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4 Gordon Hall, Seafeld Avenue, Grantown on Spey, PH26 3JF

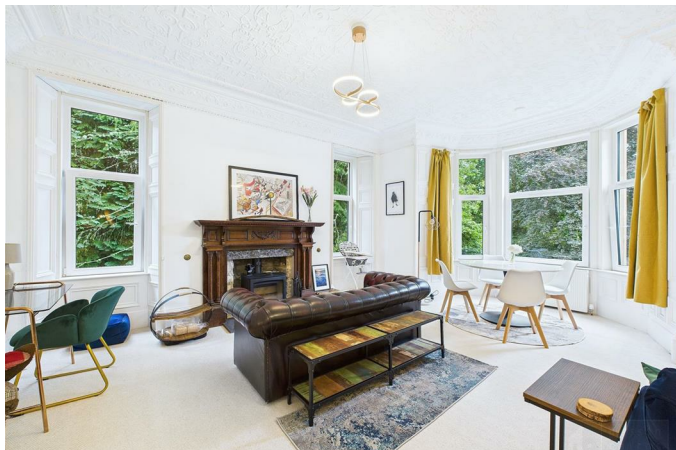
Offers Over £125,000

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

solicitors and estate agents

Set within an elegant Victorian property, this beautifully presented one-bedroom first-floor apartment offers spacious and characterful accommodation in a peaceful residential setting. One of only nine properties in this traditional stone and slate building, the home is located in a secluded position within generous communal grounds and benefits from private off-street parking. The apartment enjoys a superb layout, with high ceilings, intricate ceiling coving, and a striking bay window that brings in excellent natural light. A standout feature is the unique circular turret kitchen — a bespoke and contemporary space that adds architectural interest and charm. The bright and airy sitting room retains a traditional feel, with an ornate open fireplace and surround, creating a welcoming space to relax or entertain. A grand communal entrance with an impressive period stairwell leads to the first-floor apartment, which is double glazed throughout and benefits from a shared oil-fired central heating and hot water system. Residents also have access to a shared laundry area, dedicated private storage, and communal coin-operated drying facilities. The sale includes all fitted carpets and curtains. This is a rare opportunity to acquire a distinctive and spacious apartment in a prestigious period building, perfectly placed to enjoy the amenities and natural beauty of Grantown on Spey and the wider Cairngorms National Park. EPC C, Council Tax B, Home report available at massoncairns.com

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Grantown On Spey

Grantown on Spey is a charming town nestled in the heart of the Scottish Highlands, known for its picturesque beauty and rich cultural heritage. Located in the Cairngorms National Park, Grantown on Spey is surrounded by breathtaking scenery, including lush forests, sparkling rivers, and rolling hills. The town itself boasts a range of historic landmarks and attractions, including the Grantown Museum and the Grantown Heritage Trail. Visitors and residents can also enjoy a range of outdoor activities, including hiking, biking, fishing, and golfing, or simply take in the stunning scenery with a leisurely stroll around town.

Grantown on Spey also offers a range of shops, restaurants, and amenities, making it a convenient and comfortable place to call home. The town has a strong sense of community, with a range of social and cultural events throughout the year, including the popular Grantown Show, Thunder in the Glens Ride out and the annual Christmas market. Whether you're looking to explore the great outdoors, immerse yourself in local history and culture, or simply enjoy the peace and tranquility of the Scottish countryside, Grantown on Spey offers something for everyone.

Transport Links

From Grantown on Spey, you can conveniently access various transportation options to explore the wider UK:

Airports:

Inverness Airport (INV): Approximately 34 miles away, this regional airport offers domestic flights and some international connections.

Aberdeen International Airport (ABZ): Roughly 80 miles away, providing a wider range of domestic and international flights.

Train Stations:

Carrbridge Railway Station: About 10 miles from Grantown on Spey, offering connections to Inverness, Perth, and Edinburgh.

Aviemore Railway Station: Approximately 14 miles away, with regular services to Inverness, Glasgow, Edinburgh and London, as well as connections to the wider UK rail network.

Road Routes:

A95: This arterial road connects Grantown on Spey to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.

