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cairns ESTD 1985

Plot 70, Grantown Caravan Park, Seafeld Avenue, Grantown on Spey, PH26 3JQ

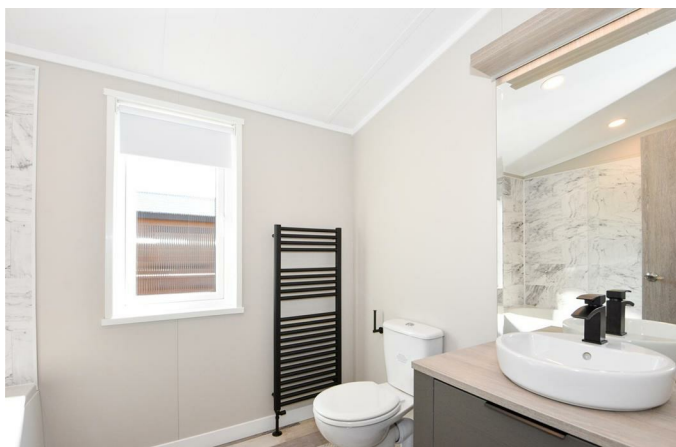
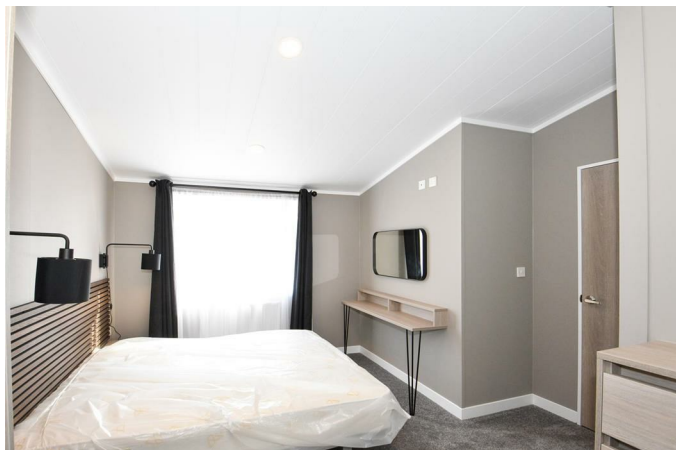
Fixed Asking Price £149,000

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

solicitors and estate agents

A luxury, detached two bedroom lodge on an award winning and immaculate site in this beautiful and historic town in the Cairngorms National Park. From the moment you step into this lodge the attention to detail and luxurious touches are evident from the open plan lounge with dining area and fully fitted kitchen to the fully equipped and elegant bathrooms through to the twin patio doors with panoramic views, vaulted ceilings and outside decking areas all of which combine to provide a perfect and resplendent package. The spacious and bright living area enjoy spectacular views across park and wider countryside, to the Cromdale Hills and Cairngorm Mountains whilst the two double bedrooms (principal en-suite shower room) offer excellent storage and true place of sanctuary. The large entrance hall provides a fitting welcome as well as doubling as a well equipped utility area with plentiful storage. The stylish separate bathroom offers a relaxing haven. Outside, there is private laid to gravel off road parking area and a large deck which wraps around the front and side of the lodge to take full advantage of the simply beautiful and ever changing views of the unparalleled beauty of the National Park. The lodge is highly insulated and benefits from gas fired central heating and is fully residential to allow year round living. The lodge is built to BS3632 : (2015) residential specification it suitable for permanent residence. Council Tax Band to be assessed.

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Grantown On Spey

Grantown On Spey is a charming town nestled in the majestic Cairngorms national park in the heart of the Scottish highlands. Grantown offers abundant opportunities for outdoor activities, with hiking, biking, fishing, and skiing all within easy reach. The town itself boasts a rich history and culture, with elegant architecture and traditional highland hospitality on display.

Living and working in Grantown offers a peaceful and healthy lifestyle, with a strong community spirit and a wide range of amenities including shops, pubs, restaurants, and cultural events. The town is also well-connected to the rest of Scotland, with good transport links. 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. Whether you're looking for a place to raise a family, retire in tranquillity, or simply escape the bustle of city life, Grantown On Spey is a fantastic choice.

Overview

The perfect starter lodge with an expensive feel, the Faraday is the epitome of coorie, which encourages us to appreciate the simple pleasures in life, embracing the great outdoors (no matter what the weather) and enjoying the cosy feeling of coming

back to home comforts afterwards. Throughout, you'll see hints of black accents to give the home a boutique, modern feel. With calming, warm furnishings and textures throughout, you can spend your evenings relaxing by the fire on the clever modular sofa or cooking up a storm in the kitchen. The kitchen has been designed as a social space, with plenty of seating and worktop space to entertain the family or put your baking skills to the test. The large dining table means you can enjoy holiday meals together or get the board games out for games night.

