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solicitors and estate agents

1 Strathspey Court, Seafield Avenue, Grantown on Spey, PH26 3DB

UNDER OFFER £130,000

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

UNDER OFFER - Set within a quiet and well-established residential development, 1 Strathspey Court is a well-proportioned two-bedroom ground-floor apartment offering comfortable, easily managed accommodation in the heart of Granttown on Spey. The property is entered via a communal hallway and opens into a welcoming central hall with excellent built-in storage. The sitting room and dining area is bright and generously sized, providing ample space for both relaxation and entertaining, while the adjoining kitchen is neatly arranged with good worktop space, storage, breakfast bar and integrated appliances. There are two well-proportioned double bedrooms, both benefitting from fitted storage, and a centrally located bathroom fitted with a white three-piece suite and shower over the bath. The apartment is presented in neutral tones throughout and would suit a range of purchasers including first-time buyers, young families and downsizers or those seeking a low-maintenance home. Externally, the property enjoys shared residents' parking and well-kept communal grounds. Strathspey Court is conveniently positioned within easy walking distance of Granttown's shops, cafés, primary and secondary schooling, and a wide range of leisure facilities, while woodland walks, the River Spey and the wider Cairngorms National Park are all close at hand. Council Tax Banding B, EPC Rating D
Home report available online from 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 D

Entrance Hall

Entry to the building is via two street level doors into a communal hallway. Entry to the ground floor flat is through a sturdy timber door and into a central hallway. Here, three sizeable cupboards offer ample storage: two feature shelving for tidy organisation, and the third neatly houses the water cylinder. Each door within the hall leads to the home's various rooms, promising a layout that's both intuitive and convenient. The space is finished with timber laminate flooring and is well-lit by ceiling lighting.

Sitting Room & Dining Area

4.27m x 4.2m (14'0" x 13'9")

The sitting room and dining area is a well-proportioned, dual-aspect space benefiting from excellent natural light via twin front-facing windows and an additional side window. Finished with fitted carpet and ceiling lighting, the room offers flexible accommodation for both lounge and dining furniture. A further door provides convenient access to the kitchen, supporting a practical and well-connected layout.

Kitchen

3.09m x 2.40m (10'1" x 7'10")

The kitchen is fitted with a range of base, wall, and drawer units with complementary work surfaces and a tiled splashback. Appliances include an integral oven with ceramic hob, with space provided for a fridge and plumbing in place for an integrated washing machine. A sink with mixer tap is positioned beneath a window, allowing for natural light, while an extractor fan provides ventilation. The room also accommodates a breakfast bar which is



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perfect for informal dining and there is tile effect laminate flooring and ceiling lighting completing the space.

Bedroom One

3.09m x 2.63m (10'1" x 8'7")

A bright and airy double bedroom which is located to the front, featuring a window that fills the space with natural light. An integral double wardrobe comes complete with both hanging space and shelved storage, providing a practical solution for clothing and belongings to keep the room clutter-free. Carpet flooring underfoot adds warmth and a homely touch, while ceiling lighting ensures the room is well-lit.

Bedroom Two

3.06m x 2.89m (10'0" x 9'5")

Another well proportioned double bedroom featuring a window that allows in good levels of natural light, enhancing the room's welcoming feel. It is equipped with an integral wardrobe, offering both hanging space and shelved storage. There is carpet flooring and ceiling lighting.

Bathroom

2.03m x 2.09m (6'7" x 6'10")

There is a convenient full sized bath with shower over providing versatile bathing options. The pedestal wash hand basin, equipped with twin taps, sits against a neatly tiled splashback and there is a WC and display shelving for essentials and a large illuminated mirror. The room is well-lit by ceiling lighting and kept

comfortable with a towel radiator and vinyl flooring underfoot. An extractor fan ensures the space remains well ventilated.

Outside

The exterior of the flat provides a lock block communal parking area at the front, offering convenient and orderly vehicle space. A tarmac path winds to the rear, revealing a neat communal lawn and clothes drying area.

