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solicitors and estate agents

2 Strathspey Court, Seafeld Avenue, Grantown on Spey, PH26 3DB

Offers Over £145,000

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

2 Strathspey Court is a bright and beautifully presented two-bedroom ground floor apartment, ideally located close to the centre of town and within easy reach of excellent local amenities. Recently and comprehensively refurbished to a high standard, the property offers stylish, easily managed accommodation all on one level and is a rarely available opportunity in this convenient and established setting. The improvements include a new kitchen, a new shower room, new flooring, decor, insulation, and high-quality finishes throughout, creating a fresh, contemporary interior that is ready to move into. The accommodation is accessed via a central entrance hall with useful storage and leads to a spacious sitting room with ample room for both relaxing and dining. The kitchen is attractively fitted with a good range of modern units and generous worktop space, providing a practical yet stylish area for everyday living. There are two well-proportioned double bedrooms, both enjoying good natural light, together with a contemporary shower room finished in a sleek modern style. The ground floor position adds greatly to the overall ease and accessibility of the home, while the location places shops, services and transport links all within easy reach. Altogether, 2 Strathspey Court is an immaculately presented apartment that combines comfort, quality and convenience, and will appeal to a wide range of purchasers including first-time buyers, young families and downsizers. EPC C, Council Tax B, Home report available online at [massoncairns.com](http://massoncairns.com)

## Offers Over £145,000



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

EPC Rating C

### Entrance Hall

Access to the main building is via two street-level entrance doors leading into a communal hallway. The apartment is entered through a timber front door into a bright and welcoming central hall, finished in a fresh, neutral style with attractive flooring and recessed ceiling lighting. Natural oak internal doors with chrome handles add a warm, contemporary touch and lead to all rooms, while three excellent storage cupboards, two with shelving and one housing the hot water cylinder, ensure the space is both practical and well organised.

### Sitting Room

4.26m x 4.23m (13'11" x 13'10")

The sitting room is a lovely bright space, well proportioned and comfortably able to accommodate both sitting and dining areas. With windows to two aspects, it enjoys a good deal of natural light throughout the day, adding to the airy feel of the room. A wide archway opens through to the kitchen, creating an easy flow between the two spaces while still retaining a sense of definition. The fitted media and display unit forms an attractive focal point and provides useful storage.

### Kitchen

3.07m x 2.27m (10'0" x 7'5")

The impressive kitchen is finished in a smart, contemporary style, with a good range of modern base and wall units providing excellent storage and worktop space. Laid out for practicality, it includes integrated cooking appliances and has space for a fridge freezer and plumbing for a washing machine, while the generous counter space makes it well suited to everyday use. A window to the side offers good natural light and is placed over the sink with drainer and chrome mixer tap. Open to the sitting room through a broad archway, it feels nicely connected to the main living space.

### Bedroom One

3.05m x 2.79m (10'0" x 9'1")

This is a very comfortable double room, neatly presented in a fresh, neutral style. It enjoys good natural light from a window to the side, while fitted wardrobes provide excellent storage without compromising the sense of space. A panelled feature wall adds a smart finishing touch and there is carpet flooring and ceiling lighting.



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### Bedroom Two

3.04m x 2.88m (9'11" x 9'5")

Bedroom two is another attractive and airy room, currently arranged as a comfortable relaxation and hobby space. Bright and neatly presented, it has a window to the side, while fitted wardrobes provide useful storage. Well proportioned and easily adapted, it would work equally well as a second double bedroom, a home office or a study, depending on individual requirements.

### Shower Room

2.84m x 1.95m (9'3" x 6'4")

The shower room has been stylishly refitted in a contemporary finish, with tiling to the walls and a modern white suite comprising WC, wash hand basin set within vanity storage and a glazed walk in shower enclosure with rainfall-style shower fitting and also features a useful inset wall niche for toiletries. Just off the main shower area, a useful fitted storage section provides excellent shelving and recessed lighting and a heated towel rail complete the room.

### Outside

Externally, the property benefits from a communal lock-block parking area to the front, providing convenient off-street parking. To the rear, there is a neat area of communal lawn together with a private timber outbuilding, offering useful outdoor storage.

### Services

It is understood that there is mains water, drainage and electricity.

### Entry

By mutual agreement.

