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

Prices From £49,000

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

solicitors and estate agents

A luxury, development featuring new 2-3 bedroom lodges on an award winning and immaculate site in this beautiful and historic town in the Cairngorms National Park. From the moment you step into these lodges the attention to detail and luxurious touches are evident from the open plan lounges with dining areas and fully fitted kitchens to the fully equipped and elegant bathrooms through to the 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 areas enjoy spectacular views across park and wider countryside, to the Cromdale Hills and Cairngorm Mountains whilst the double / twin bedrooms (principals with en-suite shower rooms) offer excellent storage and true places of sanctuary. The large entrance halls provide a fitting welcome and feature plentiful storage. The stylish separate bathrooms offer a relaxing haven. Outside, there is private laid to gravel off road parking areas and large areas of decking along the front and to the side of the lodges to take full advantage of the simply beautiful and ever changing views of the unparalleled beauty of the National Park. The lodges are highly insulated and benefits from gas fired central heating and is fully residential to allow year round living. The park is open for 12 months of the year and the lodges are built to residential specification making them ideal as holiday accommodation or suitable for permanent residence. The site owner is also happy for new owners to let the properties as holiday rentals.

Prices From £49,000



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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, the Craigellachie Nature Reserve, 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

This property is exempt from the need to have a home report.

Overview - Ambleside Premier 40 x 14, 2 Bed

The perfect starter lodge with an expensive feel, the Ambleside Premier 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 light accents to give the home a modern feel. With calming, warm furnishings and textures throughout, you can spend your evenings relaxing by the fire or cooking up a storm in the kitchen. The kitchen has been designed as a social space, with plenty of 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.

Overview - Willerby Clearwater 40 x 20, 2 Bed

If you are looking for a holiday home that delivers classic lodge living look no further than the Clearwater. The Clearwater's open plan layout and light, airy living space has made it a firm favourite. Its abundance of windows throughout helps to flood the living space with natural light, whilst its spacious layout ensures that your guests won't be tripping over each other. With acres of kitchen space, this lodge is a



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chef's dream. As expected from any Willerby Bathroom, the Clearwater has a full-sized bath and en-suite shower room facilities for the principal bedroom. With Residential specification BS3632 : (2015) suitable for permanent residence, it's a favourite among those who want something more spacious and luxurious.

Outside

The lodges are sited with convenient vehicular access. There is a laid to gravel driveway leading to the side which provides parking for two vehicles. The lodges are surrounded by areas of grass with a short series of steps leading to the side doors in addition to a marvellous large decking area at the side of the lodges. An additional area of decking 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 2024 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.

Lease Terms

Small Lodges have a 20 year lease
Larger Lodges have a 40 year lease

Top line / residential lodges to be agreed with site owner

Services

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

Entry

By mutual agreement.

