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17 Strathview Lodge, Seafeld Avenue, Grantown on Spey, PH26 3JQ

Offers In The Region Of £235,000

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

solicitors and estate agents

A luxury, detached three bedroom timber lodge enjoying a prime elevated position and located 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 tiled and elegant bathrooms through to the atrium windows 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 Spey Valley, to the Cairngorm Mountains and Cromdale Hills whilst the three double bedrooms (master en-suite shower room and patio doors out to the decking) offer excellent storage in addition to beautiful vistas. The hall provides a fitting welcome and the well equipped utility and a stylish separate shower room offers a relaxing haven. Outside, there is private parking, a quality secure storage shed and a large deck which wraps around the front 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 standard making 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 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.

Overview

Large open plan lounge with amazing views
Luxury kitchen with breakfast bar
Vaulted ceilings
Atrium windows to lounge
Elegant bathrooms
Three bedrooms (Two En-suite)
Furniture and fittings included
Gas central heating
Year round usage
Parking for vehicles
Large elevated decked area
Secure Storage Shed

Entrance / Utility

2.16m x 2.96m (7'1" x 9'8")
The bright and spacious entrance leads to the lounge, kitchen/dining area, third bedroom, and bathroom. It features modern storage solutions and a complimentary workspace equipped with a stainless steel sink and mixer tap, a washer/dryer, and a Worcester combi boiler. A double sliding door wardrobe offers ample storage for shoes and outerwear. The area is also fitted with a carbon monoxide alarm, smoke alarm, quality flooring, ceiling lighting, and provides access to the loft.

Sitting Room / Kitchen / Diner

6.06m x 2.99m / 3.87m x 2.96m (19'10" x 9'9" / 12'8" x 9'8")
The elegant sitting area is bathed in light from French doors and Atrium windows at the front, offering stunning views over the town towards the Cromdale hills and Cairngorm Mountains. This room leads onto a lovely decking area, perfect for enjoying the scenery. It features a cosy Charnwood multi-fuel stove set on a slate hearth with a surround, creating a warm and inviting atmosphere. Carpeted flooring and

feature ceiling lighting add to the room's comfort and relaxation. The expansive open-plan kitchen/dining area is equipped with a wide array of modern base, drawer, and wall units topped with complementary worktops. A Velux window fills the room with natural light, enhancing its spacious feel. It includes a one-and-a-half bowl stainless steel sink with a mixer tap and numerous premium features such as integrated appliances: a dishwasher, fridge/freezer, microwave, electric triple oven/grill, and a 5-ring gas hob with a stainless steel extractor hood above. A window to the rear and recessed ceiling lighting contribute to the area's ambiance, while ample space for a dining table and chairs makes it an ideal spot for entertaining guests.

Principal Bedroom

4.58m x 2.99m (15'0" x 9'9")
The inviting and tranquil double en-suite bedroom features a front-facing window that showcases spectacular scenic views. It benefits from a walk-in wardrobe (1.97m x 1.65m) offering excellent shelving and hanging storage options. The room is carpeted and illuminated by a combination of wall and ceiling lighting, adding to its cosy ambiance. Additionally, there is a separate door that leads to the en-suite shower room, enhancing the room's convenience and privacy.

En-Suite Shower Room

1.82m x 2.96m (5'11" x 9'8")
The contemporary en-suite features a large walk-in shower enclosure with a sleek modern surround and is equipped with a mains pressure shower. It includes stylish white vanity units with contrasting black worktops that offer ample storage underneath. The suite is completed with a back-to-wall WC with concealed cistern and a wash hand basin with a mixer tap, enhanced by a mirrored unit above featuring ambient lighting. Additional amenities include a chrome towel radiator, shaver point, and an extractor. Tile-effect vinyl flooring and recessed downlighting give the space a clean, modern finish.

Bedroom Two

3.67m x 2.96m (12'0" x 9'8")
This bright and cosy double room, currently utilised as a home office, benefits from twin windows and an integral storage wardrobe, enhancing its functionality. A Velux ceiling window adds an extra influx of natural light, making the space airy and inviting. The room features carpet flooring and ceiling lighting, providing both comfort and adequate illumination for work-related activities as well as a peaceful bedroom space if required.



