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solicitors and estate agents

7 Seafeld Lodge Woodside Avenue, Grantown on Spey, PH26 3JN

UNDER OFFER £200,000

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

UNDER OFFER - Set within a contemporary and fresh redevelopment of an iconic local building close to excellent amenities, this three bedroom townhouse boasts luxurious interiors and excellent living spaces with access to a lovely communal garden. The accommodation is in immaculate order throughout and enjoys a well laid out design arranged over two floors with three bright and airy double bedrooms (principal bedroom with en-suite shower room)) and a spacious and contemporary bathroom. The bright sitting room enjoys excellent levels of natural light from the expanse of double glazed windows to the front and the hall leads into the stylish kitchen / dining area which in turn flows through to a useful utility area and separate wc. This gem of a property is sold in 'walk in' condition with high internal specifications including veneer doors, white tiled bathrooms and contemporary decor. The property benefits from exclusive use parking to the front. There is electric wet radiator central heating, double glazing and a pressurised hot water tank which offers excellent water pressure for showering. The property would suit a variety of purchasers and make an ideal purchase 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 D

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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.

The property is situated a short walk from the town centre which offers a vibrant high street and an array of shops, cafes, restaurants and also enjoys easy access to the stunning Cairngorms National Park countryside.

Hall

The front door opens into the hall which in turn leads into the sitting room and kitchen / dining. There are two

cupboards offering excellent storage and both with internal lighting. There is carpet flooring, ceiling lighting and stairs lead to the first floor accommodation.

Sitting Room

4.19 x 4.63m (13'8" x 15'2")

A light filled, spacious and welcoming lounge which greets you with a wall of glazing providing a blanket of natural light into the room. There is ample space for various items of lounge furniture and there is carpet flooring and ceiling lighting.

Kitchen / Dining

4.44 x 3.18m (14'6" x 10'5")

The contemporary and well equipped kitchen in white offers sleek contemporary convenience and enjoys plenty of workspace. There is a good range of base, wall and drawer units offering excellent utility and includes an integral oven with ceramic hob and stainless steel illuminated extractor. There is a sink with chrome mixer tap and drainer which looks out to the rear through several large picture windows and there is plumbing for a dishwasher in addition to space for a fridge freezer. The room easily accommodates a large dining table and chairs making it an ideal space for family dining or for entertaining friends. There is laminate flooring, ceiling lighting and a further door leads to the utility.

Utility

1.78 x 1.48m (5'10" x 4'10")

The handy utility has worktop space, base and wall units in addition to a stainless steel sink with drainer and plumbing

for a washing machine. There is ceiling lighting, laminate flooring, a door to the wc and also a door to the outside.

wc

1.82 x 1.59m (5'11" x 5'2")

A well proportioned cloakroom with wc and pedestal wash hand basin with twin chrome taps, tiled splashback, wall mirror and down light. There is laminate flooring, ceiling lighting and an extractor fan.

Landing

The L shaped first floor landing provides access to all the three bedrooms and the bathroom. There is carpet flooring, ceiling lighting and a loft access hatch.

Principal Bedroom

4.53 x 3.22m (14'10" x 10'6")

This well proportioned and bright double room is located to the rear of the property and enjoys excellent natural light from the large windows. There is carpet flooring and ceiling lighting as well as a further door to the en-suite shower room.

En-Suite Shower Room

1.67 x 2.39m (5'5" x 7'10")

Providing excellent amenity, this fresh and stylish room enjoys a wc, pedestal wash hand basin with twin taps, tiled splashback, mirror, display shelf and wall light in addition to a shower enclosure with tiled surround. There is laminate flooring, a towel radiator, ceiling lighting and an extractor fan.



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Bathroom

1.66 x 2.32m (5'5" x 7'7")

The bathroom is accessed from the landing and the contemporary laminate flooring 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 and socket in addition to the bath with shower and glazed screen. There is ceiling lighting, a chrome towel radiator and an extractor fan.

Bedroom Two

3.45 (max) x 3.51m (11'3" (max) x 11'6")

Another double bedroom with a sunny aspect including a large window to the front of the house looking over the rooftops to the hills beyond. There is carpet flooring and ceiling lighting.

Bedroom Three

2.76 x 2.92m (9'0" x 9'6")

Another bright and airy bedroom at the front of the property with nice views, carpet flooring and ceiling lighting. The curtains in this room will be replaced.

Outside

The property is located on a leafy and desirable street within the town and to the front there is exclusive off street parking, whilst to the rear of the development there is an enclosed communal garden with patio and mature planting.

Services

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.

EPC Rating D

Entry

By mutual agreement.

Price

UNDER OFFER

White goods are available by separate negotiation.