### Price

Offers over £145,000 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

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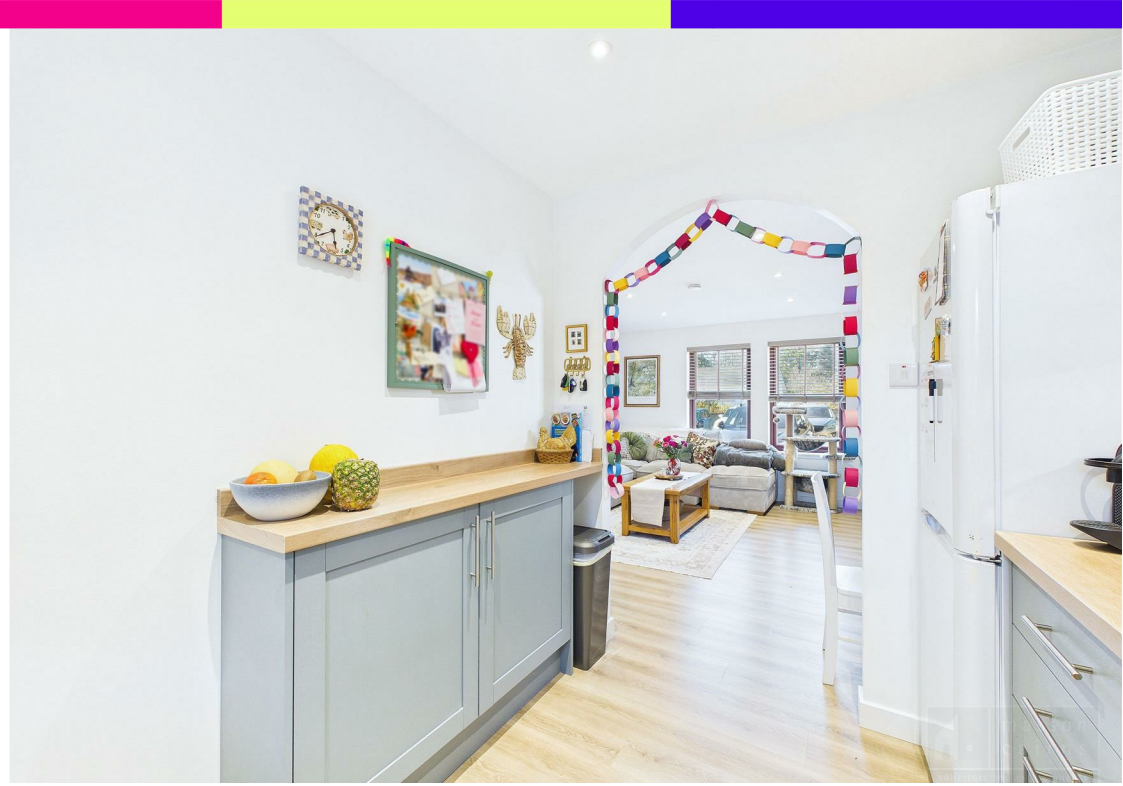
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Tel: 01479 874800