A939: This scenic route connects Grantown on Spey to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Grantown on Spey serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Home Report

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

EPC Rating C

Communal Entrance & Hallway

Access to 4 Gordon Hall is via an elegant entrance set within the distinctive circular turret to the side of this striking Victorian country house. The door opens into a charming shared vestibule featuring characterful mosaic tiled flooring and individual post boxes. From here, a wide inner door leads through to the impressive main reception hallway. This space immediately sets the tone, with its soaring ceilings, ornate cornicing, original timber panelling and a grand staircase that rises to the upper apartments. The

hallway also houses the fire alarm control panel, electricity meter cupboard, and access to communal amenities such as a coin-operated tumble dryer and dedicated storage.

Apartment Entrance Hall

The apartment is accessed via a bright and welcoming entrance vestibule. There is ample space for freestanding furniture and coat storage. From here, a short inner hallway leads through to the shower room and bedroom, enhancing the sense of privacy between living and sleeping areas while offering easy access to the accommodation.

Sitting Room / Dining Area

6.60m x 4.86m (21'7" x 15'11")

A beautifully proportioned and characterful reception space with dining area, this grand sitting room exudes period charm with ornate ceiling plasterwork, high skirtings, and large timber-framed bay windows that flood the room with natural light and offer a peaceful outlook to the mature gardens. A magnificent, carved timber fireplace with decorative mantle and inset wood burning stove provides a focal point, complemented by ample space for both lounge and dining furnishings. This elegant and inviting room offers a refined yet comfortable setting for everyday living or entertaining.

Kitchen

4.48m x 2.73m (14'8" x 8'11")

This standout kitchen is set within the curved wall of the turret, offering a contemporary and stylish culinary space that contrasts harmoniously with the traditional elegance of the property. Twin windows to the front and side flood the room with natural light, while extensive high-gloss units, wood-effect worktops, and a striking mirrored tile splashback add to the modern flair. Integrated Siemens appliances include an electric oven, hob, and extractor



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hood, as well as a dishwasher and washing machine. A large walk-in shelved pantry provides excellent additional storage and functionality.

Bedroom

3.59m x 3.58m (11'9" x 11'8")

A generous and bright double bedroom with excellent proportions, enhanced by tall ceilings and a neutral colour scheme. Large twin windows to the rear of the property frame views over the attractive landscaped communal garden and stream beyond, allowing natural light to flood the space. The room easily accommodates substantial furniture and further freestanding storage options, making it a restful retreat.

Shower Room

2.23m x 1.24m (7'3" x 4'0")

A bright and modern shower room which is stylishly fully tiled. The suite includes a walk-in glass shower enclosure with mains pressure shower and wet wall surround, WC and a pedestal wash hand basin with a chrome mixer tap. Additional features include a wall-mounted mirror, chrome heated towel rail, wall cabinet for storage, ceiling spotlights, an extractor fan, tiled flooring, and a shaver point.

Outside

The property enjoys extensive, landscaped communal gardens featuring mature trees, shrubs, and well-maintained lawn areas, along with a designated BBQ space—perfect for outdoor relaxation and entertaining. A private parking space is allocated to the apartment, with additional visitor and service parking available. Garden and grounds maintenance is included within the annual fees managed by the Owners Association, while a separate factoring arrangement covers the upkeep of the building and external areas.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

The external Factors deal with building maintenance which is currently approximately £160 per quarter.

Heating, electricity, any maintenance/repair works to the building, garden maintenance and cleaning of the communal areas is charged via a quarterly invoice by the Home Owner's Association, with only the hot water being a standing charge. Individual heating usage is also charged through this quarterly invoice and is measured by an individual meter inside the apartment.

Entry

By mutual agreement.

