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solicitors and estate agents

5 Seafeld Lodge, Woodside Avenue, Grantown on Spey, PH26 3JN  
**SOLD £220,000**

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



SOLD - This beautifully restored three-bedroom first-floor apartment is set within an iconic and recently refurbished local building, offering an exceptional blend of historic charm and modern convenience. Extending to approximately 211 sqm, including a versatile attic space, the property seamlessly integrates its original character with contemporary comfort, featuring high ceilings, immaculate wood panelling, and intricate corning that highlight its elegant heritage, while quality interiors enhance the well-laid-out and thoughtfully designed living spaces. The bright and airy accommodation comprises three generously proportioned double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room, while a contemporary family shower room serves the additional bedrooms. The welcoming sitting room is a particularly inviting space, featuring a charming fireplace that serves as a focal point and creates a cosy yet sophisticated ambiance, while the generous kitchen enjoys a dedicated dining area. A separate utility room adds further functionality, providing additional storage. and there is a dedicated home working area, offering an ideal environment for remote work or study, while the expansive attic level presents three substantial rooms that can easily be utilised as additional child bedrooms, hobby spaces, or extensive storage, ensuring flexibility to suit a variety of lifestyles and needs. Externally, the property enjoys the advantage of allocated parking within a car park to the rear in addition to a communal garden area, thoughtfully planted with mature greenery. EPC D, Council Tax D

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.

**SOLD £220,000**



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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

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EPC Rating D

### Entrance & Hallway

The welcoming hallway is accessed via a high-performance and separate main door accessed via a private external stairway. Offering ample space for storing outerwear, shoes, and boots, the area is both functional and stylish. A large Velux window floods the space with natural light and there is durable laminate flooring, ceiling lighting, and a convenient storage cupboard. Further doors lead to the main accommodations, while a staircase provides access to the attic rooms.

### Sitting Room

4.88m x 6.97m (16'0" x 22'10")

This charming and sizeable sitting room is thoughtfully situated at the rear of the property, providing a peaceful and welcoming space ideal for family living. The room is enhanced by impressive half-height solid wood panelling, adding a touch of warmth and character while a beautiful focal open fire with a tiled hearth is a standout feature of the room. Natural light streams in through windows on both the back and side, creating a bright and inviting atmosphere. A door conveniently leads to the inner hallway, ensuring a seamless flow throughout the home.

### Rear Vestibule

1.78m x 2.09m (5'10" x 6'10")

The rear vestibule is a charming and functional space, accessed via an exclusive covered stairway leading to a secure outer timber door. Internally, the room is beautifully finished with rich wood panelling and large glazed sections on two sides, allowing natural light to filter through. The laminate flooring enhances durability and practicality, making it an ideal transition area while double-glazed doors provide access to the sitting room.

### Kitchen / Dining

3.28m x 4.35m (10'9" x 14'3")

This modern and stylish kitchen offers a well-designed range of base, wall, and drawer units, paired with complementary worktops, a stainless steel sink with a chrome mixer tap, drainer, and splashbacks. Twin side windows flood the space with natural light, enhancing its bright and welcoming feel and it is equipped with an integral oven, a ceramic hob with an illuminated extractor, plumbing for a dishwasher, and ample space for a fridge freezer. A dedicated dining area provides room for a table and chairs, making it ideal for family meals and gatherings. Finished with durable laminate flooring and ceiling lighting, this space is perfect for cooking, dining, and socialising.

### Utility

1.62m x 2.85m (5'3" x 9'4")

The utility room provides a practical and functional space, featuring a counter worktop and storage units for added convenience. It includes plumbing for a washing machine, space for a tumble dryer, and a sink with drainer. The room is complete with laminate wood flooring, shelved storage, ceiling lighting, and a side-facing window that allows natural light to brighten the area.

### Home Working Space

2.81m x 3.07m (9'2" x 10'0")

The home working space is a bright and functional area that features durable laminate flooring and ceiling lighting, creating a well-lit and practical environment. A door leads to the hallway for convenient access, while large dual aspect windows allow ample natural light to fill the room. This versatile space is perfect for remote working, study, or as a games room.

