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solicitors and estate agents

1 Seafeld Lodge, Grantown On Spey CLOSING DATE, PH26 3JN

POA

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

UNDER OFFER - CLOSING DATE 09.04.2021 - 12 Noon - Set within a contemporary new development of an iconic local building close to excellent amenities, this two bedroom ground floor apartment boasts luxurious interiors and excellent open-plan accommodation with an exclusive courtyard garden. The accommodation is in immaculate order throughout and enjoys a well laid out design with two bright and airy double bedrooms (main bedroom with patio doors to the garden) and a spacious and contemporary bathroom. The bright lounge with feature fireplace and excellent levels of natural light from the expanse of double glazed windows to the front flows into the stylish kitchen / dining area allowing for the creation of a wonderful open plan living space. This gem of a property is sold in 'as new' condition with high internal specifications including veneer doors, luxuriously tiled bathrooms and contemporary decor. The property benefits from allocated parking in a car park to the side of the property in addition to parking to the front. There is efficient electric wet radiator central heating, double glazing and a pressurised hot water tank supply's excellent water pressure for showering. The property would suit a variety of purchasers and would make an ideal residential, second home or 'holiday let' property in this sought after location in a pretty street setting within this popular town in the Cairngorms National Park. Energy Performance Certificate Rating D , Council Tax Band C

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

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Grantown On Spey

Grantown on Spey is a fine example of Georgian town planning with beautiful architecture and protected buildings which is cradled by the magnificent Spey Valley in the Cairngorms National Park. The town has a good range of individual shops and services, including hotels, restaurants, leisure centre with swimming pool, community hospital, health centre and a petrol station. There are endless walks in and around the town and a purpose built cycle trail in the Anagach Woods for everyone to enjoy and get the most out of this beautiful area with wildlife that can be seen throughout the year including red squirrel, deer, birds of prey, pine marten and many others.

There are daily train services to Inverness and the south from Aviemore, and Inverness Airport provides a variety of domestic and European flights. Other distances from Grantown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles.

Open Plan Lounge / Kitchen /Dining

5.61m x 7.03m 18'5" x 23'1"

A light filled, spacious and welcoming lounge which greets you with an impressive

open layout comprising of lounge, dining area and well equipped kitchen which extends to some 39 square metres and is bathed with natural light by the expanse of large picture windows spanning the front elevation. The lounge space enjoys wonderful feature stone fireplace and acts as a lovely focal point and which provides a warming and hearty fire in which to relax and unwind. Fanning out from the lounge area there is ample room for a six seater dining suite which can also double as a home working space. (the chalk board will be removed).

The contemporary and well laid kitchen in white offers sleek contemporary convenience and enjoys excellent workspace and there are a good range of base, wall and drawer units offering good utility has an integral oven with ceramic hob and stainless steel illuminated extractor. There is space for a larder fridge or tumble dryer in addition to space for a fridge freezer.

Utility Store

The handy utility store has worktop space & shelving, plumbing for a washing machine and houses the hot water tank. There is ceiling lighting, laminate flooring,

the electric fuse board and an extractor fan.

Rear Hallway

The hallway provides access to both bedrooms, bathroom and the utility store. There is laminate flooring, a radiator, ceiling lighting and a smoke alarm.

Bedroom One

3.99m x 3.21m 13'1" x 10'6"

A generous and relaxing double bedroom enjoying patio doors to the rear which lead out to the courtyard garden and further communal space. There is carpet flooring and ceiling lighting.

Bedroom Two

3.99m x 2.17m 13'1" x 7'1"

A bright and inviting double bedroom with a window to the back allowing the room to be filled with natural light. There is carpet flooring and ceiling lighting.

Bathroom

2.32m x 2.17m 7'7" x 7'1"

The bathroom is accessed from the hallway and the contemporary floor and wall tiling encases the fresh white three piece suite which comprises of a wc, wash hand basin with twin taps with wall mirror and shaver light with socket in addition to the bath



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with shower and glazed screen. There is ceiling lighting and an extractor.