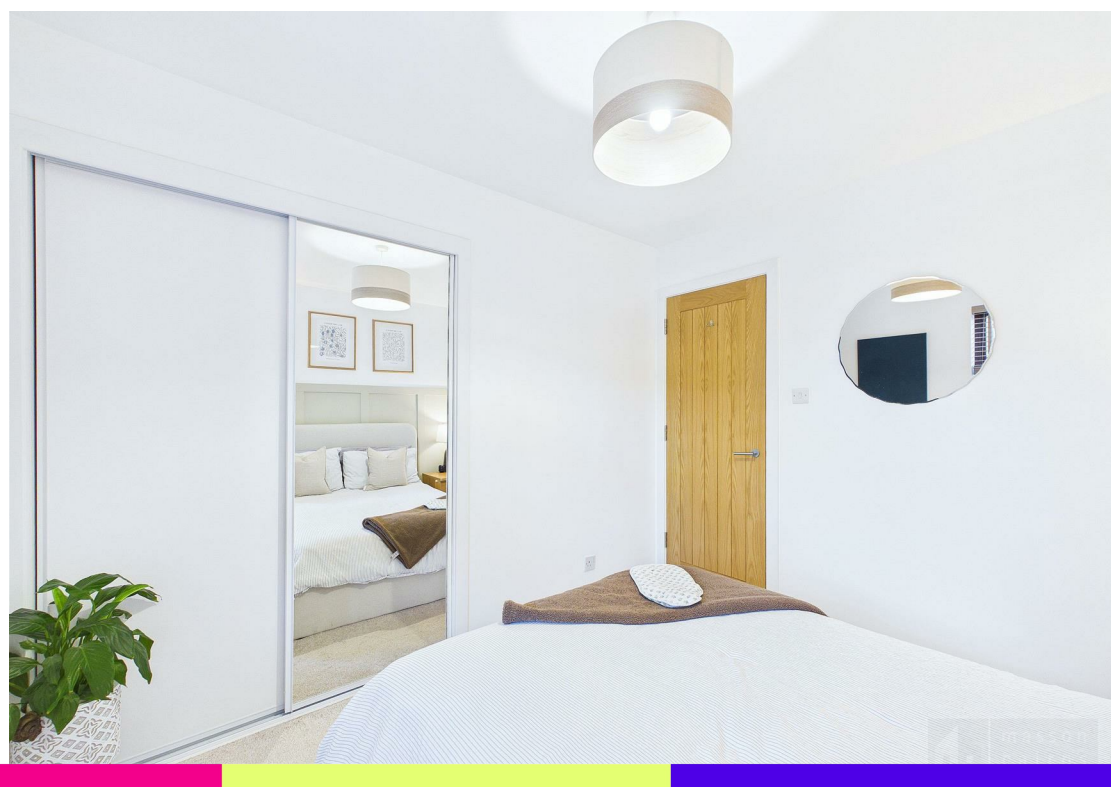
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