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Tyree Apartment, 2/1 The Square, Grantown On Spey, PH26 3HG
POA

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

UNDER OFFER - 2/1 Tyree Apartments is a superb one-bedroom property with superb views of the Cromdale Hills from every window arranged on the top floor of an exclusive and fully renovated traditional former Victorian hotel situated on the picturesque Square in the beautiful Highland town of Grantown on Spey within the Cairngorms National Park. The immaculately presented apartment is in true walk-in condition and benefits from spacious and well-proportioned accommodation comprising of a large and bright L-shaped hallway, impressive lounge/dining, contemporary kitchen with integral appliances and stylish bathroom with shower and generous double bedroom. There is car parking provision to the back of the building, security intercom and entry system, external lockable storage shed and outside shared garden area. The property would suit a variety of purchasers and would be ideal for first time buyers, retirees or as second / holiday home in the National Park. The apartment benefits from high performance double glazing and excellent storage with viewing recommended. Energy Performance Certificate Rating C, Council Tax Band C

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property@lawscot.com

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Grantown on Spey

Grantown on Spey is a fine example of Georgian town planning with beautiful architecture and protected buildings which is cradled by the magnificent Spey Valley in the Cairngorms National Park. The town has a good range of individual shops and services, including hotels, restaurants, leisure centre with swimming pool, community hospital, health centre and a petrol station. There are endless walks in and around the town and a purpose-built cycle trail in the Anagach Woods for everyone to enjoy and get the most out of this beautiful area with wildlife that can be seen throughout the year including red squirrel, deer, birds of prey, pine marten and many others.

There are daily train services to Inverness and the south from Aviemore, and Inverness Airport provides a variety of domestic and European flights. Other distances from Grantown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles. There is a local bus service to Aviemore, Inverness, Aberlour

Entry

Entry is gained via a phone entrance system opening to the stairwell. Follow the stairs

up to the second floor to arrive at a bright communal landing (only 2 occupants privately shared) with opening to the apartment's oak front door.

Hallway

The bright open L-shaped hallway with a generous walk in storage cupboard (1.85 x 1.1m) which provides fitted storage and also houses the wet electric central heating system and electrical switchgear in addition to access to the loft. There is carpeted flooring, ceiling lighting and mains wired smoke alarm.

Lounge

3.80m x 3.34m 12'6" x 10'11"

This spacious lounge enjoys superb views of Grantown on Spey Square and to the Cromdale Hills through the scenic view to the front of the property. In addition to space to locate your lounge furniture there is ample space to site a dining table with chairs to complete the space and offer a beautifully social area. There is quality engineered oak flooring and ceiling light.

Kitchen

2.57m x 2.34m 8'5" x 7'8"

A beautifully finished kitchen fitted with contemporary range of wall, base and drawer units with contrasting work surfaces and chic splash back tiling. There is

a window to the front of the property allowing natural light to flow into the space and provide great views across the town and the Cromdale Hills. Integral appliances include, oven/grill and a ceramic hob with stainless steel extractor-hood over, washer / dryer, slimline dishwasher and separate fridge and freezer units. There is a single stainless-steel sink with drainer and chrome mixer tap in addition to quality engineered oak flooring and ceiling lighting.

Bedroom

2.60m x 3.42m 8'6" x 11'3"

An inviting double room with large picture window to the front allowing for superb views of Grantown and the Cromdale Hills and a generous supply of natural light. There is carpet flooring and ceiling lighting.

Bathroom

2.51m x 1.77m 8'3" x 5'10"

The contemporary bathroom is fitted with quality sanitary ware including bath, WC, pedestal wash hand basin and shower enclosure with mains pressure shower and rainforest head. There is complimentary wet wall and quality vinyl flooring and ceiling lighting.

Outside

The apartment is complimented by a well-maintained communal garden area to the



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rear with an allocated bin store, secure shed (1.88m x 1.16m) and allocated parking.

Services

It is understood that there is mains water, drainage and electricity. There is a high efficiency electric wet radiator heating system which is cost effective. There is a total of four flats within the building with self-factoring which means that it is low maintenance.

Home Report

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

If viewing on Rightmove click the EPC link and the home report will download.