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Bedroom Three

3.31m x 2.99m (10'10" x 9'9")

This charming double bedroom is illuminated by a front-facing window that offers stunning views over the countryside, creating a serene atmosphere. It boasts a double sliding mirrored door wardrobe, providing ample storage space. The room is carpeted and features a combination of wall and ceiling lighting, enhancing the overall ambiance. Additionally, a door offers private access to the bathroom, adding an element of convenience

Bathroom

2.22m x 2.96m (7'3" x 9'8")

This elegant bathroom features smart white vanity units that provide ample storage space underneath and house a modern wash hand basin. It also includes a back-to-wall WC with concealed cistern, and a large mirror unit with ambient lighting above, enhancing the room's sophisticated aesthetic. The P-shaped bath, fitted with chrome mixer taps, includes a mains pressure shower and is complemented by a contemporary surround and a modern glazed shower screen. An opaque window to the rear allows for privacy while letting in light and there a chrome towel radiator, shaver socket, extractor, recessed ceiling lighting, and tile effect vinyl flooring, completing its stylish and functional design.

Outside

The property has a driveway to the side, providing vehicle parking. Surrounding the lodge is a mixture of lawn and an impressive decking area which extends along the side and front of the lodge, offering a picturesque setting for relaxing, alfresco dining, or enjoying a glass of wine while taking in the fabulous views. A timber garden shed, measuring 2.8m x 1.9m, is equipped with power and light adding practicality and convenience to this beautiful outdoor space.

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

Site Fees

The current fees for 2024 are £2256 per annum 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.

Entry

By mutual agreement.