### Principal Bedroom

4.16m x 4.29m (13'7" x 14'0")

This spacious and comfortable double en-suite bedroom boasts a stunning wood-panelled bay window at the front, flooding the room with beautiful natural light and adding a touch of elegance. The room features carpet flooring and ceiling lighting.

### En-Suite Bathroom

1.51m x 3.19m (4'11" x 10'5")

The stylish en-suite bathroom features a sleek three-piece suite in crisp white, including a WC, a pedestal wash hand basin with chrome mixer taps, tiled splash back and mirror in addition to a bath with a



convenient shower attachment. The room is finished with a wall mounted vanity storage unit, laminate flooring and ceiling lighting.

#### Bedroom Two

4.48m x 4.45m (14'8" x 14'7")

The second bedroom is another generously sized double room, filled with natural light from the impressive bay window at the front of the property. This bright and airy space offers both comfort and practicality, featuring a convenient walk-in wardrobe and separate built-in wardrobe for ample storage. The room is completed with deep carpet flooring and ceiling lighting, creating a warm and inviting atmosphere.

#### Bedroom Three

3.374m x 4.55m (11'0" x 14'11")

Bedroom Three is a bright and spacious room, with ample space for a large bed and further furniture. A large window allows natural light to fill the space, creating a welcoming atmosphere and there is carpet flooring and ceiling lighting.

#### Shower Room

2.28m x 2.15m (7'5" x 7'0")

A modern and stylish shower room featuring a mains pressure shower within a tiled cubicle, a pedestal wash hand basin with chrome mixer taps, splashback with mirror and a WC. The space is brightened by an opaque window to the front, allowing for natural light while maintaining privacy. Additional features include a wall-mounted vanity storage unit, laminate flooring, and ceiling lighting, creating a practical and well-appointed space.

#### Attic Rooms

The attic level offers a generous and versatile space, featuring three sizeable rooms with ample natural light from dormer windows, complemented by ceiling lighting. Extending to approximately 58 sqm of usable space, these rooms provide excellent potential for various uses, such as play areas, additional bedrooms, or hobby spaces. Two of the rooms benefit from large separate storage areas, adding to the practicality of the space. Finished with carpet flooring for comfort, this attic level enhances the home's flexibility, offering valuable additional accommodation that can be fully appreciated upon viewing.

#### Outside

To the rear of the property is a well-maintained communal garden area, offering a mix of lawn, mature trees including apple & plum fruit trees, and a paved patio seating space ideal for outdoor relaxation. The garden provides a peaceful setting while allowing residents to enjoy the outdoors. Additionally, the property includes allocated parking, ensuring convenience for residents and visitors alike. The oil storage tank is located here and is screened with vertical timber fencing.

#### Services

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

#### Entry

By mutual agreement.