EPC Rating C

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

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

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Top Floor



Plans not to scale, for illustration only



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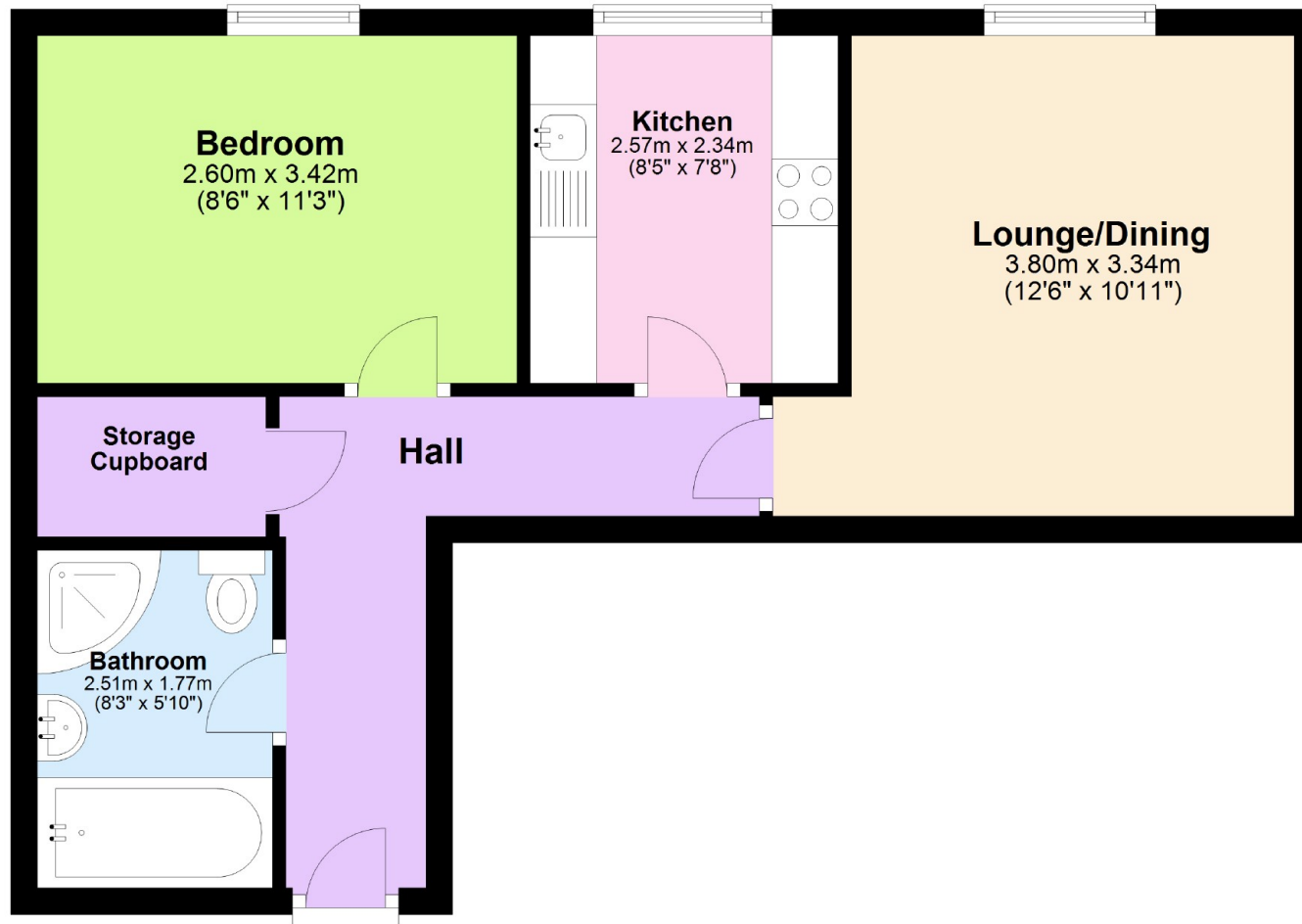
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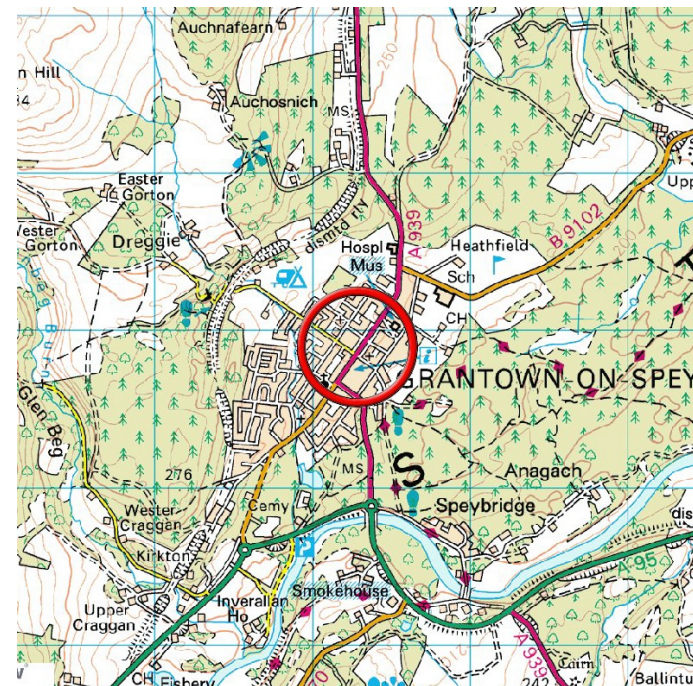
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters**



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