Services

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

Entry

By mutual agreement.

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

PH26 3EQ

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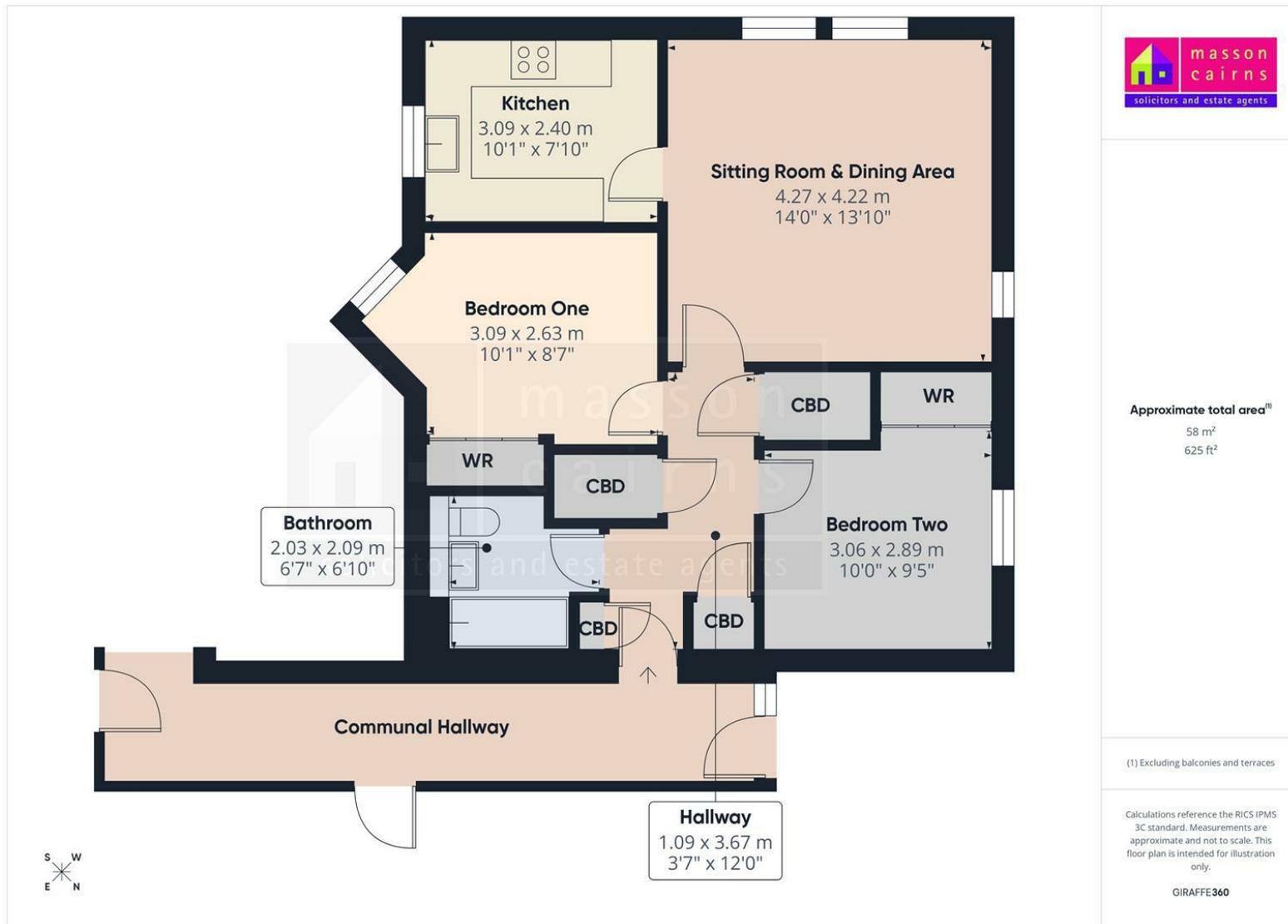
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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