Price

Offers Over £125,000 are invited

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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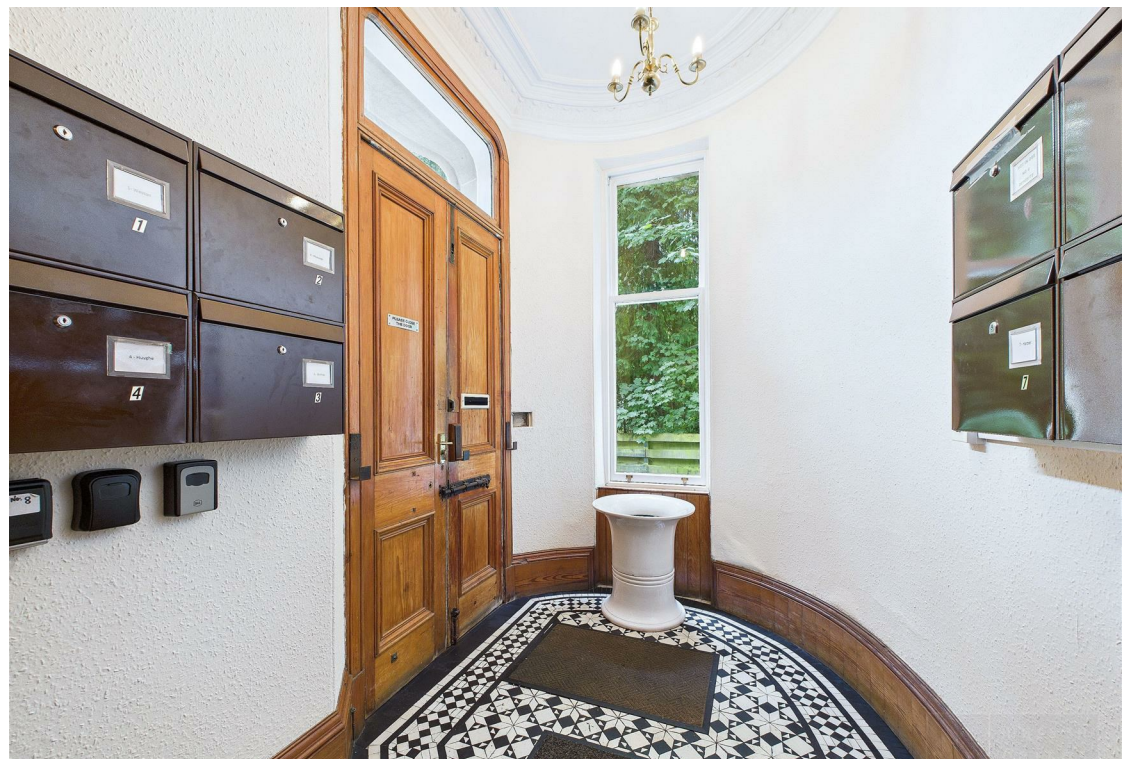
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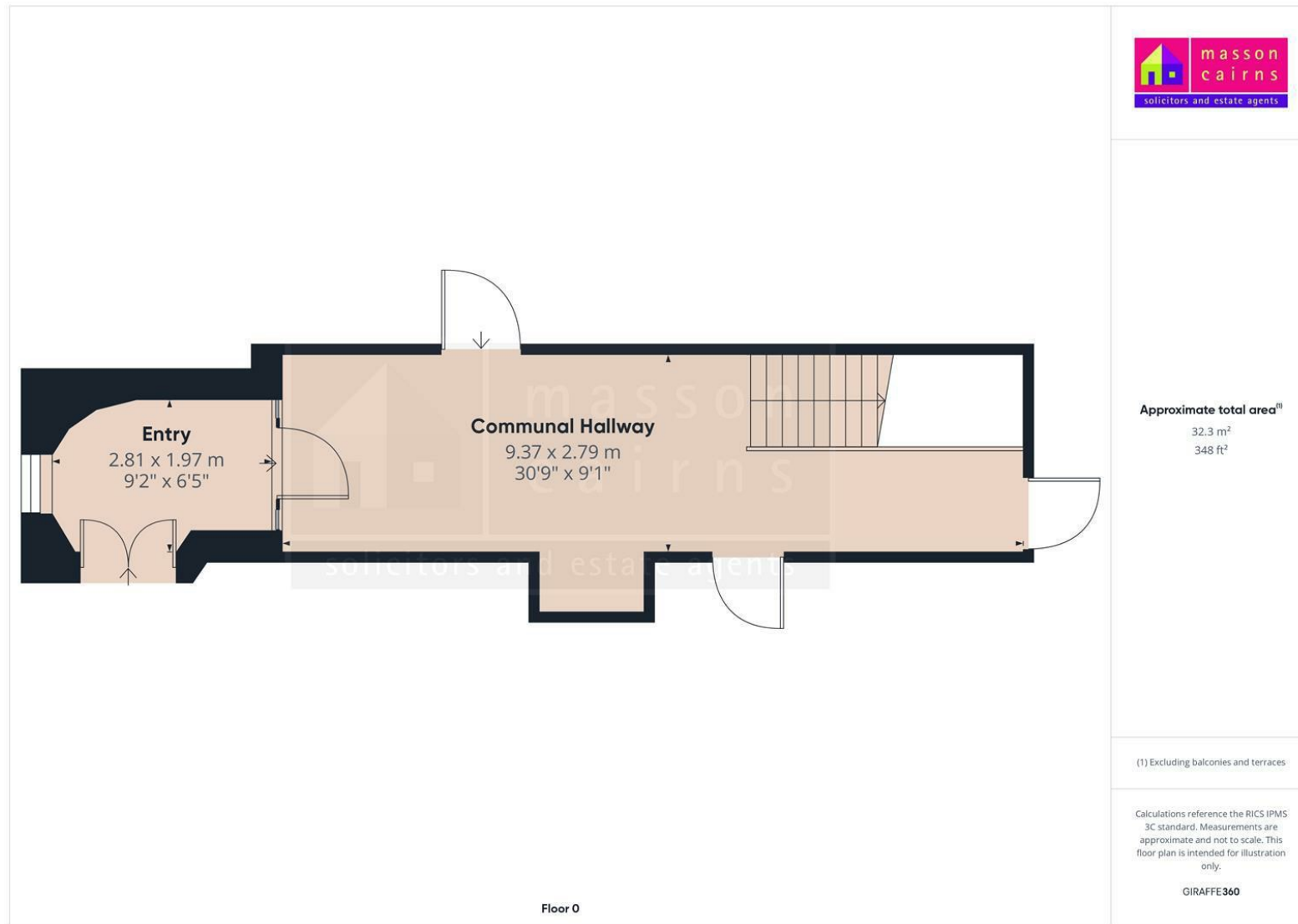