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House

Grantown on Spey

Moray

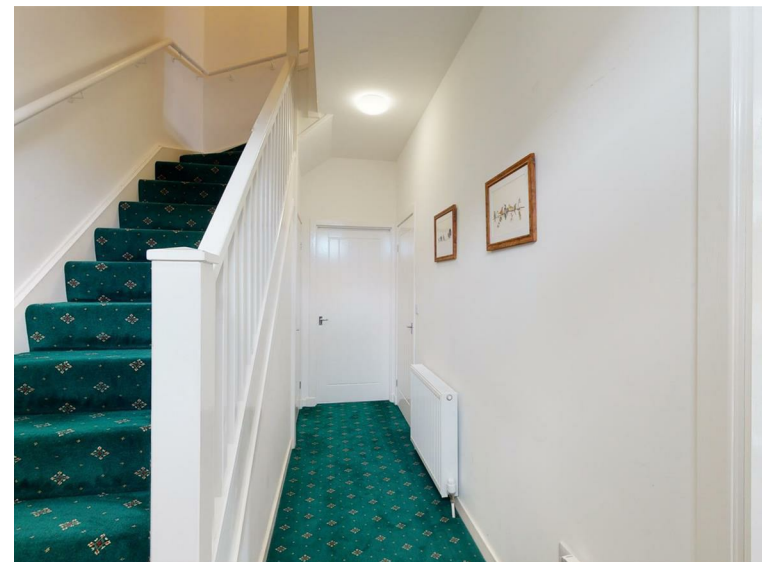
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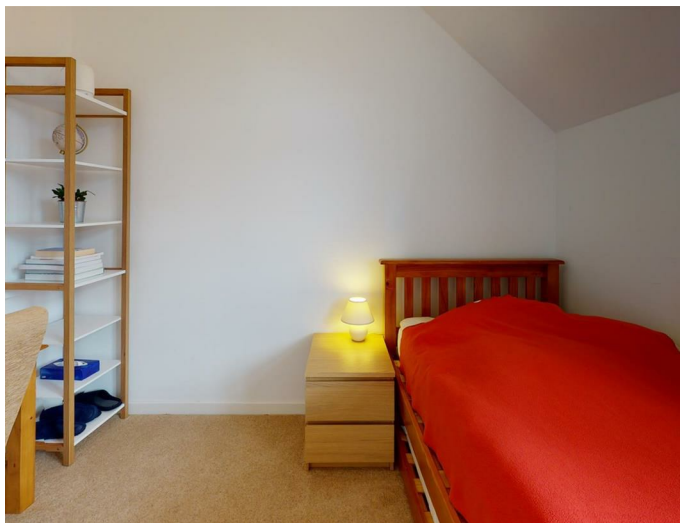
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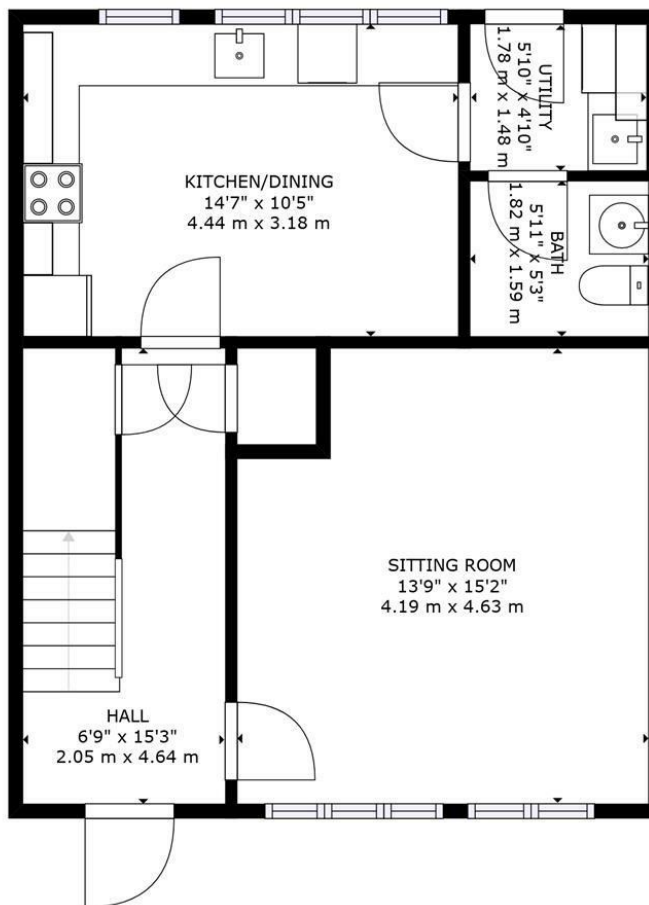
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GROSS INTERNAL AREA
FLOOR 1: 546 sq. ft, 51 m², FLOOR 2: 540 sq. ft, 50 m²