Entrance/Utility Area

1.35m x 2.05m (4'5" x 6'8")

A warm welcome awaits as you step into the Victory Faraday. Kick off your boots or hide away your shoes, the entrance which doubles as a utility room is here for all of your real life scenarios - no matter how messy or untidy. Who says storage can't be beautiful? Certainly not us. Victory have created the utility room of dreams, incorporating clever storage solutions hidden behind unit doors to create a streamline look whilst maximising space. There's also plenty of space for a washing machine and an area to dry clothing.

Kitchen / Diner

3.69m x 2.66m & 2.91m x 2.56m (12'1" x 8'8" & 9'6" x 8'4")

The heart of the lodge is, of course, the kitchen. We know that it's not only used to create culinary

masterpieces, but that it's also an important space for hosting. So whether you enjoy throwing lavish 5-course dinner parties or sipping a few cocktails around the bar, the Faraday's kitchen can do it all. And do it with style.

Sitting Room

4.42m x 3.03m (14'6" x 9'11")

Light the fire, cuddle up on the deep, comfy sofa and relax. It's time for your holiday to begin. The lounge has a calming and serene atmosphere, with a neutral palette of muted mushroom and calming creams. Inspired by high-end Scandinavian design, the upholstery is a soft black fabric to add warmth. Boucle and woven scatter cushions give a sense of luxury and texture along with the freestanding teddy-fabric chair, and the muted striped curtains to add depth and pattern. If you're looking for pure escapism, you've found it.

Bathrooms

2.56m x 1.99m (main) (8'4" x 6'6" (main))

The Faraday's main bathroom boasts a full size bath and matt black shower, with a marble effect wet wall creating a sense of opulence. We promise you'll feel like you've entered a spa. The convenient en-suite is just off the principal bedroom and has everything you could possibly need - a double 'his and hers' vanity with storage, a rainfall showerhead and standard hose and full wall mirror. Run yourself a bath and grab the bath salts. You deserve it.



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Bedrooms

3.54m x 4.44m (principal) (11'7" x 14'6" (principal))
Step into your sanctuary. Taking inspiration from the effortless style of Scandinavian interior design, the principal bedroom is the place to get the perfect night's sleep. You'll feel like you're in a boutique hotel every night with the stylish slatted wood headboard. The soft handle woven curtain fabric has been hand-selected to provide room darkening properties. So snuggle up and turn out the lights. It's time to drift off...

Outside

The lodge is sited with convenient vehicular access. There is a laid to gravel driveway leading to the side which provides vehicular parking. The lodge is surrounded by areas of grass with a gravel footpath leading to the side door in addition to a marvellous large decking area at the side which extends along the front creating a beautiful place to relax and enjoy alfresco dining or sit with a glass of wine and appreciate the fabulous Cairngorm and Cromdale Hill views.

Site & Fees

The current fees for 2023 are £358.47 per month and can be paid by monthly standing order. A written statement will be entered into with the site owner by the incoming purchaser for the site pitch which is governed under the terms and conditions of the mobile homes act 1983.

Services

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

Entry

By mutual agreement.

