

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

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

solicitors and estate agents

UNDER OFFER - 7 Gordon Hall is a superb one bedroom penthouse apartment within the attractive, exclusive and elegant Gordon Hall development in a quiet but central and accessible location within the ever popular Granttown On Spey within the Cairngorms National Park. The immaculately presented apartment is in true walk in condition and benefits from spacious and well proportioned accommodation comprising of impressive communal entrance with an impressive carved pine staircase which leads up to the apartment entrance. Within the apartment there is a large and bright hallway, impressive lounge, kitchen with unique and characterful turret dining area, stylish bathroom with shower and large double bedroom. The property enjoys many features including decorative cornicing, new double glazing throughout, luxurious carpets and flooring. There is car parking provision to the front of the building, a secure storage area, landscaped gardens and drying area. 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. Located in a beautiful setting, this property would suit a variety of purchasers and would make an ideal first / second home or rental investment and must be viewed. Energy Performance Certificate Rating C, Council Tax Band A

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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 Entrance

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 top floor where the apartment is located.

Entrance and Inner Hall

A pitch pine door leads into the spacious entrance and inner hallway. The luxurious carpet provides a fitting entrance and is complemented with deep ceiling coving. There are doors to all other rooms and there is a double storage wardrobe and a large cupboard ideal for keeping outdoor wear and cleaning items out of the way. There is a further shelved cupboard housing the programmable temperature thermostat. There is ceiling lighting, wall mounted entrance intercom and smoke alarm.

Lounge

5.30m x 6.20m 17'5" x 20'4"

This extremely spacious lounge has ample space for several sofas to provide total relaxation with elevated views or if preferred there is room for a three piece suite and separate six seat dining table or study / play area. There is beautiful decorative coving, luxury deep pile carpets, ceiling lighting and smoke alarm.

Kitchen

2.70m x 2.90m 8'10" x 9'6"

The bright and well laid out kitchen enjoys a great range of modern base, wall and drawer units with complementary work surfaces. There is a skylight window, one and a half bowl sink and drainer, extractor hood and space for a cooker. There is plumbing for a washing machine, space for an under counter fridge and freezer and there is a very handy breakfast bar. There is laminate flooring, ceiling lighting, smoke alarm and access to the turret dining area.

Turret Dining Area

A particular attribute of the property is the superb circular dining area which is accessed from the kitchen and boasts bespoke banquet seating for five. Set into the buildings turret it is a special feature that offers a birds eye view through the two windows whilst eating or entertaining.



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Bedroom

3.80m x 3.50m 12'6" x 11'6"

The large and bright double bedroom enjoys decorative coving and twin windows to rear overlooking the garden grounds. There is luxury carpet flooring and ceiling lighting.

Bathroom

2.70m x 1.35m 8'10" x 4'5"

The recently fitted and stylish bathroom comprises WC, vanity unit with integral wash hand basin and separate bath with electric Mira Azora shower. There is wet wall, a chrome towel radiator, ceiling coving and tile effect laminate 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 of the property. 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 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