Approximate total area⁽¹⁾
32.3 m²
348 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0



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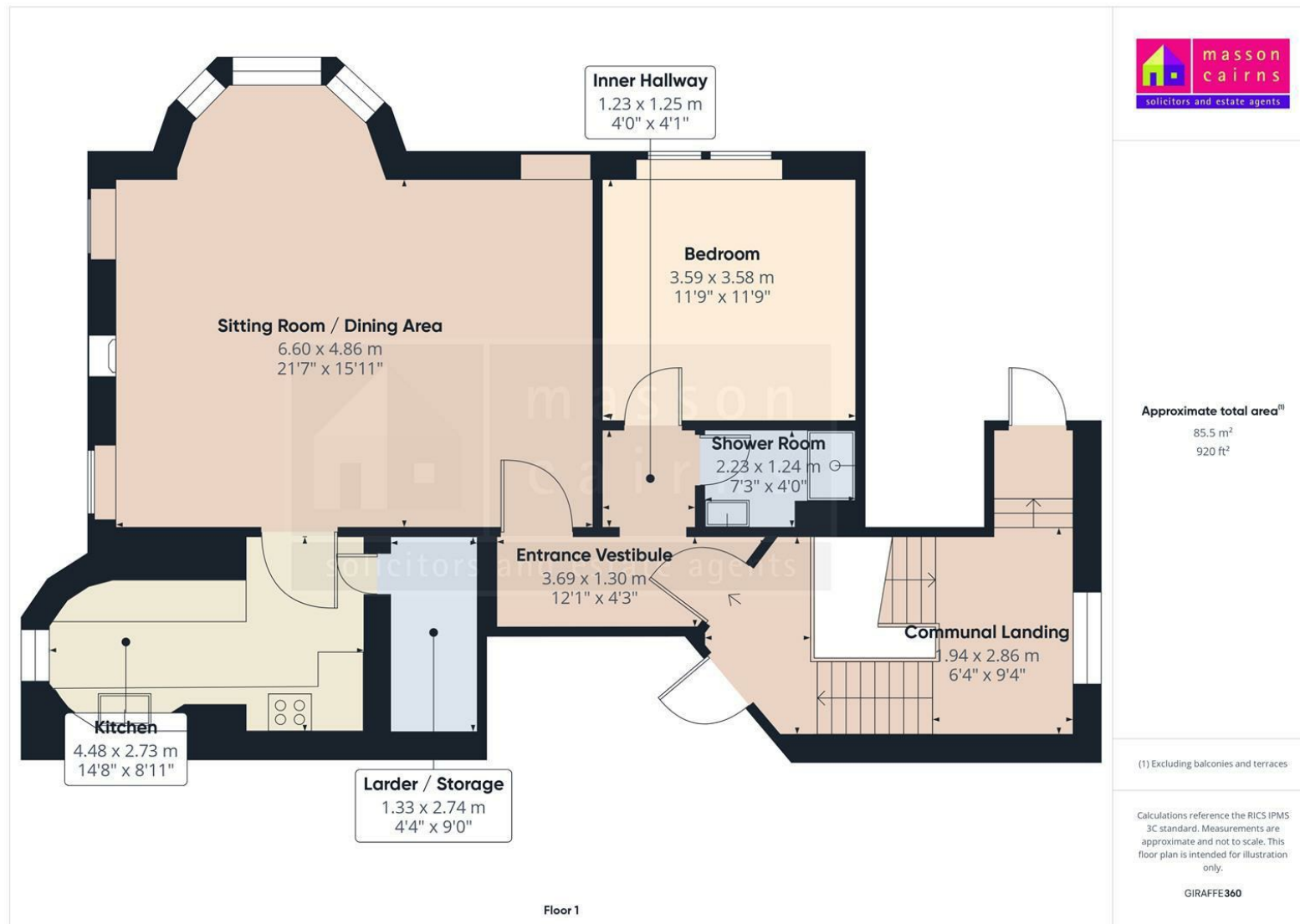
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Approximate total area⁽¹⁾
85.5 m²
920 ft²