Fixed Price

Fixed Price of £149,000

Viewings and Offers

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

Masson Cairns

Strathspey House

Granttown on Spey

Moray

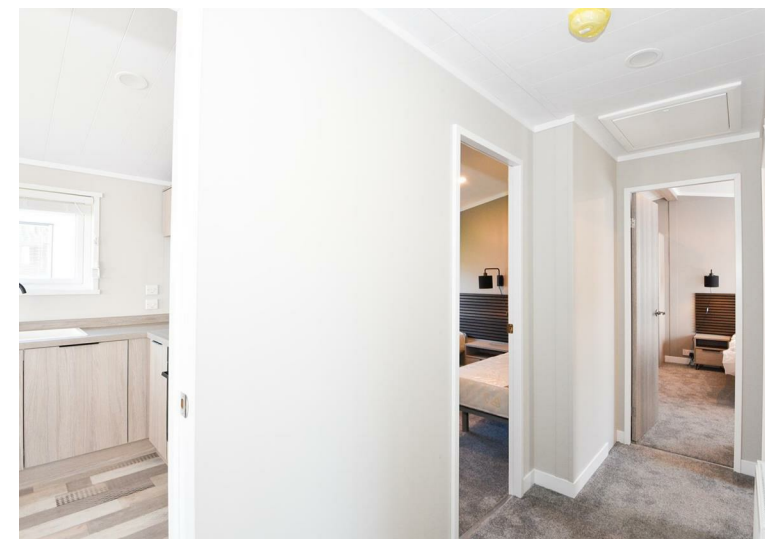
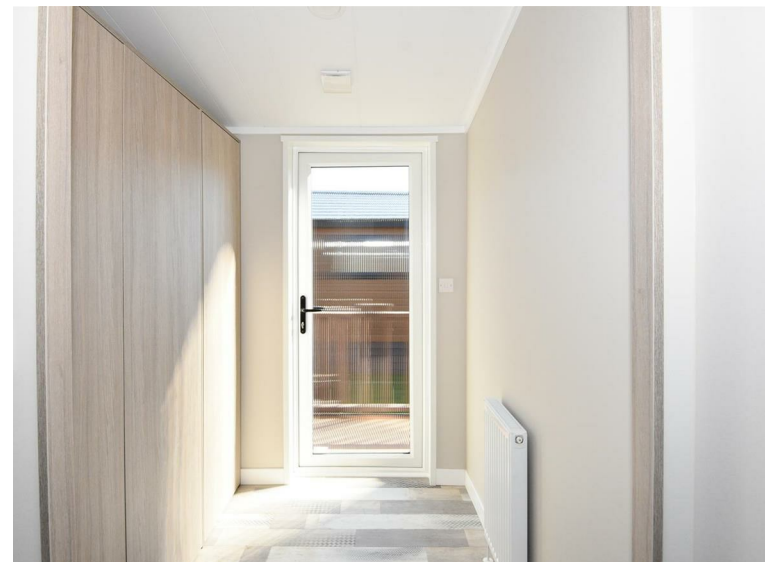
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