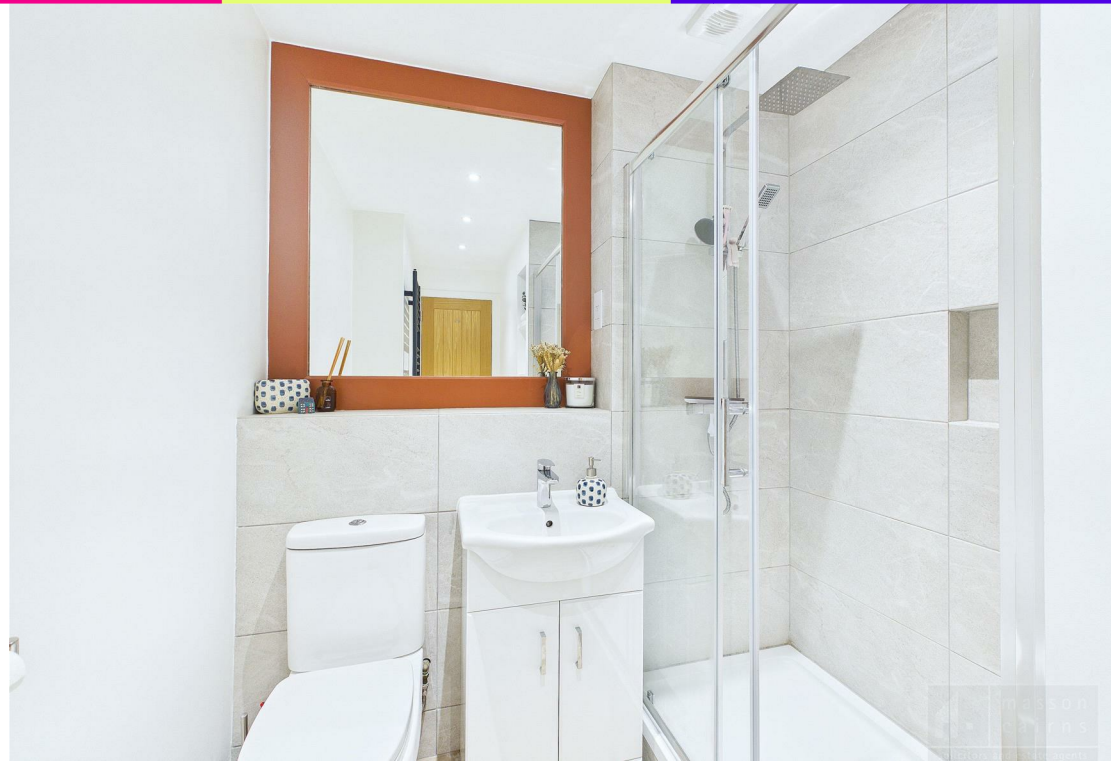
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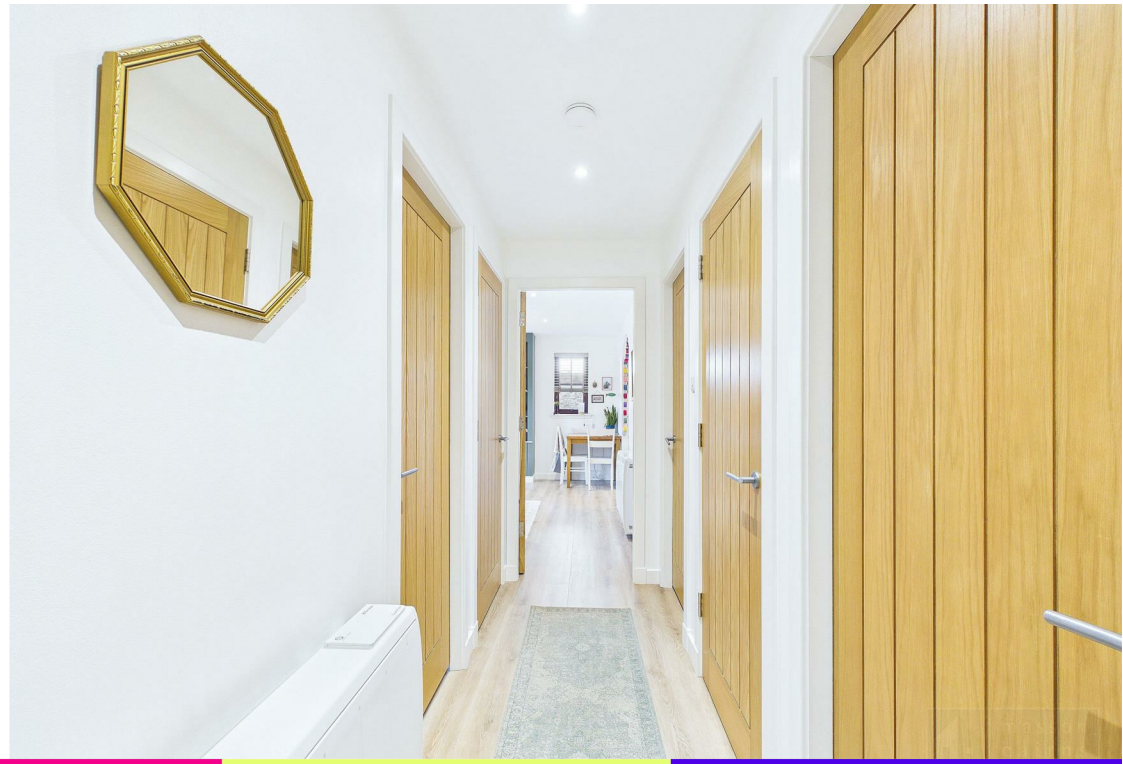