Price

Offers in the region of £235,000 are invited

Viewings and Offers

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

Masson Cairns

Strathspey House

Grantown on Spey

Moray

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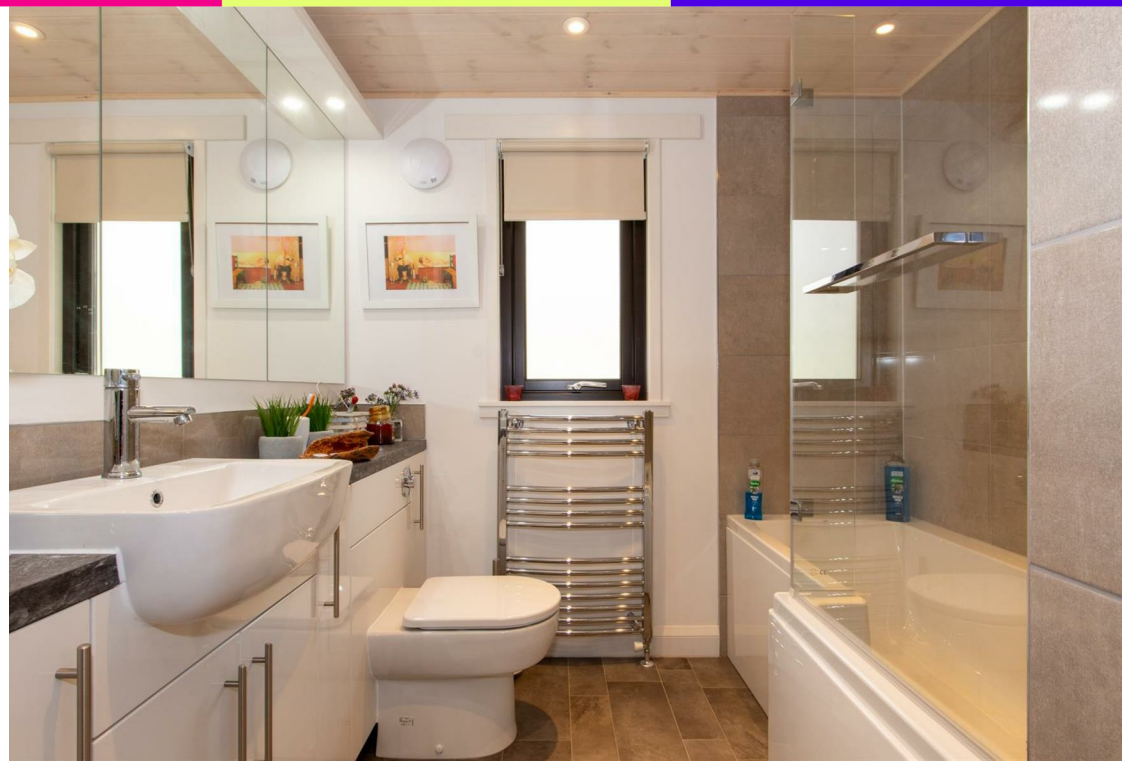
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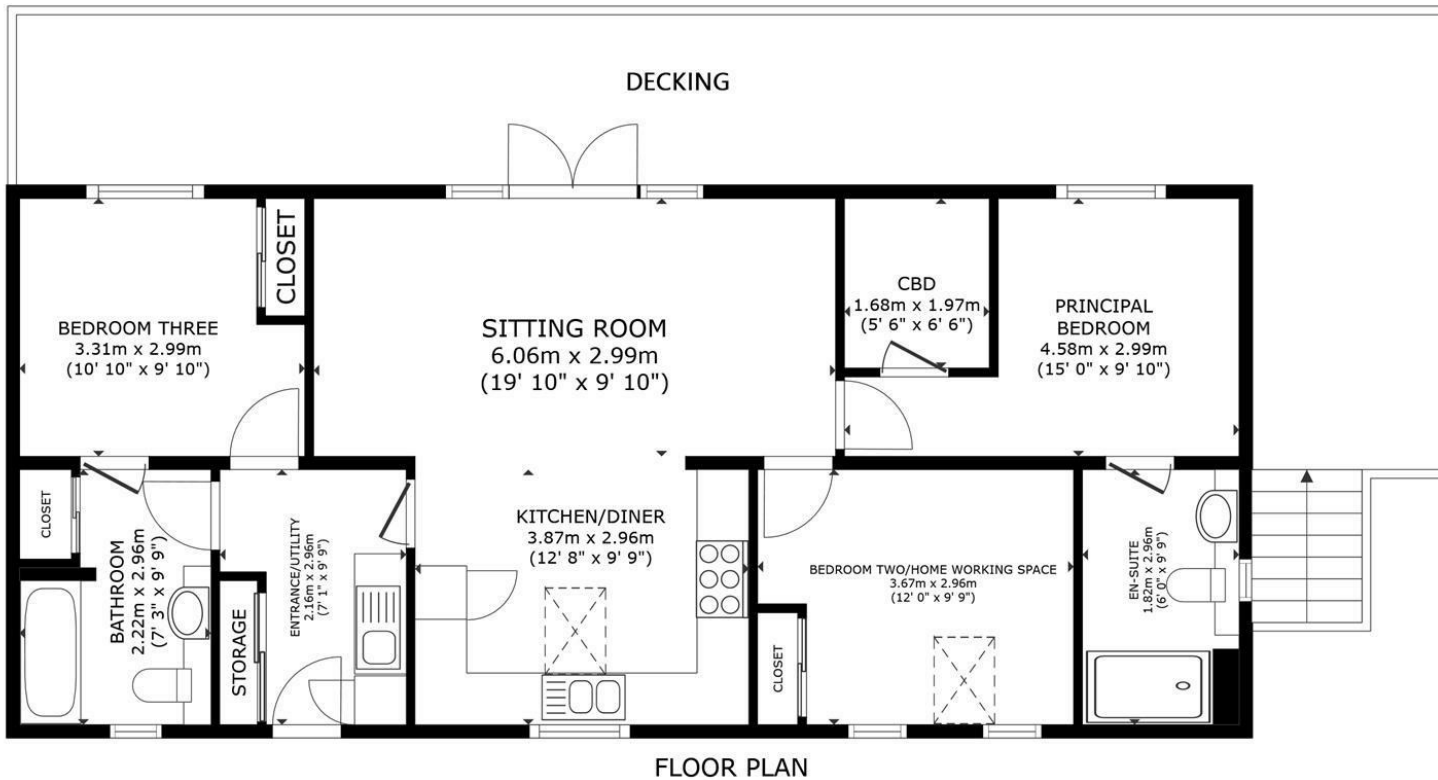












FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR PLAN 86.5 m² (931 sq.ft.)
 EXCLUDED AREAS : BALCONY 42.8 m² (461 sq.ft.)
 TOTAL : 86.5 m² (931 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating

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