TOTAL: 1085 sq. ft, 101 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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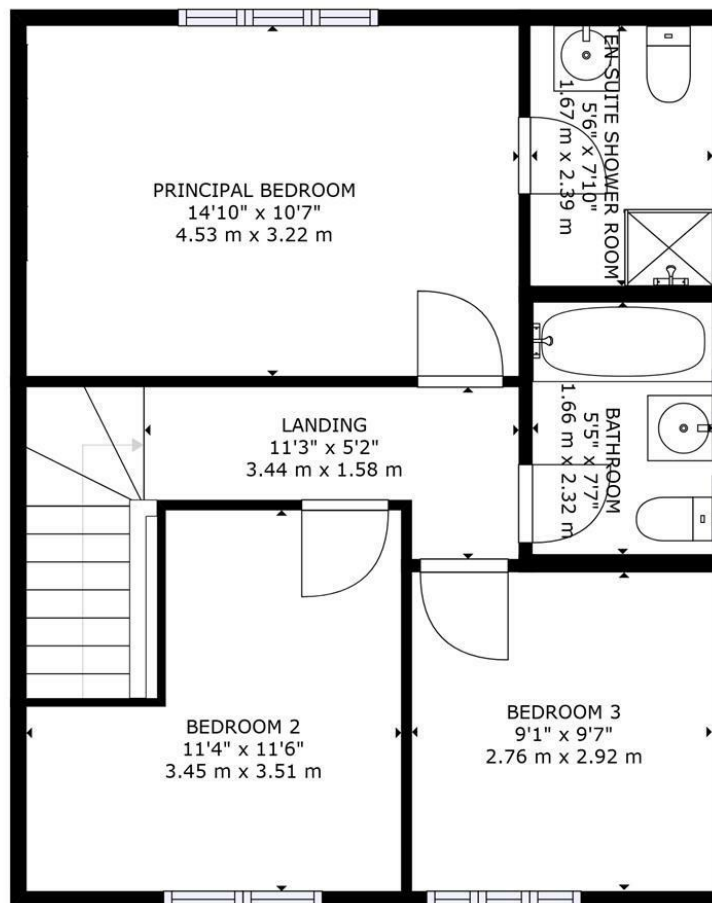
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FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 546 sq. ft, 51 m², FLOOR 2: 540 sq. ft, 50 m²
 TOTAL: 1085 sq. ft, 101 m²
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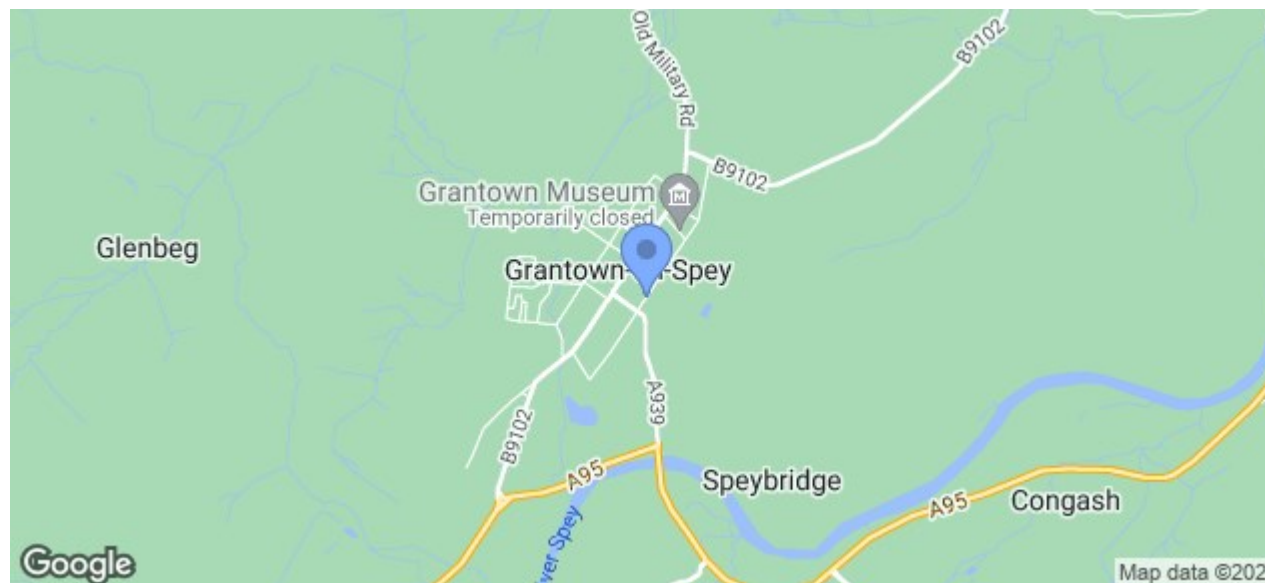
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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