

masson cairns LTD

solicitors and estate agents

6 Seafield Lodge, Woodside Avenue, Grantown on Spey, PH26 3JN

Offers Over £199,500

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

Fully refurbished and insulated in recent years, this substantial first-floor apartment extends to approximately 100 square metres and provides spacious, well-presented accommodation, together with the practical benefit of allocated off-street parking and a large loft for storage. Accessed by an external staircase, the entrance vestibule incorporates an airing cupboard, while the central hallway leads naturally through to the remainder of the accommodation and gives the apartment an easy, well-organised flow. At the heart of the home is the impressive open-plan kitchen, dining and living area, a particularly generous and versatile space with ample room for cooking, dining and everyday relaxation, while several windows draw in excellent natural light and help create a bright and open feel throughout. The kitchen is fitted with a good range of contemporary wall drawer and base units, butchers block worktops, tiled splashbacks and integrated cooking appliances, with the adjoining dining and living areas providing plenty of space for both family life and entertaining. Bedroom one is a comfortable double and benefits from its own en-suite shower room, while bedroom two is another well-proportioned double with the added advantage of a useful walk-in wardrobe. Bedroom three is equally versatile and is currently arranged as a home working space, although it would work just as well as a further double bedroom, study or hobby room. A separate utility cupboard provides additional practical storage, while the main bathroom completes the accommodation and is fitted with a bath, WC and wash hand basin. Outside, the apartment has allocated off-street parking, communal courtyard areas and shared communal gardens, providing valuable outdoor space for residents. The property is also conveniently positioned within Grantown on Spey, with village amenities close at hand and the wider Cairngorm National Park. EPC C, Council Tax C, Home report online at massoncairns.com

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

EPC Rating C

Entrance Vestibule
2.49m x 1.85m (8'2" x 6'0")
A bright and practical entrance vestibule accessed via steps which incorparate an internal storage are and entered through a modern dark-finished external door with glazed insert. The space is finished with wood-effect flooring, ceiling lighting and a substantial built-in cupboard that provides excellent storage for coats, footwear and other everyday items. A further door leads through to the main living accommodation and remainder of the accommodation.

Open Plan Kitchen, Living & Dining Area
6.57m x 5.08m (21'6" x 16'7")
A particularly spacious and well-presented open-plan space combining the kitchen, dining and living areas in one bright and flexible setting. The kitchen is fitted with a comprehensive range of contemporary white wall, drawer and base units with butchers block worktops, tiled splashbacks, integrated oven and hob with extractor above, together with a sink positioned beneath the window and space for further appliances. The dining area sits naturally alongside the kitchen with ample room for a full-size table and chairs, while the adjoining living space provides generous room for comfortable seating and is finished with carpet flooring and a feature wallpapered wall. Several windows bring in excellent natural light, while ceiling lighting throughout and the open arrangement create an easy flow between each of the principal living areas. There is also an attic hatch with ladder which gives access to a large insulated loft which is useful for additional storage.

Bedroom One & En-suite
4.18m x 3.70m & 3.39m x 1.69 (13'8" x 12'1" & 11'1" x 5'6")
A generous double bedroom with carpet flooring, ceiling lighting and a large window bringing in good natural light. There is ample space for a substantial bed together with freestanding bedroom furniture, while a door leads directly into the en-suite shower room. The en-suite is fitted with a large glazed shower enclosure with rainfall-style shower, WC and a circular countertop wash hand basin set above a modern vanity unit with wood-effect surface. A chrome heated towel radiator, opaque window to the side and mirrored wall storage complete the room.

Bedroom Two
3.58m x 3.12m (11'8" x 10'2")
A well-proportioned double bedroom with carpet flooring, ceiling lighting and a broad window providing good natural light. There is ample space for a double bed together with freestanding bedroom furniture, while an integral wardrobe provides useful fitted storage.

Bedroom Three / Home Working Space
3.56m x 3.08m (11'8" x 10'1")
A versatile room currently arranged as a dedicated home working space, but equally suitable for use as a third bedroom, guest room or additional sitting room depending on requirements. The room is well proportioned and provides ample space for a desk, seating and freestanding storage, while a broad window brings in good natural light. Carpet flooring and ceiling lighting complete the room, with the flexible layout making it a useful addition to the overall accommodation.

