



masson  
cairns

9 Strathview Lodge, Seafeld Avenue, Grantown On Spey, PH26 3JQ

Fixed Asking Price £259,950

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

solicitors and estate agents

A high quality three bedroom timber lodge enjoying an elevated position and one of the most sought after locations on this 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 bespoke kitchen and bathrooms through to the atrium windows, vaulted ceilings and outside decking areas. The spacious lounge with electric fire and kitchen/dining with integral appliances are on open plan and enjoy spectacular views across the Cairngorm Mountains and Cromdale hills, there are three double bedrooms (master en-suite shower room), an entrance hallway/utility with storage and a stylish bathroom. The lodge is highly insulated and benefits from gas fired central heating and is fully residential to allow year round living. The property would be a cash purchase as it is not suitable for mortgage purposes. The lodge is built to BS3632 standard making it suitable for permanent residence. Council Tax Band B

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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, 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.

### **Grantown Holiday Park**

Scotland Regional Winner in the Practical Caravan and Practical Motorhome Top 100 Sites for 2018, the site is always in immaculate condition

### **Entrance Hall/Utility**

3.0 x 2.13 (9'10" x 7'0")

The light and well proportioned entrance provides access to the lounge, kitchen / dining, bedroom three and the bathroom and offers a range of modern storage units with complimentary workspace housing a stainless steel sink with mixer tap, a washer / dryer and the Worcester combi boiler. There is a double sliding door wardrobe allowing

fantastic storage for shoes and outerwear and there is a carbon monoxide alarm, smoke alarm, laminate flooring, ceiling lighting and access to the loft.

### **Lounge**

2.96 x 5.98 (9'9" x 19'7")

A bright and luxurious lounge enjoying french doors and Atrium windows to the front allowing tremendous views over the town to the Cromdale hills and Cairngorm Mountains and providing access on to the beautiful decking area. The spacious lounge area is complimented with an electric fire which creates a lovely warming ambience and the laminate flooring and recessed ceiling lighting complete this comfortable and relaxing room.

### **Kitchen/Dining Room**

3.06 x 3.86 (10'0" x 12'8")

This spacious open plan kitchen / dining has a great range of modern base, drawer and wall units with complimentary worktops in addition to a velux window flooding the room with natural light. There is a one and a half bowl stainless steel sink with mixer tap and many special features including integrated appliances consisting of dishwasher, fridge / freezer, microwave, electric triple oven / grill and 5 ring gas hob with stainless steel extractor hood above. There is a window to the rear, laminate flooring, recessed ceiling lighting and ample space to site a dining table and chairs making this the perfect space to entertain family and friends.

### **Master Bedroom**

2.95 x 2.78 (9'8" x 9'1")

A welcoming relaxed double en-suite bedroom enjoying a window to the front allowing fabulous scenic views and benefitting from a walk in wardrobe(1.97m x 1.65m) providing great shelving and hanging storage. There is carpet flooring, a combination of wall and ceiling lighting in addition to a further door that leads to the en-suite shower room.

### **En-suite Shower Room**

2.90 x 1.81 (9'6" x 5'11")

A fresh contemporary en-suite comprising of a large walk in shower enclosure with modern wet wall surround, housing a mains pressure shower and white vanity units with contrasting black worktop providing storage underneath, a back to wall WC and a wash hand basin with mixer tap and there is a mirrored unit with ambient lighting placed above. There is a chrome towel radiator, shaver point, extractor, tile effect vinyl flooring and recessed down lighting.

### **Bedroom Two**

2.95 x 3.63 (9'8" x 11'11")

A bright and comfortable double room currently being used as a home working space benefitting from twin windows and a velux window to the rear. There is laminate flooring and ceiling lighting.

### **Bedroom Three**

2.96 x 3.32 (9'9" x 10'11")

A lovely bright double bedroom enjoying a window to the



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front allowing fabulous views over the countryside and benefitting from a double sliding mirrored door wardrobe providing fabulous storage. There is carpet flooring and combination of wall and ceiling lighting.