Outside

The front of the property is set back from the roadside and there is space to park two hatchback sized vehicles off the street. Additionally there is an allocated parking space for the apartment in a car park to the side which serves all eight properties within the development. To the rear of the apartment there is an exclusive courtyard garden area with a small patio where you can enjoy the sunshine. There is a timber shed for equipment storage and there is a covered wood store. Patio doors provide access to the main bedroom. Apart from the exclusive courtyard area there is a further large communal garden space which offers further amenity and useable space.

Services

It is understood that there is mains electricity, water and drainage. There is a high efficiency electric wet radiator heating system.

Home Report

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

If viewing on Rightmove click the EPC link and the home report will download.

EPC Rating D

Entry

By mutual agreement.

Price

UNDER OFFER

CLOSING DATE 09.04.2021 - 12 Noon

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

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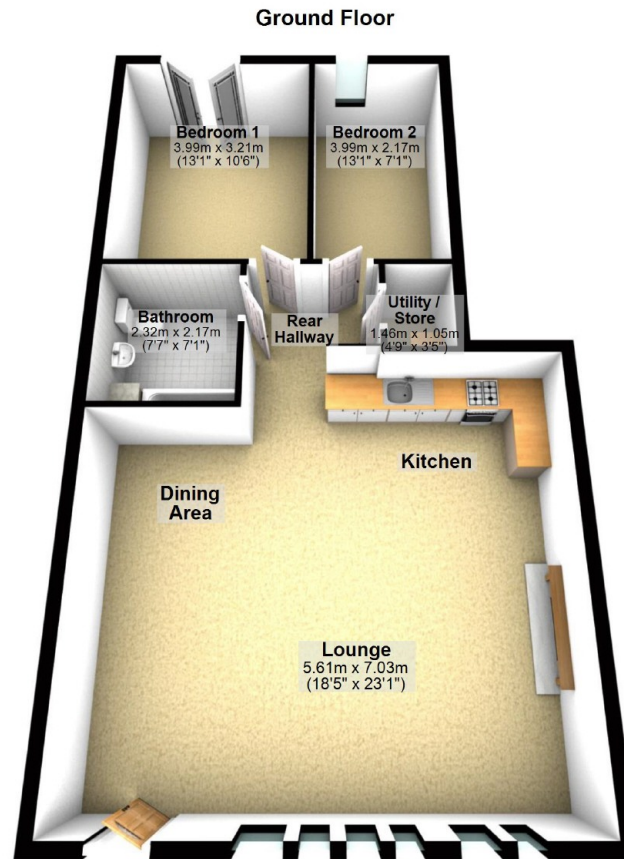
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Plans not to scale, for illustration only



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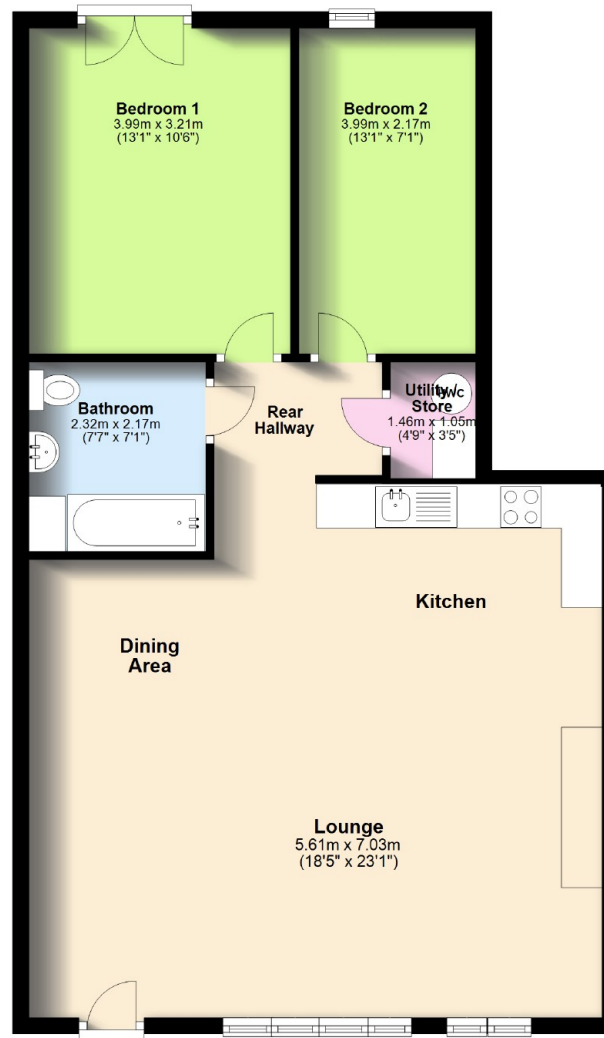
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Ground Floor