Bathroom
3.23m x 1.90m (10'7" x 6'2")
A well-proportioned bathroom fitted with a white suite comprising a panelled bath with shower attachment, pedestal wash hand basin and WC, with the principal wet areas partly tiled and a chrome heated towel radiator providing additional comfort. Ceiling lighting and an extractor fan complete the room, while immediately alongside is a useful separate utility cupboard providing dedicated space and power for a tumble dryer, together with shelving and additional household storage, creating a practical area for laundry and cleaning equipment away from the main living accommodation.

Outside
The apartment benefits from allocated off-street parking within the

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grounds, with the external staircase providing direct access to the first-floor entrance as well as good secure storage underneath. The wider grounds include shared communal garden areas with sections of lawn, established trees and planting, together with gravelled and paved surfaces around the building. The communal setting provides useful outdoor space for residents while remaining easy to maintain, and the combination of parking, garden ground and the central village position adds further practicality to the property.

Services
It is understood that the properties are served with mains electricity, water and drainage. There is air source central heating.

Entry
By mutual agreement.

Price
Offers over £199,500 are invited

Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns
Strathspey House
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Moray
PH26 3EQ
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Fax: (01479) 874806
Email: property@lawscot.com
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Council Tax
The property is currently assessed as Council Tax Band C, with an annual charge of £2032.28 for 2026/27, including water charges. A 25% discount is currently available to single occupiers.

Purchasers intending to use the property as a second home should be aware that, for 2026/27, Highland Council charges Council Tax at 300% of the standard rate for second homes.