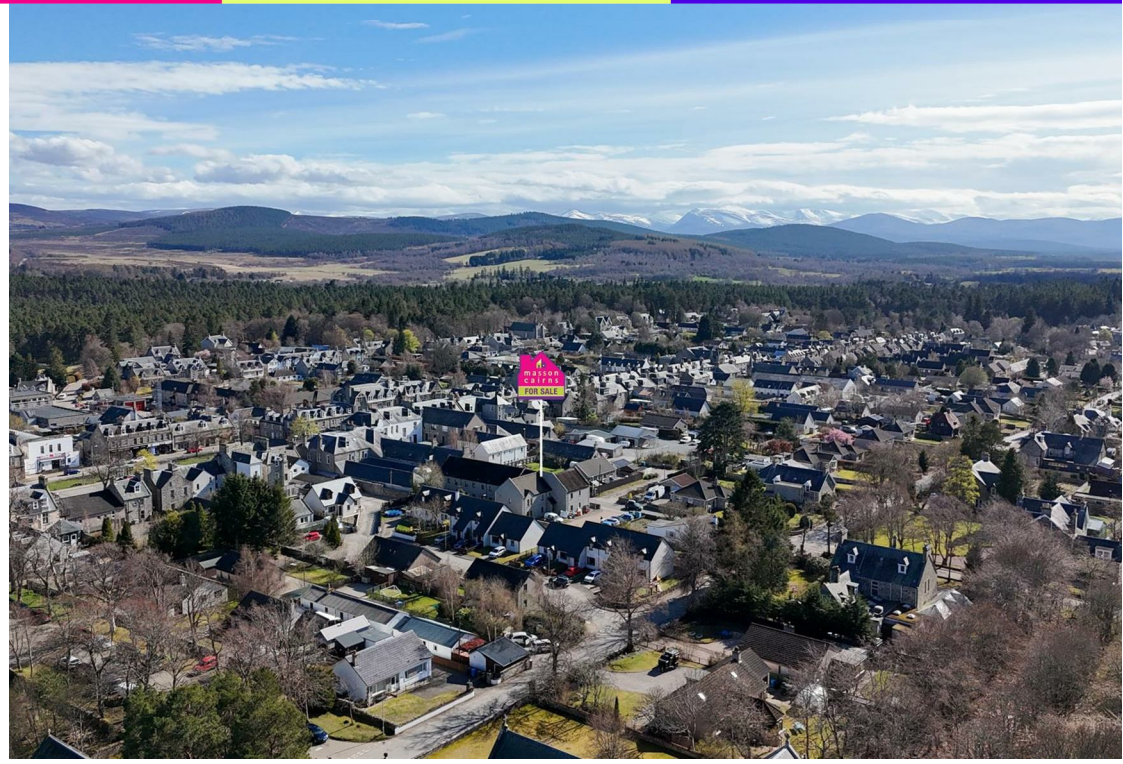
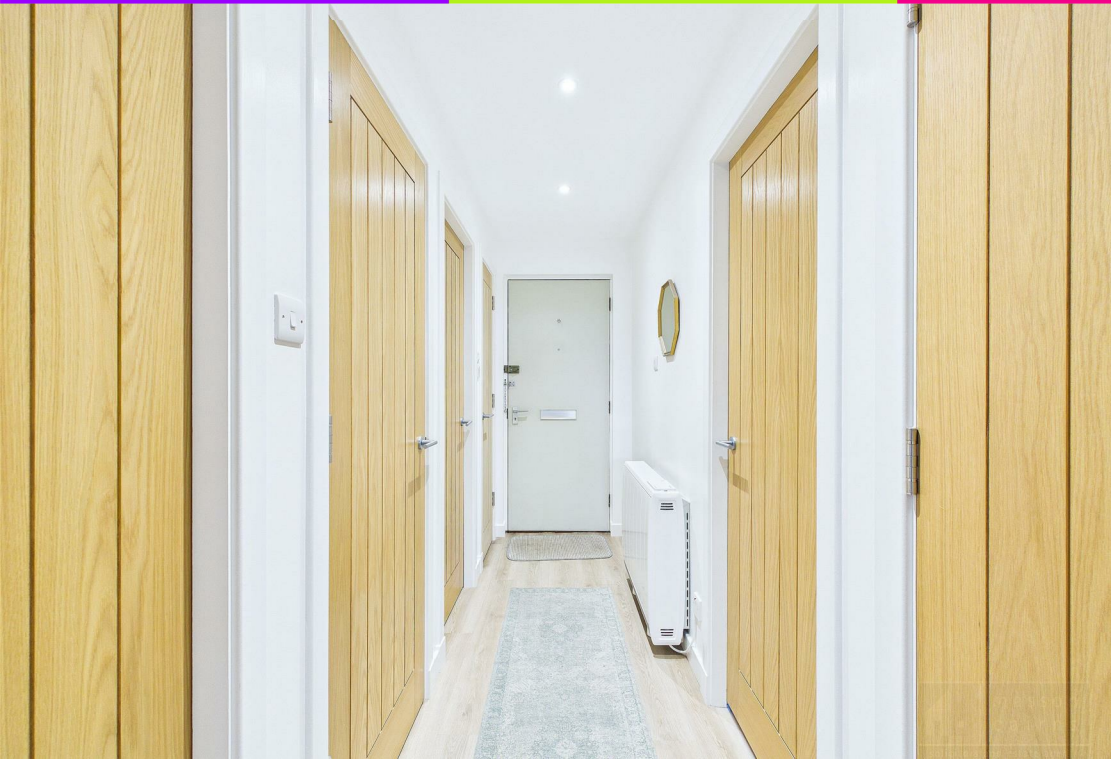