Price

Prices range from £49,000

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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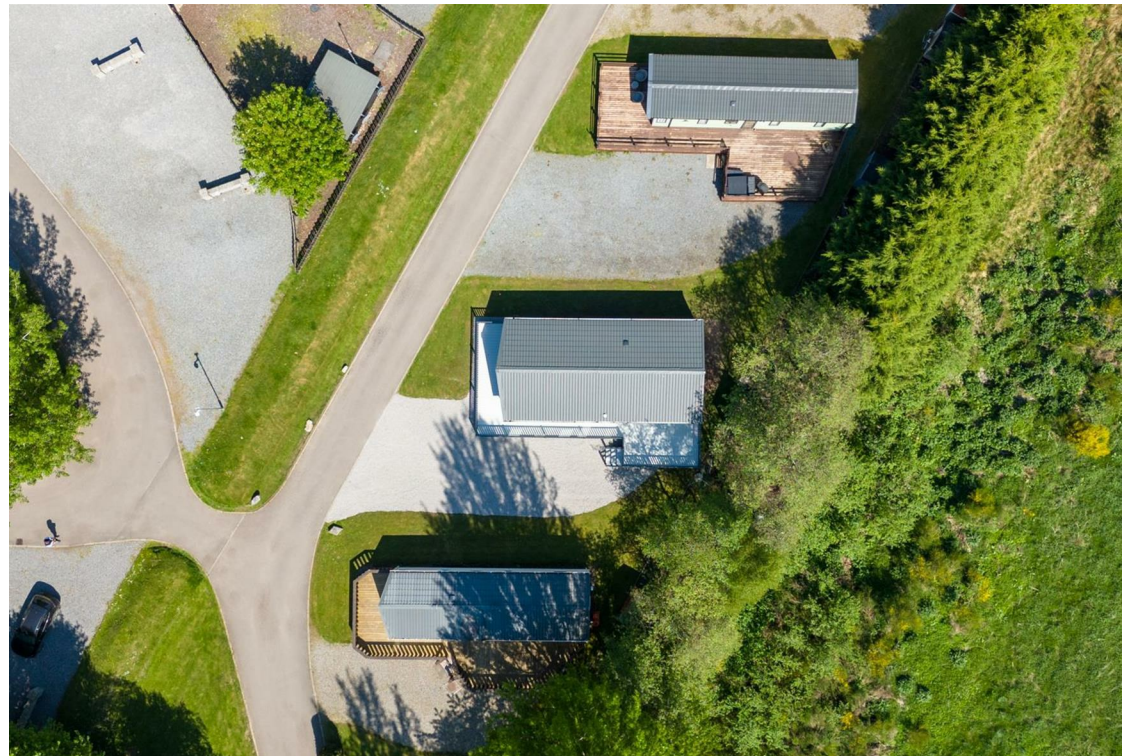
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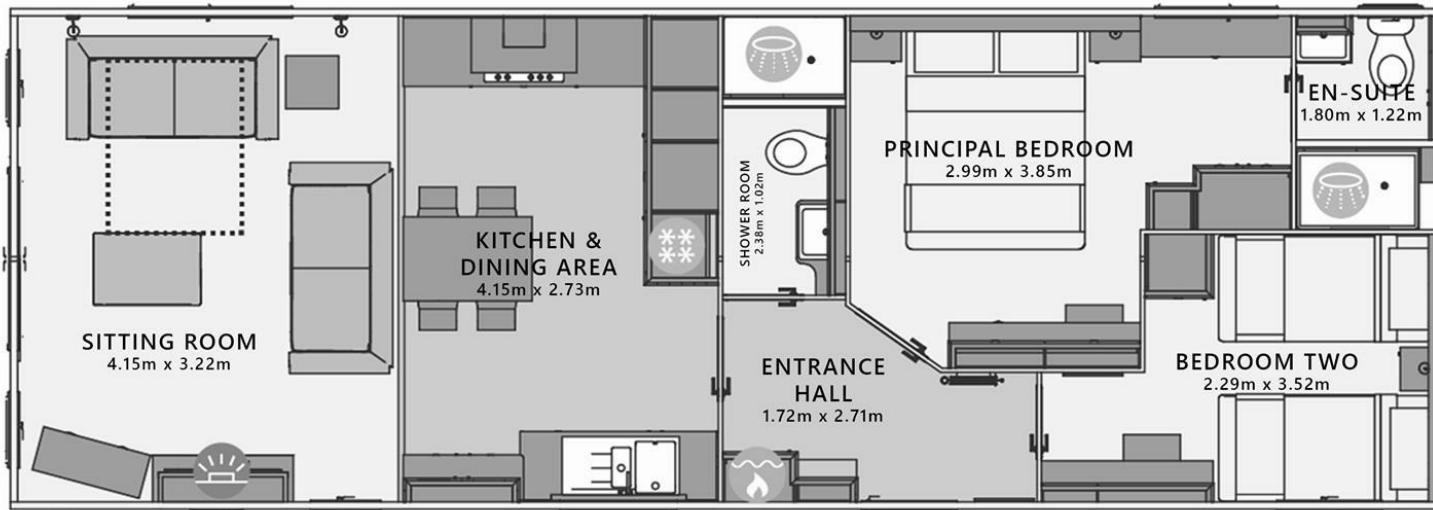
Ambleside