What Three Words Location
What3Words Location: ///depth.scribbled.escalates

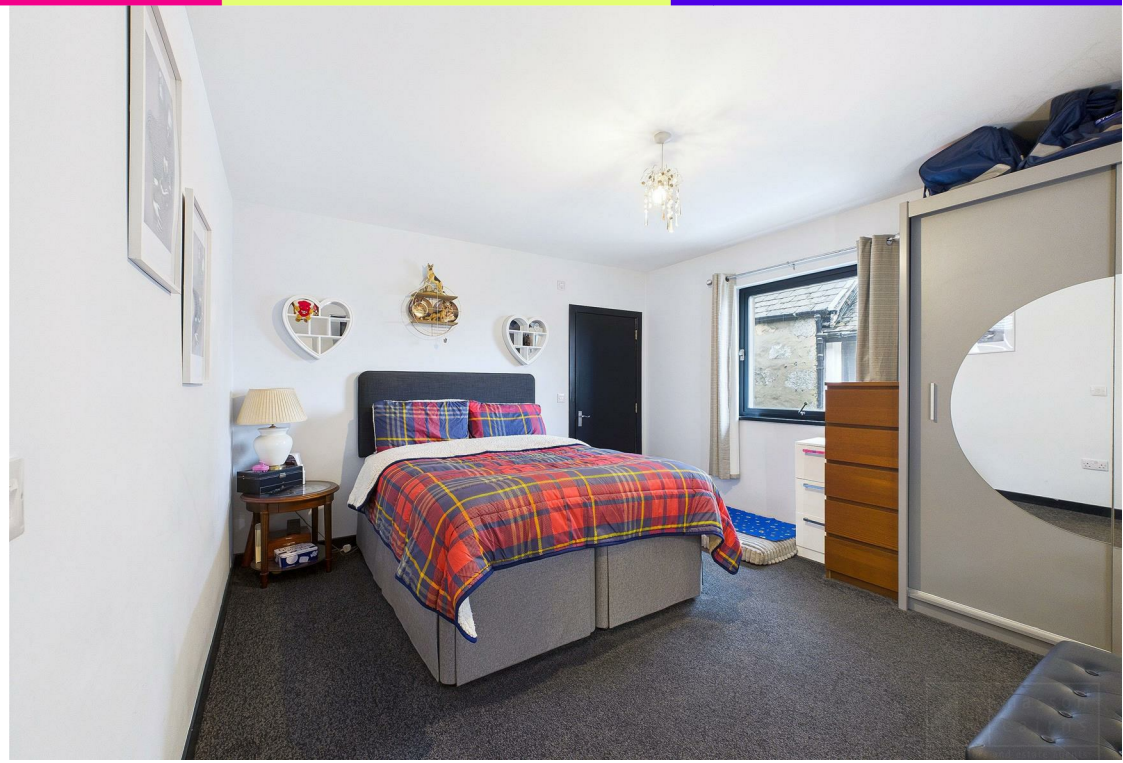
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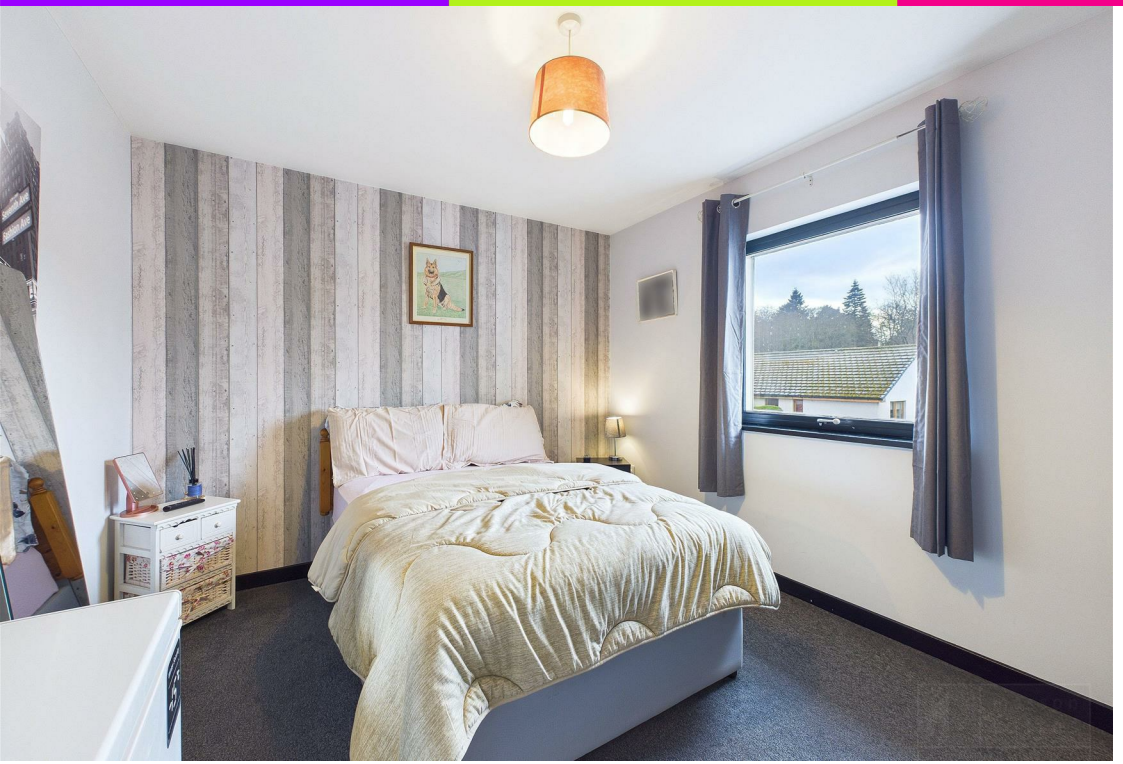