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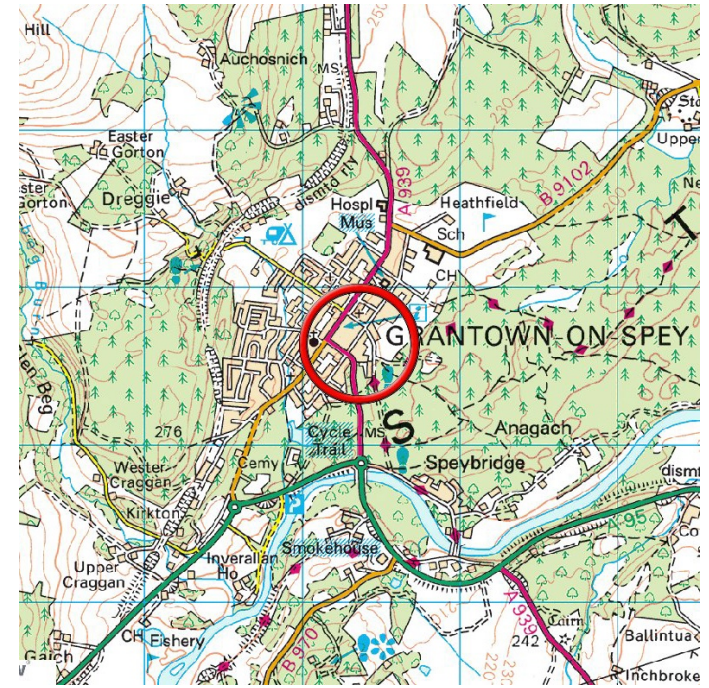
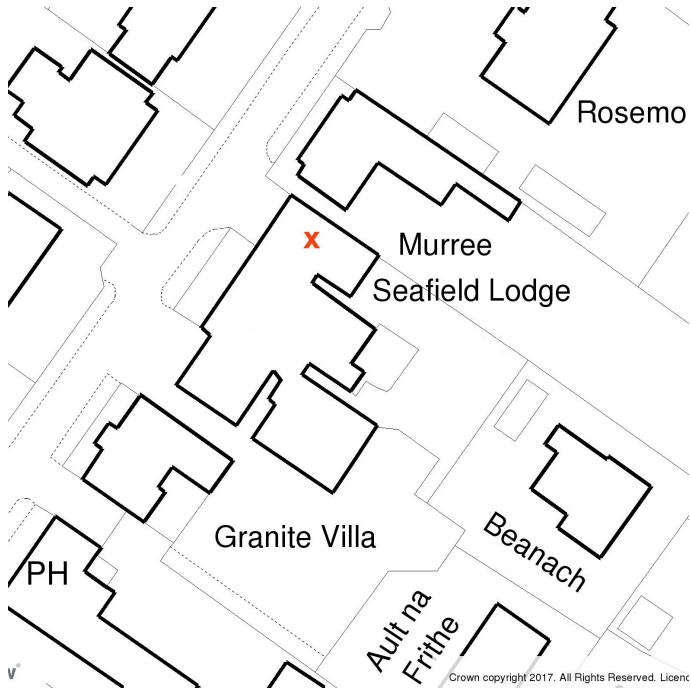
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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