FLOOR PLAN
 AMBLESIDE PREMIER 40 X 14
 2 BEDROOM

GROSS INTERNAL AREA
 FLOOR 1: 570 sq ft, 53m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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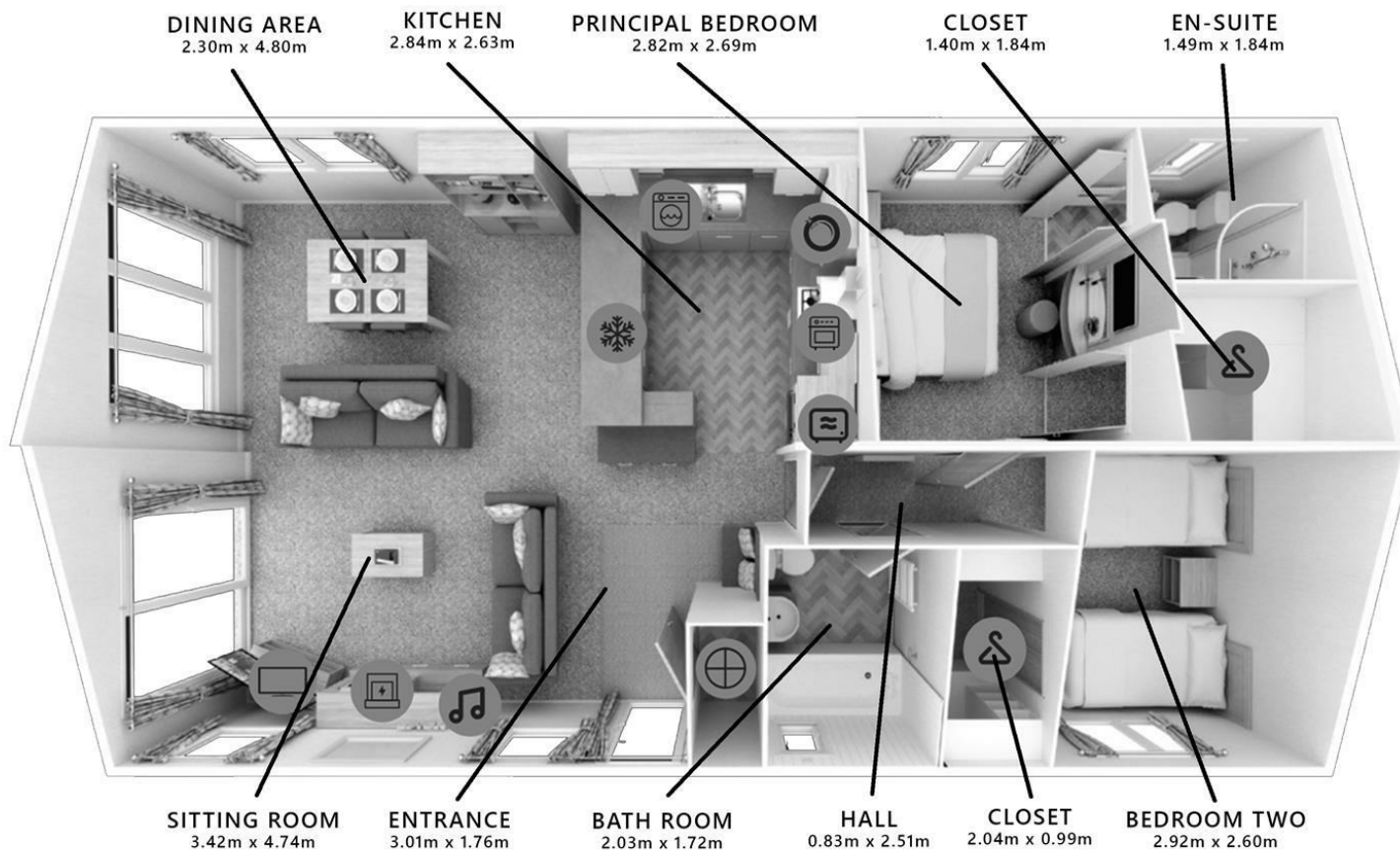
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FLOOR PLAN
 WILLERBY CLEARWATER 40 X 20
 2 BEDROOM

GROSS INTERNAL AREA
 FLOOR 1: 731 sq ft, 68m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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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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