#### **Bathroom**

2.95 x 2.19 (9'8" x 7'2")

A beautiful bathroom with smart white vanity units offering storage underneath housing a modern wash hand basin, back to wall WC and there is a large mirror unit with ambient lighting placed above. The P-shaped bath with twin taps houses a mains pressure shower and is surrounded by contemporary wet wall and a modern glazed shower screen. Further storage is provided within two large shelved cupboards and there is an opaque window to the rear, chrome towel radiator, shaver socket, extractor, recessed ceiling lighting and tile effect vinyl flooring.

#### **Outside**

There is a large gravel driveway leading to the side and provides parking for several vehicles. The lodge is surrounded by stone chip for ease of maintenance 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 views. There is a timber garden shed that is fully insulated and enjoys the benefit of power and light measuring 2.8m x 1.9m which houses a tumble drier and provides storage for garden and sport equipment.

#### **Site Fees & Conditions**

The current fees for 2022 are £168 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 the electric and gas are metered. There is mains water and drainage. There is gas fired central heating. The lodge is built to BS3632 standard making it suitable for permanent residence

#### **Entry**

By mutual agreement.

#### **Fixed Price**

Fixed Price of £259,950

Furniture available at separate negotiation

#### **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

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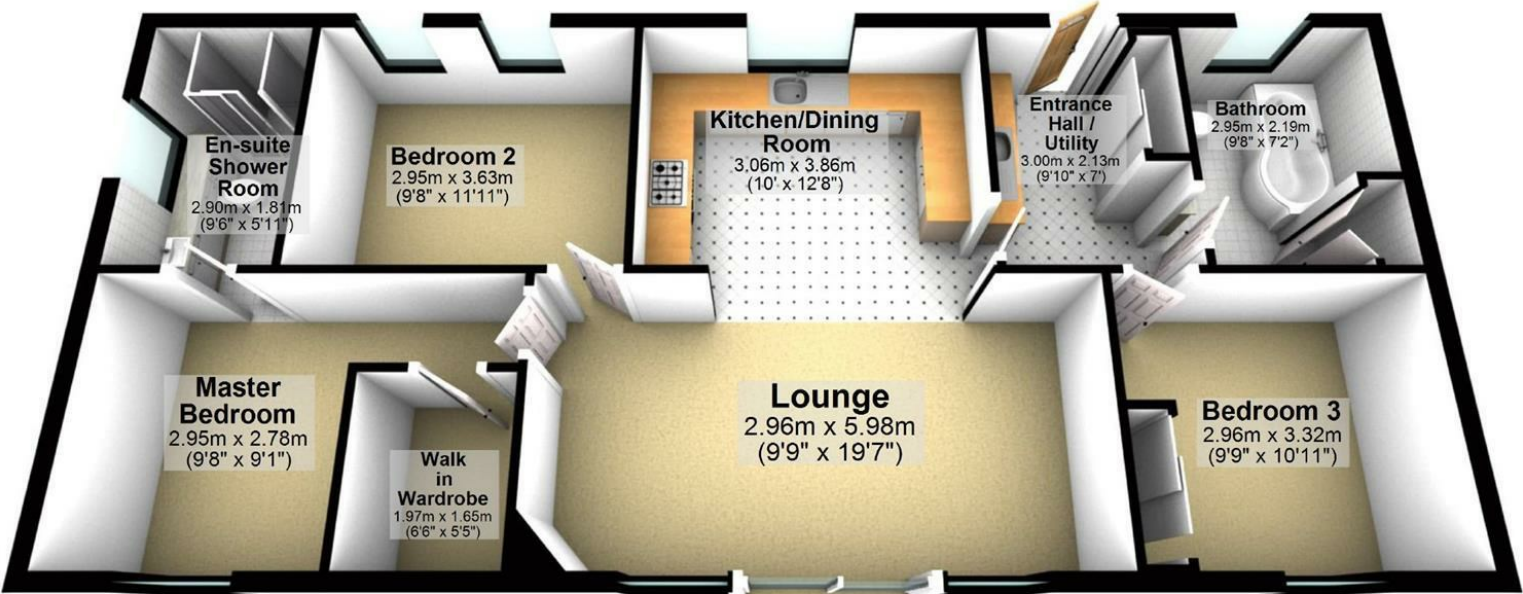








