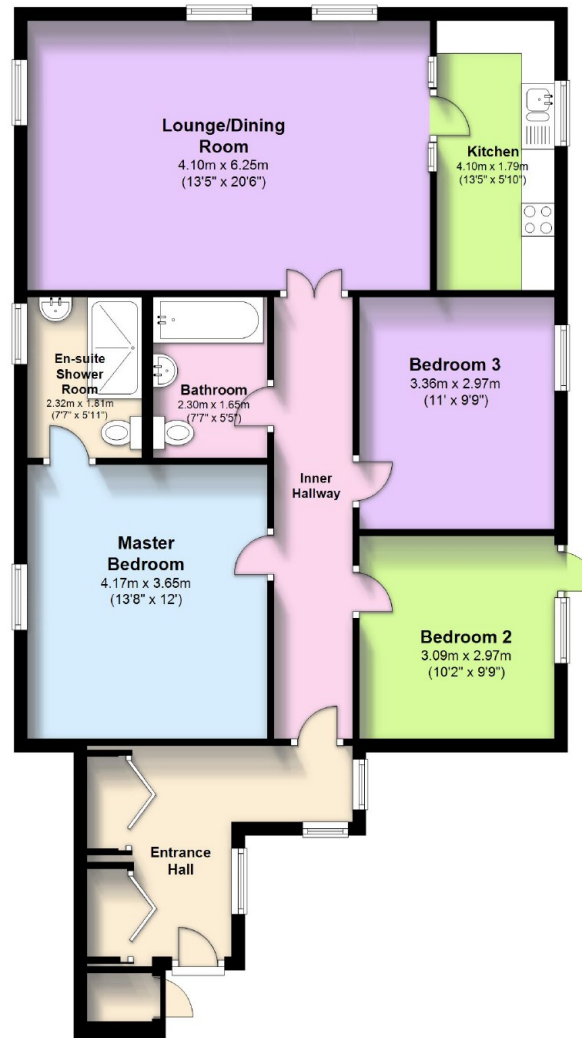
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## 2D Floor Plan



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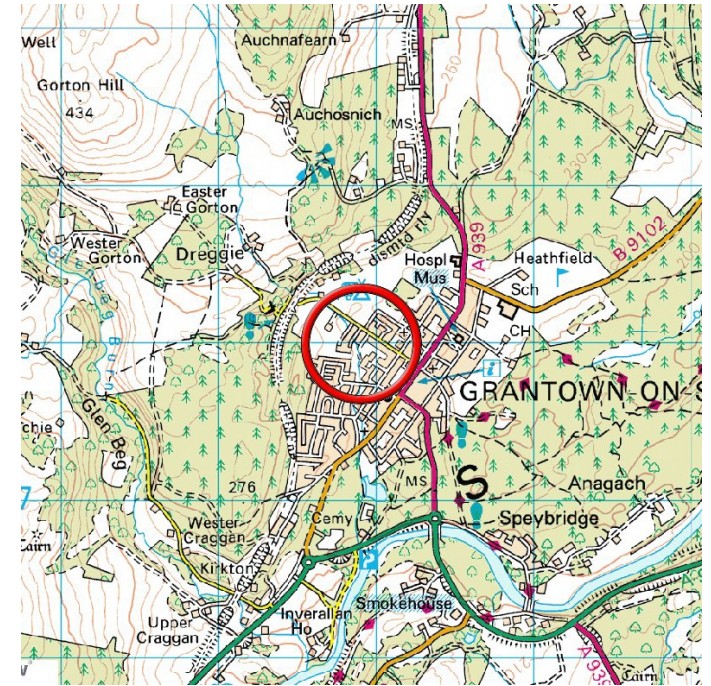
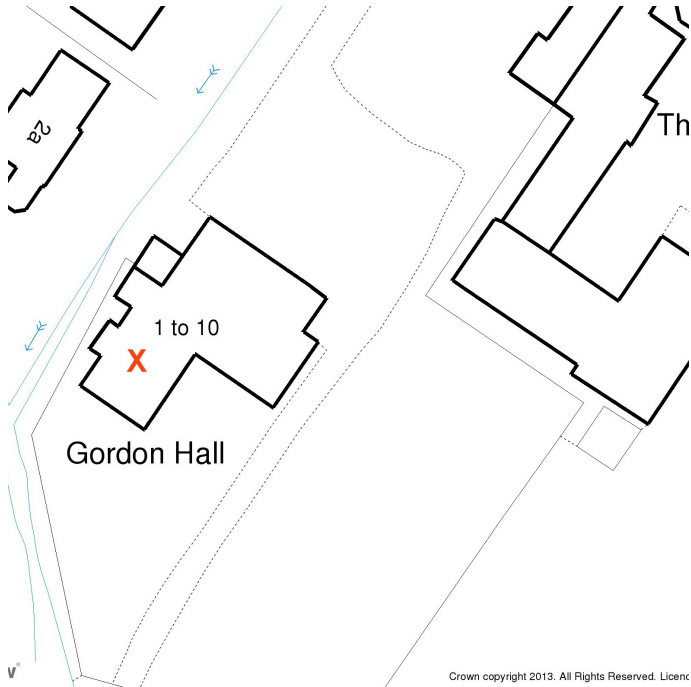
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters**



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