(1) Excluding balconies and terraces

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GIRAFFE360

Floor 1



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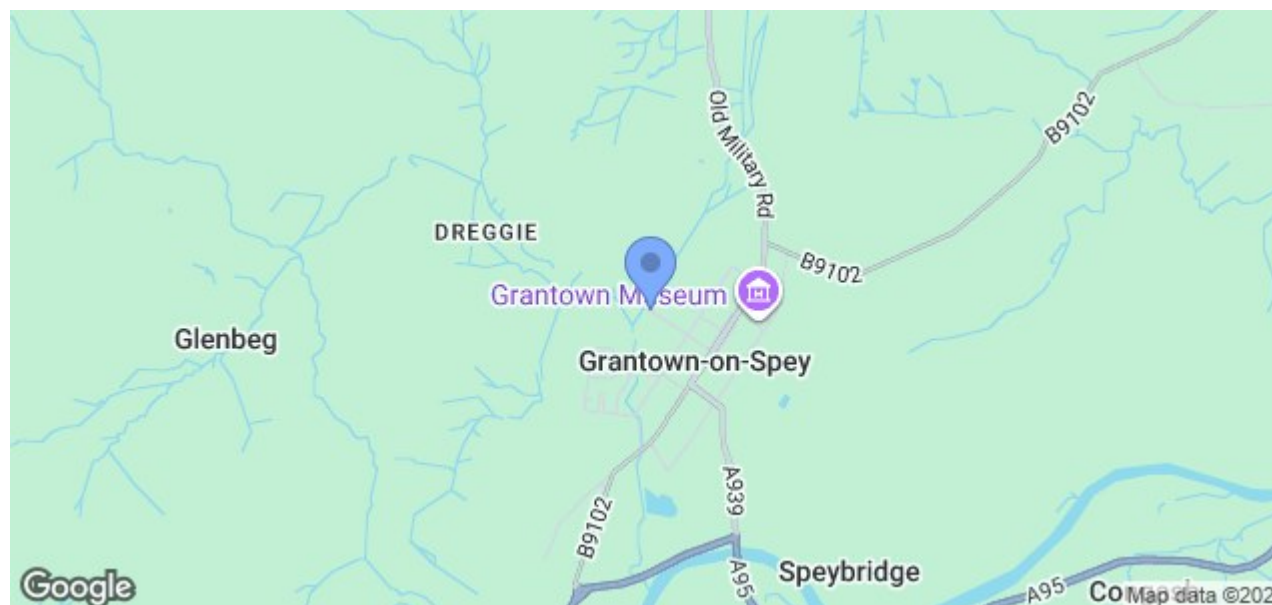
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	



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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