

**4 Gordon Hall,
Grantown-on-Spey, PH26 3JF**



Spacious and bright one bedroom, first floor apartment with unique contemporary kitchen within a circular turret. This attractive property is in excellent condition and is one of only nine spacious apartments within a traditional Victorian Country House in a secluded location with large grounds in a peaceful residential area of Grantown-on-Spey.

- Master bedroom with great views to rear gardens
- Spacious bright open plan lounge/dining room
- Contemporary kitchen within turret with integrated appliances
- Walk in utility room/storage area
- Good sized shower-room with WC
- Communal security entrance
- Designated parking and additional storage area
- Extensive communal gardens with stream
- Oil fired central heating system
- Double Glazing
- Excellent letting potential

First floor, rear of building overlooking gardens

03

STATION SQUARE GRAMPIAN ROAD
AVIEMORE PH22 1PD
T: (01479) 811 463 / 810 020

OFFERS OVER £110,000 ARE INVITED

sales@highlandpropertyservices.co.uk
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GRANTOWN-ON-SPEY

Grantown-on-Spey is the capital town of Strathspey and is ideally placed within the Cairngorms National Park. It offers a range of local attractions including trout and salmon fishing in the River Spey, golfing on its renowned 18 hole golf course, swimming, excellent shopping facilities and the ever-popular Malt Whisky trail. Strathspey is also the premier ski area in the UK with both the Cairngorm and Lecht Ski area nearby. The town is approximately 45 minutes drive from Inverness, and has a growing population with a Primary School, Grammar School with swimming pool and new sports centre and an established Health Centre.

THE PROPERTY

This traditional stone and slate building stands in extensive grounds with its own communal parking. It has an attractive communal entrance hallway with an impressive period stairwell to this first floor apartment. Gordon Hall Owners Association manage the building together with a recently appointed Factor Newton Property Management. The Owners Association recovers all communal fees including oil, communal area electricity and building insurance costs by monthly standing order. Included in the sale are all light fittings, curtains, carpets and fitted appliances.

This first floor apartment benefits from an attractive bay window, bespoke turret kitchen feature and high ceilings with extensive ceiling coving throughout. There is a feature open fireplace and surround (not in use). Heating and hot water is by communal oil fired boiler system and radiators. The property is double glazed throughout.

The property may not be suitable for mortgage purposes by some lenders. Some additional furnishings maybe available by private bargain.

PH26 3JF

BUILDING ENTRANCE

Entrance to the building is via a large communal doorway with post-box facility. The large entrance hallway has the fire alarm security panel (annual contract) and cupboard housing the individual electricity meters and further rear storage area with communal facilities including coin operated electric tumble dryer and dedicated storage.

APARTMENT ENTRANCE HALL (3.05m x 1.25m)

Access directly into the inner hall area with fuse box. Coat rack. Radiator. Door Intercom.

LOUNGE / DINING AREA widest (6.5m x 6.2m)

Large bright, dual aspect room with open fireplace and wood panelled bay window overlooking the rear garden. Twin windows to side of property and open plan dining area. Ornate ceiling and coving. Radiator. TV point.



KITCHEN

widest (4.5m x 2.75m)

Contemporary bespoke kitchen within a circular turret with adjoining walk-in utility cupboard/store. Twin windows with blinds overlooking the front and side of the property. Extensive wall and floor units with integral Siemens electric oven, hob and extractor, dishwasher and washing machine. Attractive ornate ceiling coving and spotlight. Radiator.



DOUBLE BEDROOM

(3.55m x 3.5m)

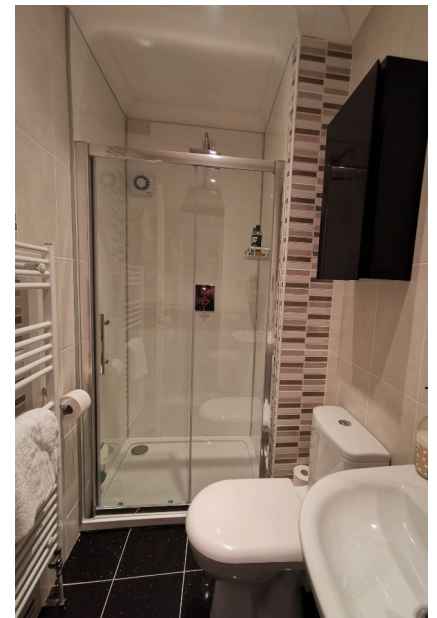
Bright spacious double room with large windows overlooking the extensive rear garden area and stream. Radiator.



SHOWER ROOM

(2.25m x 1.25m)

Fully tiled with main shower and walk in glass cabinet. Extractor fan. Heated towel rail. Mirror. Ceiling spotlights. Shaver point. Wall cabinet. Tiled floor.





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COUNCIL TAX & ENERGY PERFORMANCE RATING

We understand this property is rated Band B for council tax. The energy efficiency rating for the house is band D (67).

DATE OF ENTRY

The seller is seeking a prompt settlement date.

VIEWING

Viewings are strictly by arrangement with the selling agents by minimum 48 hour pre-appointment only. To avoid disappointment when travelling, please always confirm any viewing with our office prior to setting off.

HOME REPORT

Linked from our website or available on request from our offices.

OFFER / SERVICES

Highland Property Services are pleased to provide any potential purchaser of this property with a full legal service from an established Scottish solicitor to act in the purchase. All offers from your solicitor in the standard Scottish style must be made direct to Highland Property Services. Our client reserves the right to accept an offer at any time. In the event that a closing date is set, we are only able to liaise with clients who have instructed their solicitor to note interest on their behalf. Where an offer is accepted in principle, it is the responsibility of the purchaser's solicitors to do all ID checks under the 2017 AML Regulations (Anti Money Laundering).

GROUNDS

Extensive landscaped gardens with attractive mature shrubs, trees and lawn with BBQ area. Parking space for apartment with additional visitor/service parking. The external Factors deal with building and garden maintenance approximately £120 per annum plus £100 Deposit. Upkeep of the garden and grounds is included in the annual fees collected by the Owners Association.



SERVICES

Telephone with broadband capability. TV aerial. Oil fired hot water and central heating. Mains electricity, water and sewage. We understand that the current owner has not used the fireplaces and accordingly no warranty is available as to their condition.

ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding residential letting/rental rates and a comprehensive property management service is available on request. Our sister company, Highland Holiday Homes, specialising in holiday rentals can offer holiday letting advice, they manage a range of high quality privately owned holiday properties in the Aviemore area and throughout the Cairngorms National Park

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the selling agents have not tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc. included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.



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Monday - Friday 9.00 am - 5.00 pm