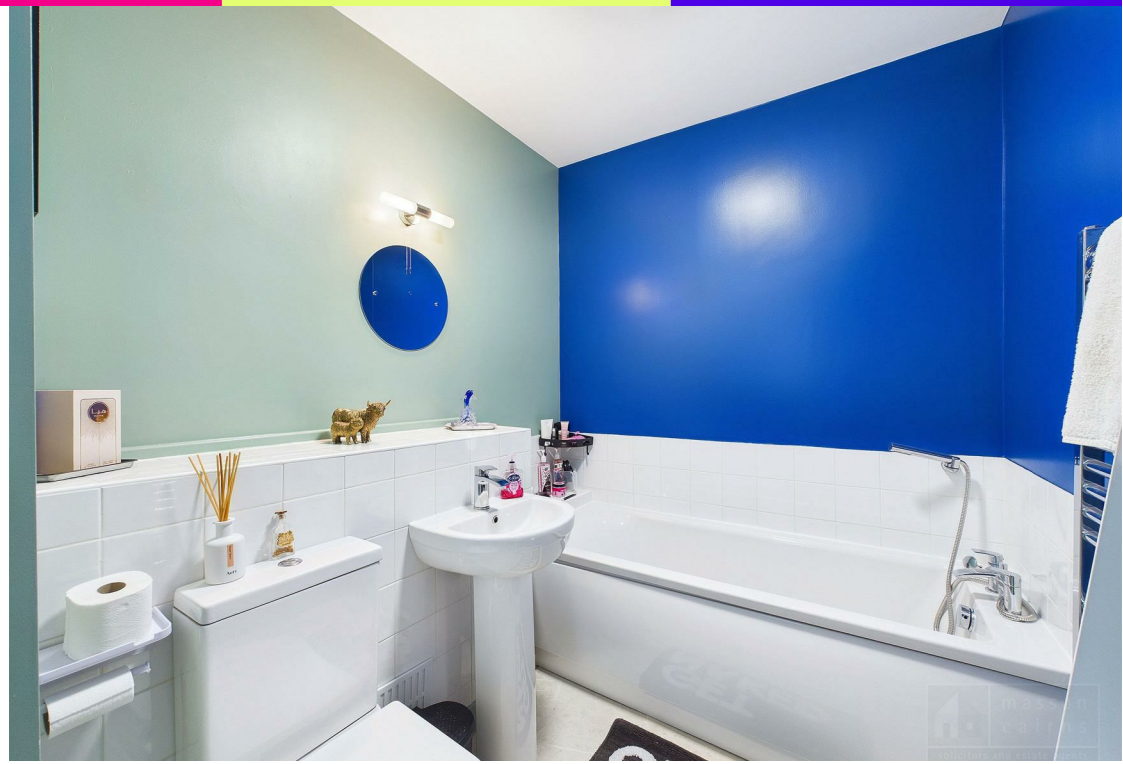






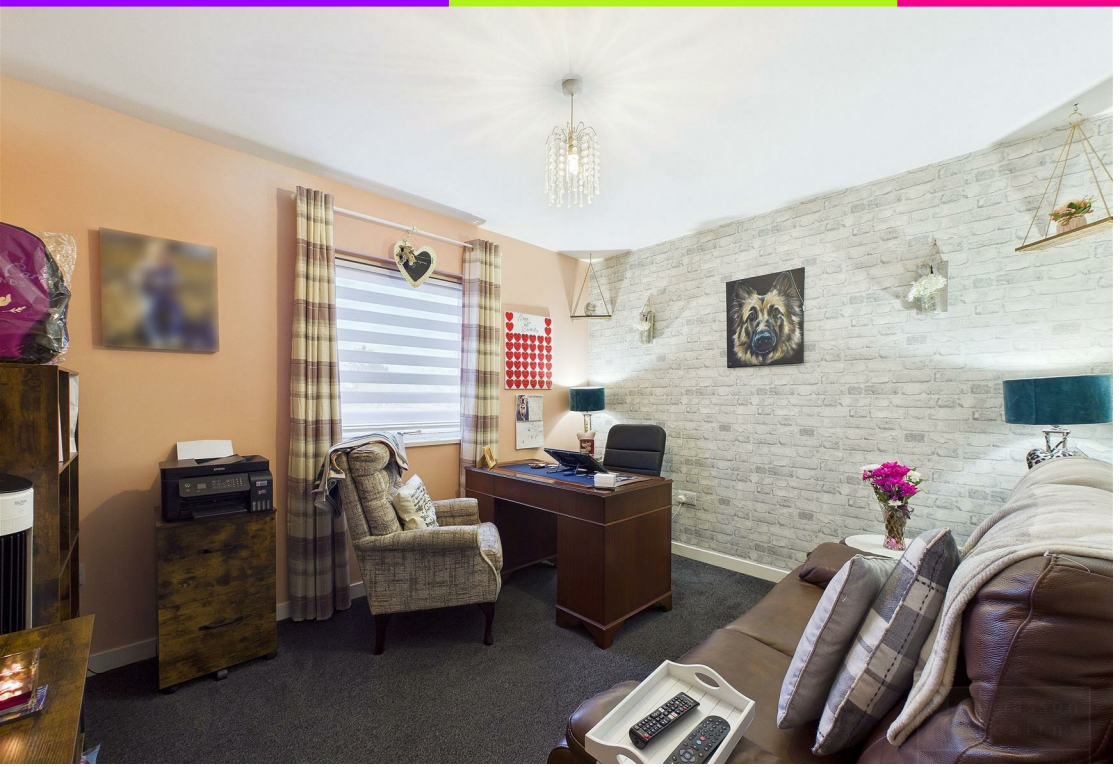

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Approximate total area(1)