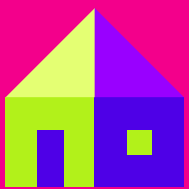
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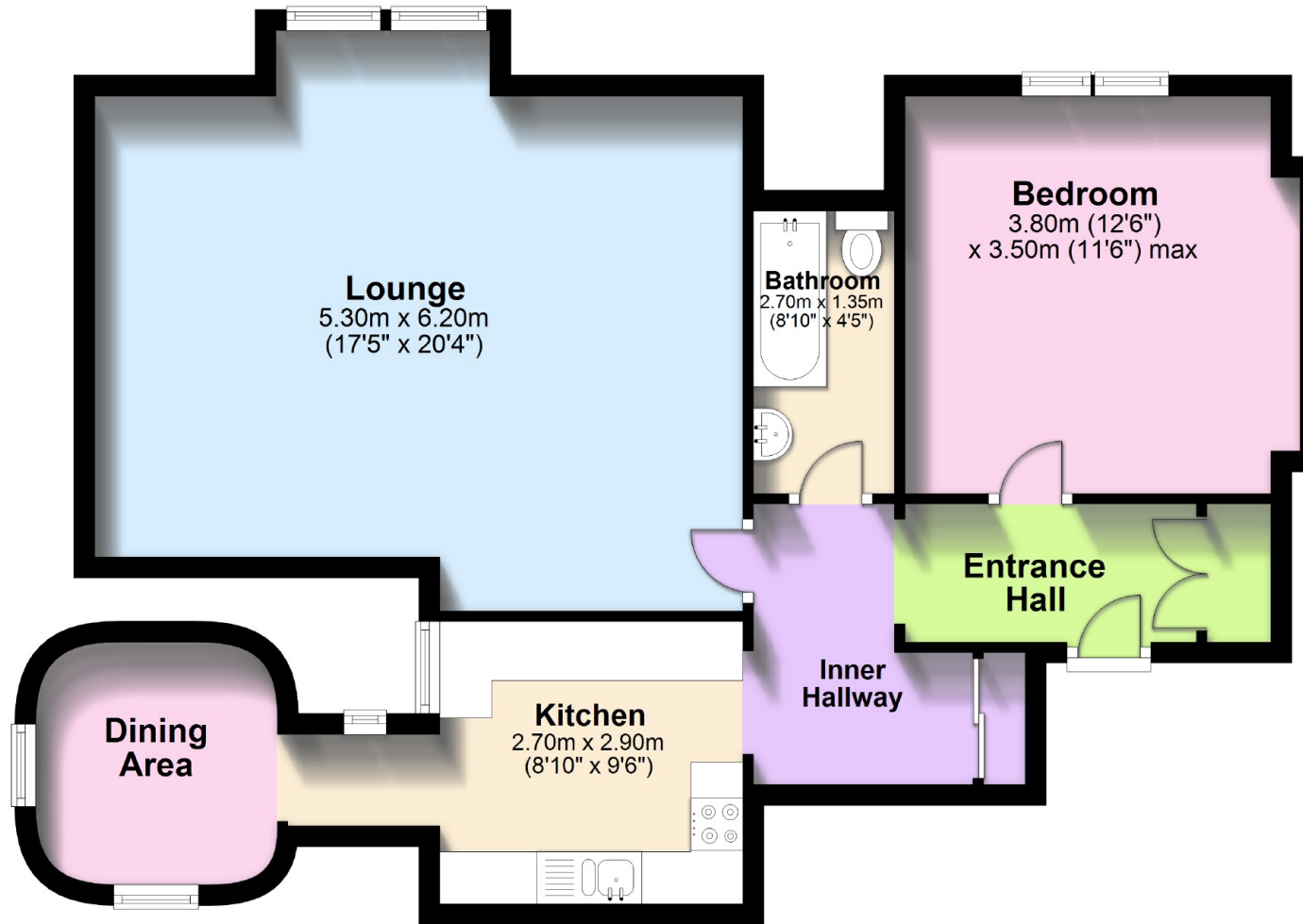
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Second Floor Apartment