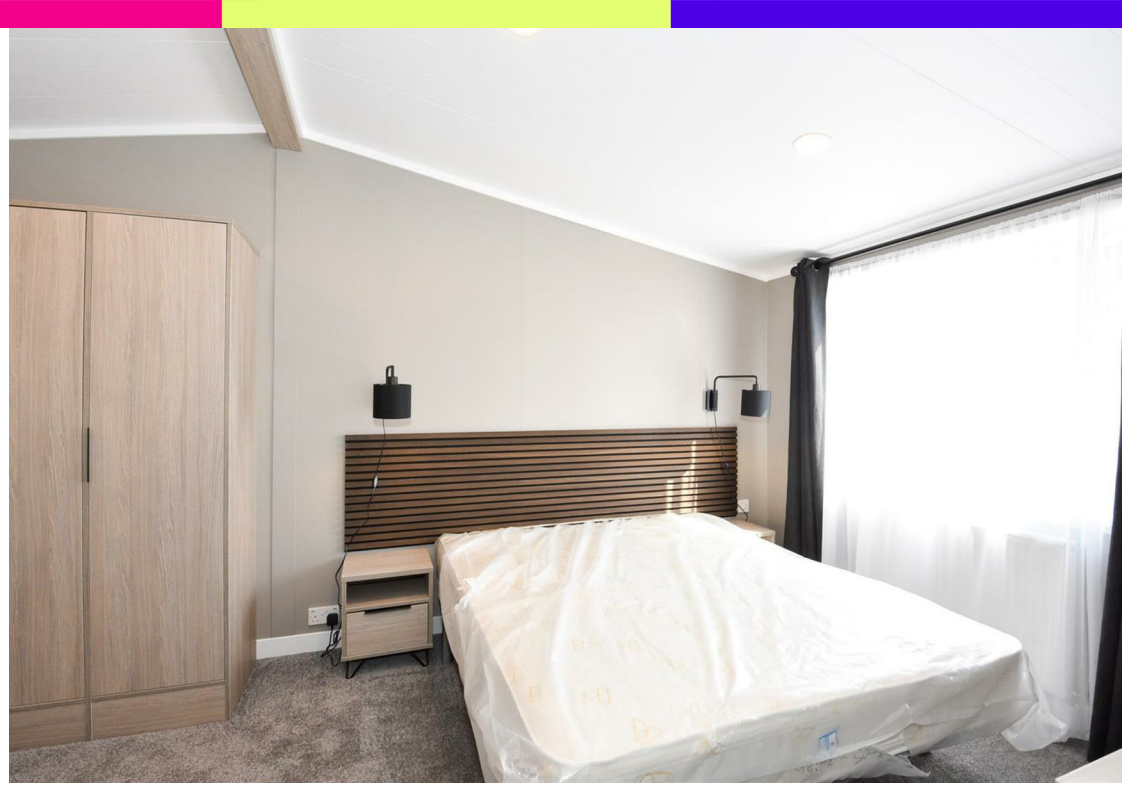
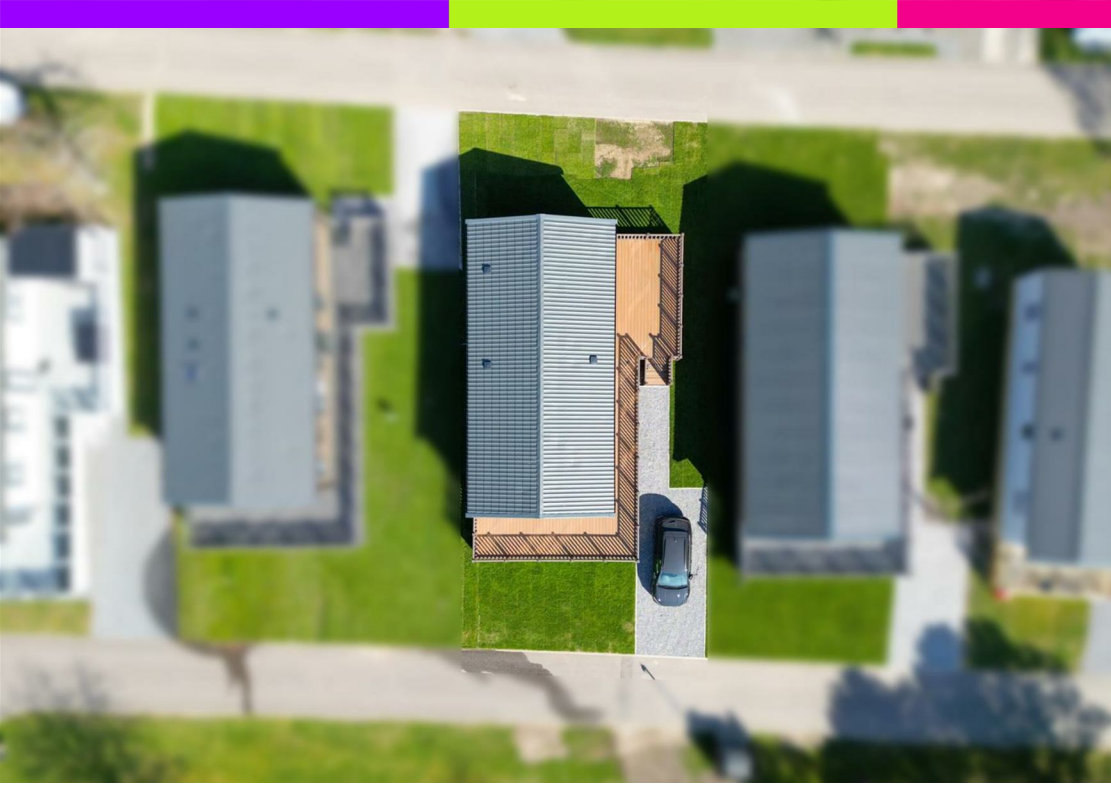
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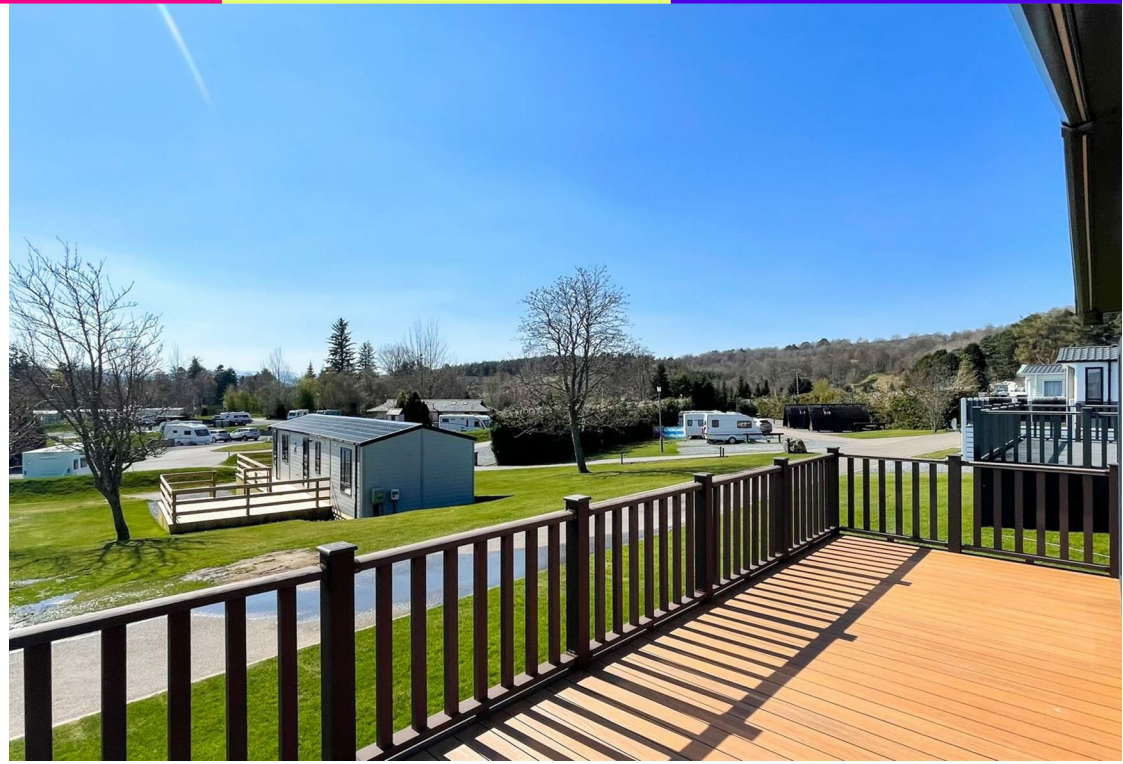
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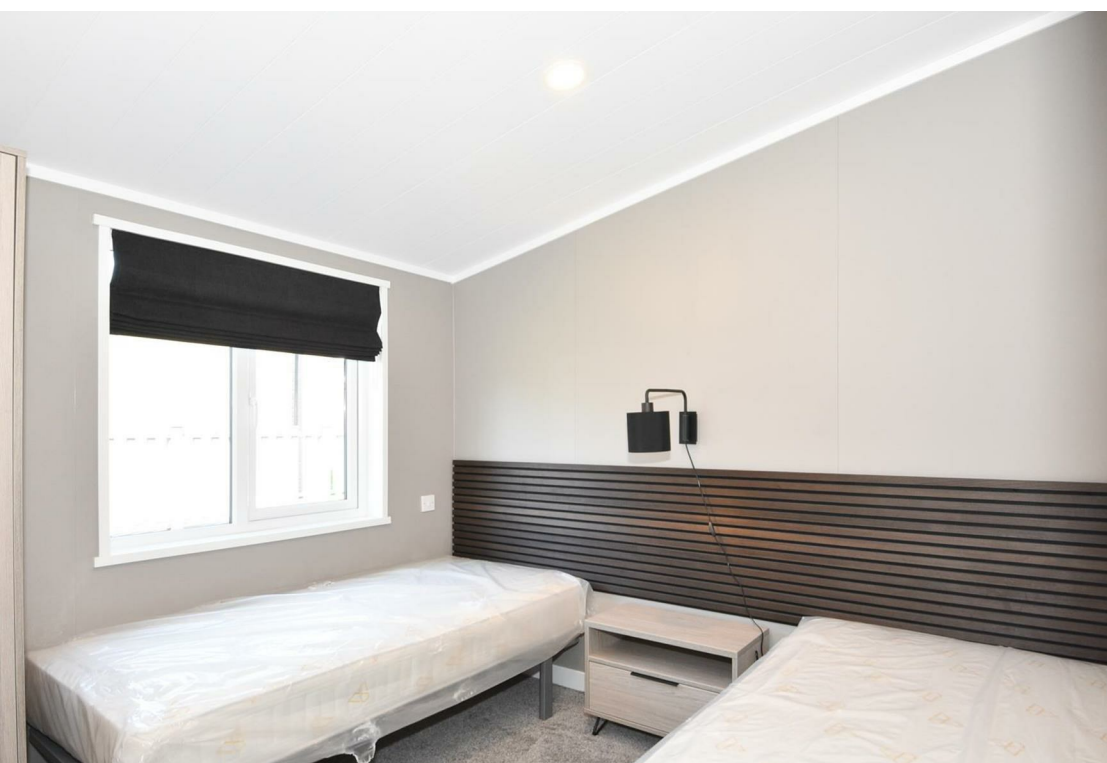














FLOOR PLAN
 VICTORY FARADAY 40 X 20
 2 BEDROOM

GROSS INTERNAL AREA
 FLOOR 1: 775 sq ft, 72m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**masson
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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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