95.4 m²
1027 ft²

Balconies and terraces

8.2 m²
88 ft²

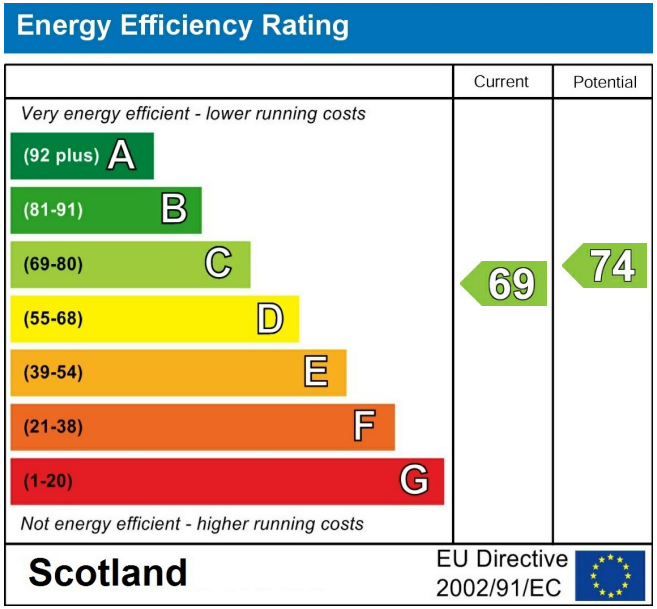
(1) Excluding balconies and terraces

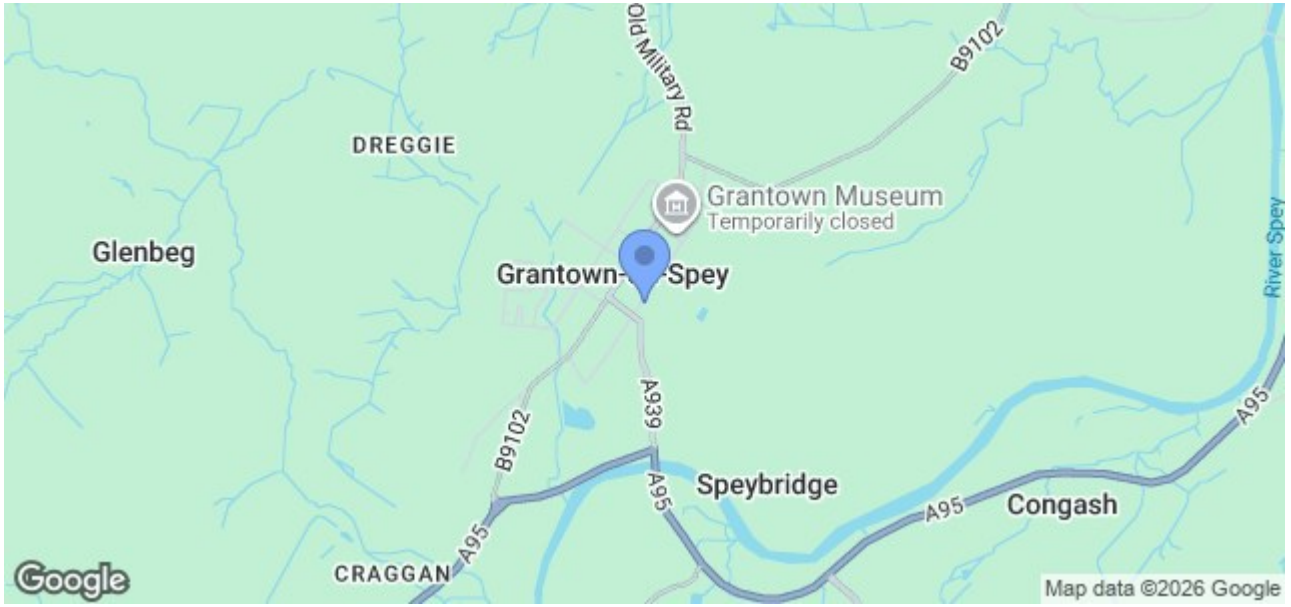
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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