Plans not to scale, for illustration only



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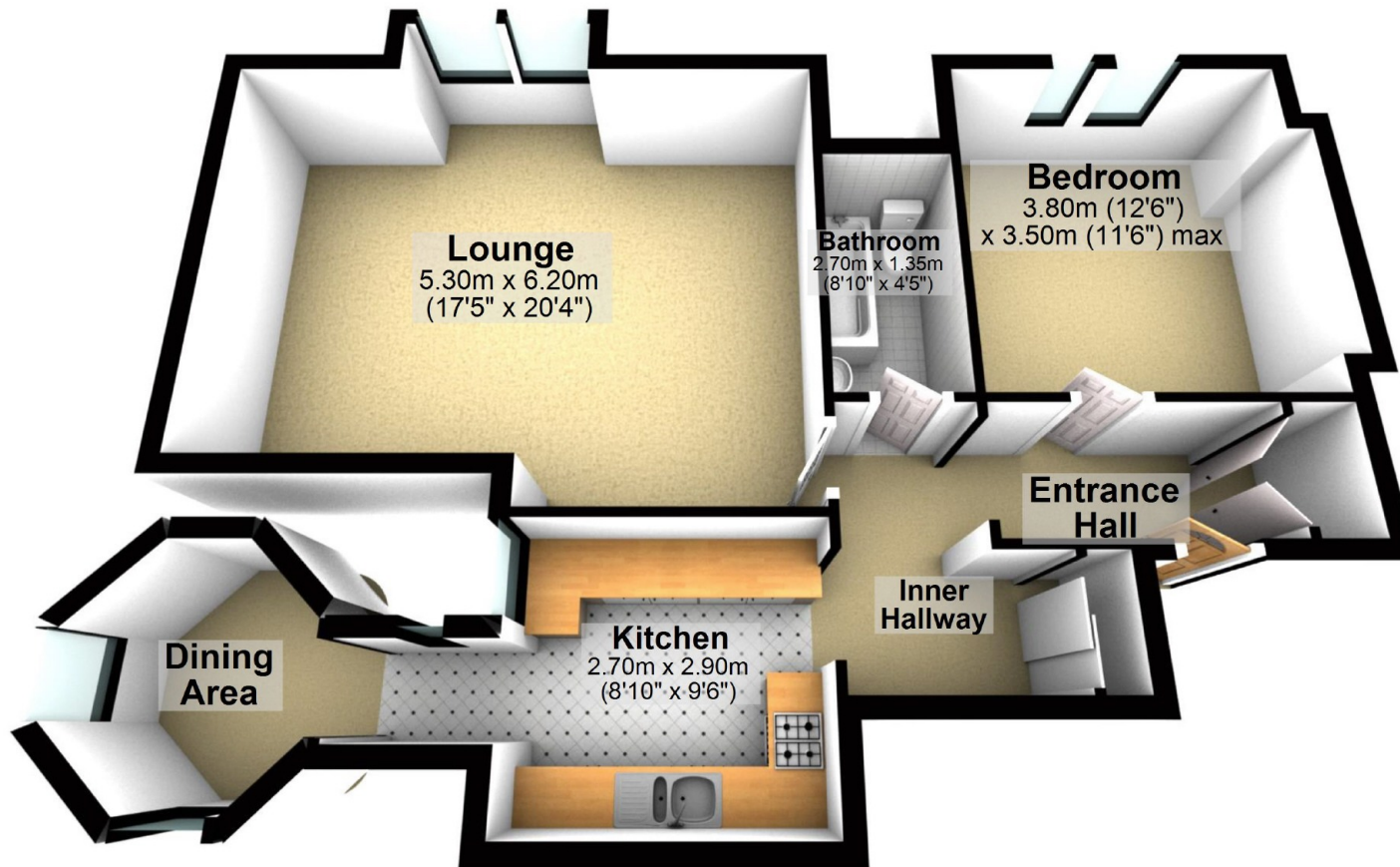
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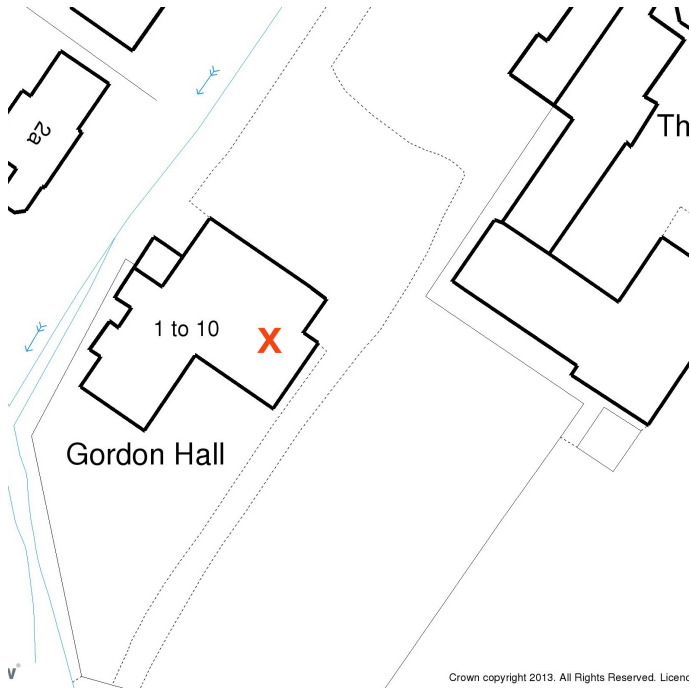
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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