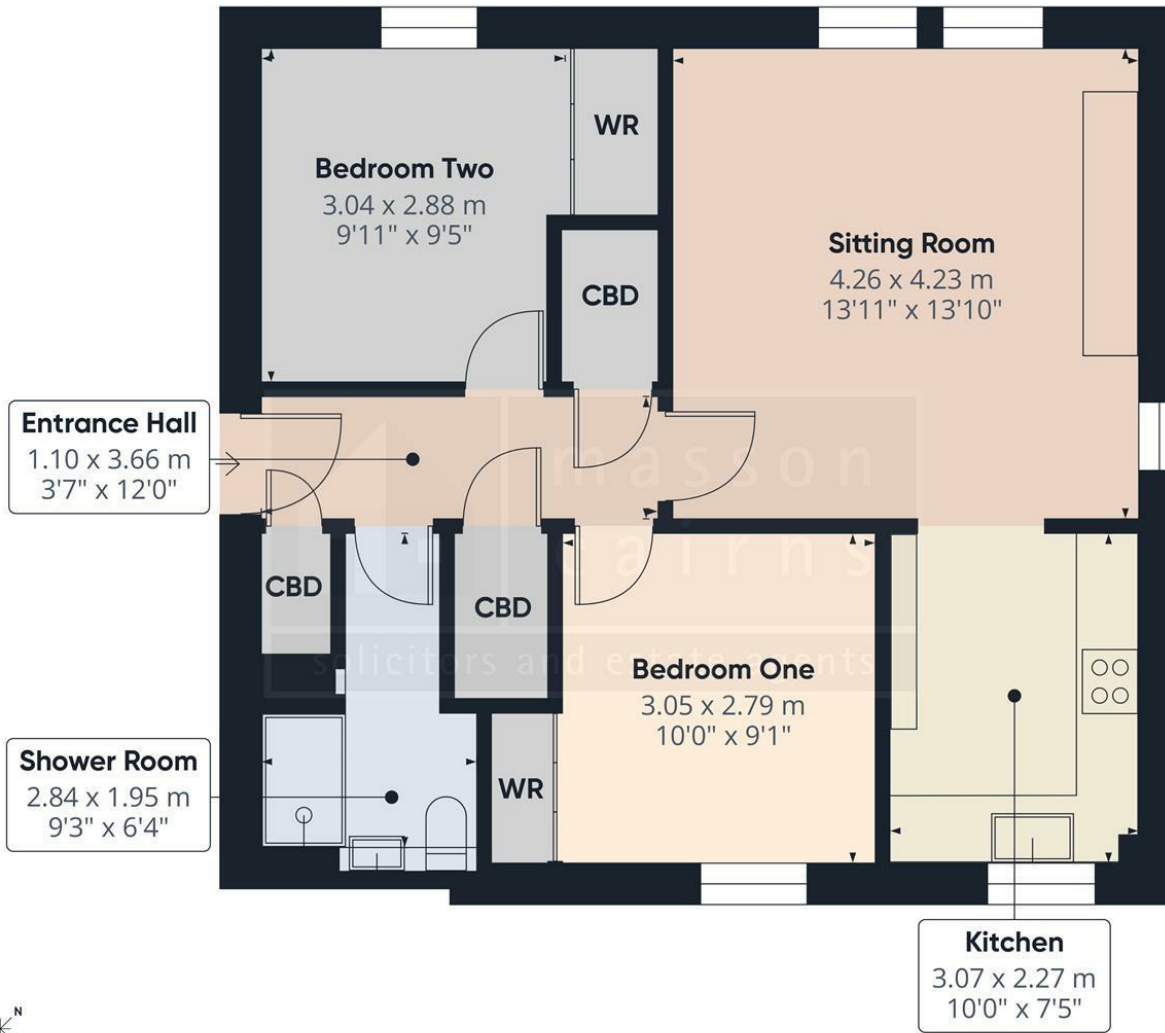












Approximate total area<sup>(1)</sup>  
55.5 m<sup>2</sup>  
597 ft<sup>2</sup>

(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.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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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