#### Price

SOLD

#### 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](mailto:property@lawscot.com)

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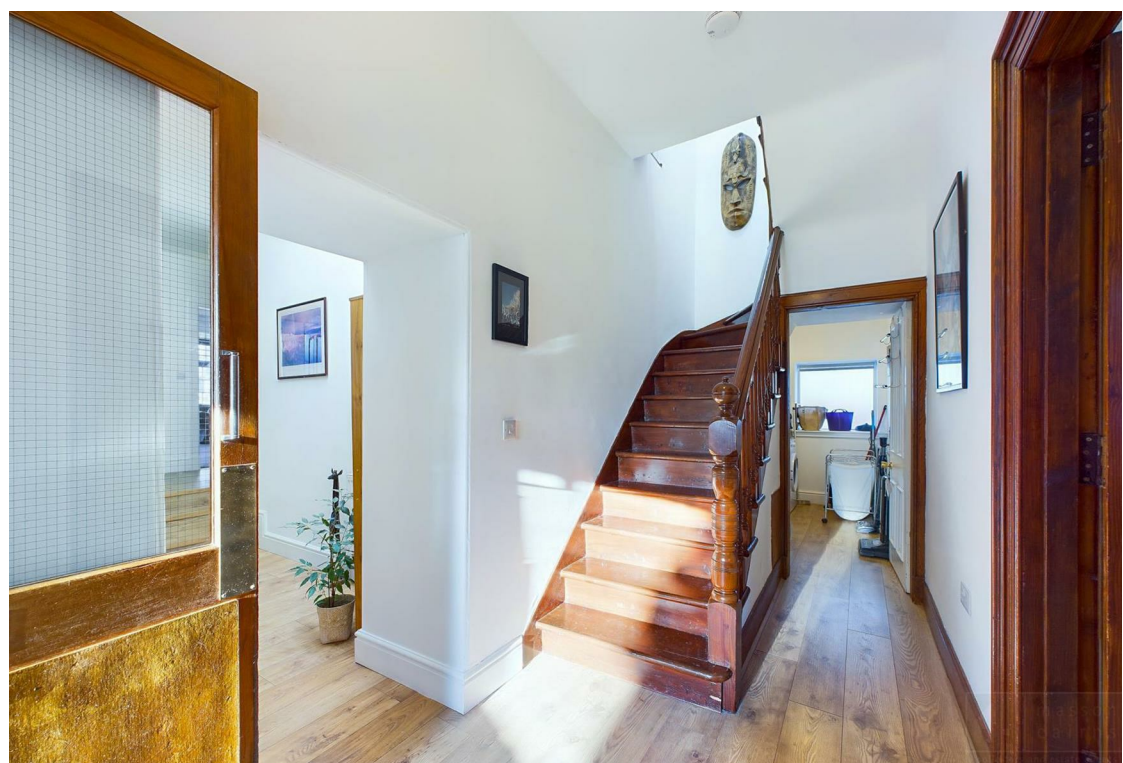
























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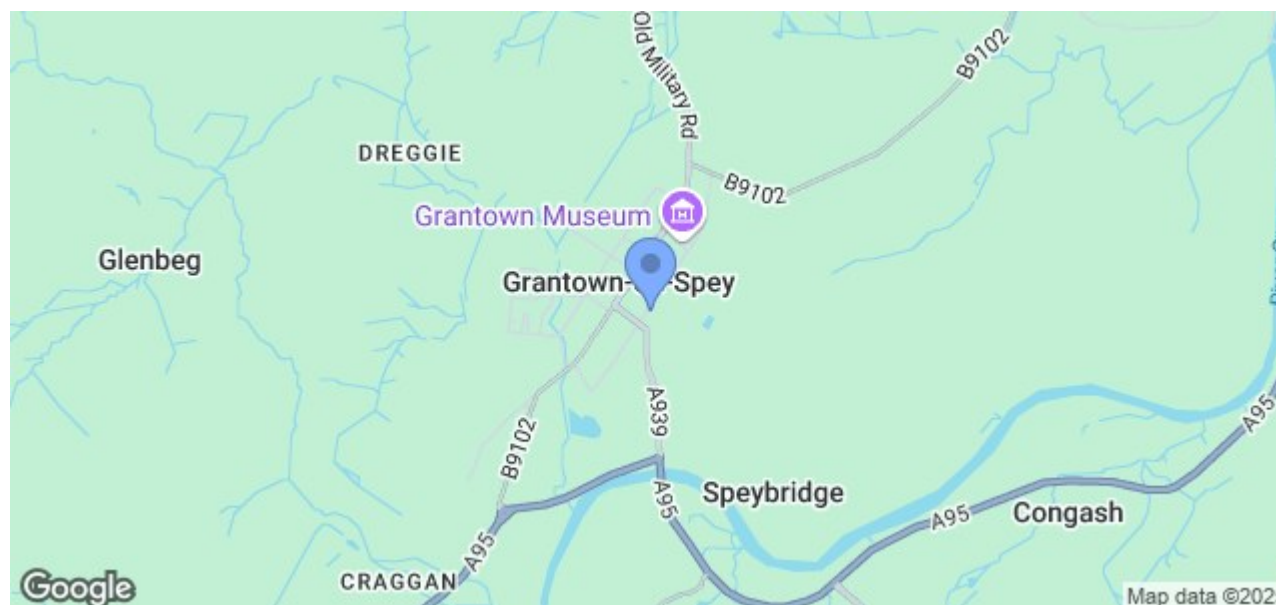
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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