# Ground Floor

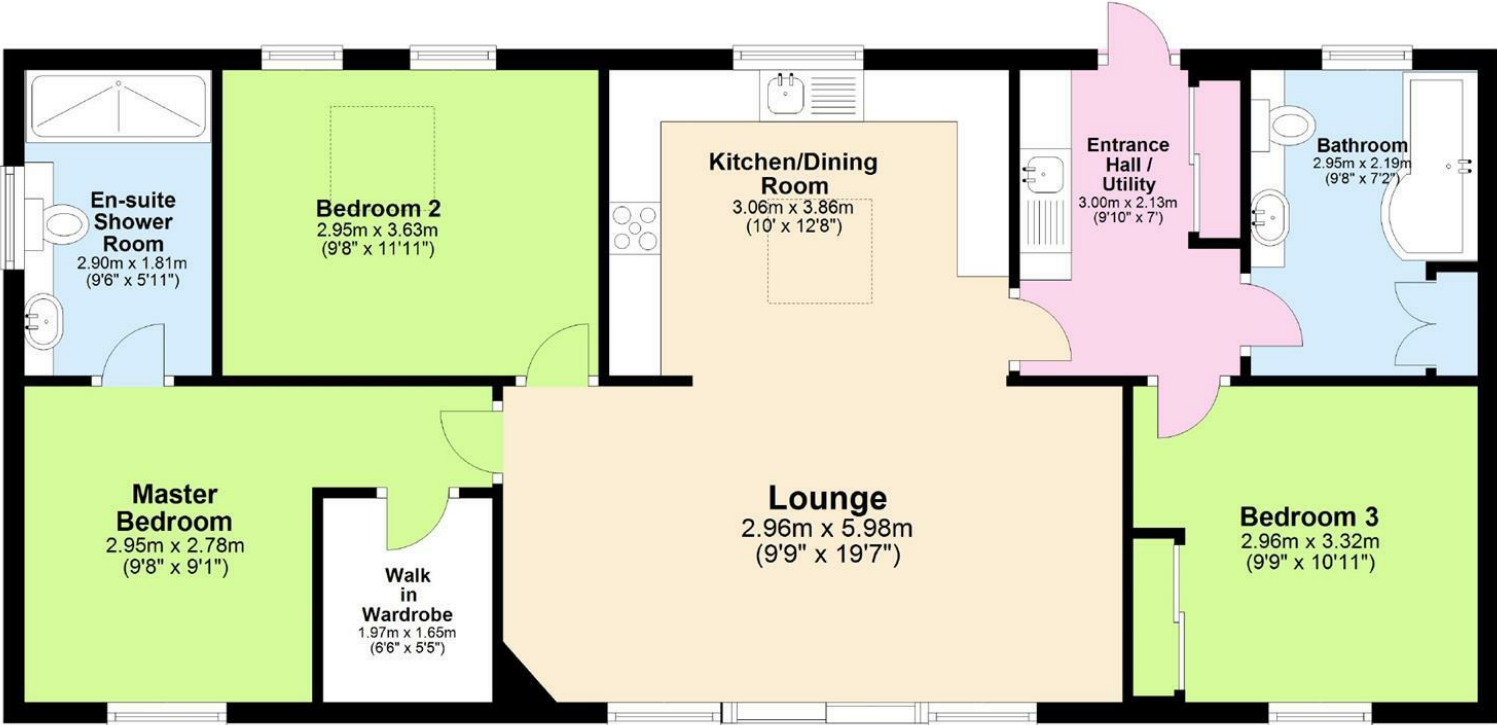


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## Energy Efficiency Rating

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