

7 Gordon Hall Apartments Seafield Avenue Grantown-on-Spey

Offers Over £125,000 are invited

Spacious One Bedroom Apartment
in A Stunning Victorian Villa



- Tastefully Decorated With Abundant Character and Beautiful Surroundings
- Oil Fired Central Heating, Double Glazing & Ample Storage Space
- Allocated Parking Spot and Bike Store
- Expansive Lounge With Space To Create A Dining Area
- Picturesque Communal Garden Grounds With Seating and BBQ areas

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



Gordon Hall is an exclusive development of nine tastefully converted apartments within a traditional Victorian building. Originally built as a hotel in 1894, Gordon Hall has been transformed into modern and spacious apartments which exude character. No 7 is a comfortable one-bedroom apartment, located at the rear of the building on the third floor. In very good decorative order, the property benefits from a contemporary fitted kitchen and bathroom as well as an incredibly spacious lounge. A charming room located within the turret offers a perfect spot to create a study whilst the bedroom offers beautiful views over the surrounding garden grounds and woodlands. Other benefits include oil fired central heating and UPVC double glazing. There is also a fire alarm system, security entry system and communal drying room. The beautifully maintained garden grounds offer a serene retreat with seating and BBQ spots creating an idyllic space to relax outdoors.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Sophia Peddie on 07759 119411



The property would make an ideal residential, second home or holiday let investment property. Viewings are highly recommended to appreciate the character and space offered by this beautiful apartment.

Grantown on Spey is a well-known Victorian town with a long-distinguished history attracting tourists in both summer and winter. There are numerous shops selling an extensive array of goods, as well as hotels, restaurants, pubs, and other forms of entertainment. The town has both primary and secondary schools. The Craig MacLean sports centre offers a wide variety of sporting and social events. There is a dentist, health centre, cottage hospital and many other facilities.

ACCOMMODATION:

Communal Entrance

The building is accessed via double doors at the foot of the turret, which open into an entrance vestibule. This houses the mailbox for each apartment and security entrance phone. A glazed security door leads into the communal hallway, which has a traditional style fireplace, decorative ceiling coving, feature chandelier and deep skirtings. A carpeted staircase with traditional wooden balustrade leads to the first floor. There is a glazed door leading off to storage areas and the drying room. The control panel for the fire alarm system is also located here (smoke alarms are fitted in all communal areas) and there is a cupboard for electricity meters, control switches and time switch for exterior lighting.

As you follow the staircase and reach apartment number seven, there is adequate room for a shoe rack to store shoes before entering the home.

Entrance Hallway

3.97m x 1.32m + 1.28m x 2.69m

A solid entrance door welcomes you into the apartment. Doors off to the lounge, kitchen, bedroom and bathroom. A spacious storage cupboard (1.17m x 1.32m) with mirrored sliding doors provides the perfect for storing equipment and houses the Electrical Consumer Unit (ECU) and heating controls. Another fitted cupboard has hanging and shelving for coats and shoes. Space for free-standing furniture. Phone doorbell system. Pendant lighting. Central heating radiators. Fitted carpet



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Lounge/ Dining Area

6.12m (at widest) x 5.32m

A beautiful bright and spacious lounge with windows overlooking the surrounding gardens, woodlands and stream. The layout of the room allows for space for a dining table as well as multiple pieces of furniture. The room provides the ideal spot for hosting family and friends. TV and telephone points. Pendant lighting. Central heating radiator with decorative surround. Fitted carpet.

Kitchen

2.73m x 3.71m (at widest)

Contemporary fitted kitchen with fitted worktops, base and wall units incorporating 1 ½ stainless steel sink with drainer. Space for fridge and freezer, washing machine and electric oven. Tiled surround above worktops. To one side a counter space offers the perfect spot to create a breakfast bar. A skylight window allows light to flood the room. Loft hatch. Spotlight rail. Central heating radiator. Vinyl flooring. Open to Turret/ Study.

Turret/Study

1.91m x 2.16m

A charming room located in the turret of the main building offers the ideal spot to create a study or additional dining space. Two windows offer views to the surrounding woodland. Decorative pendant lighting. Laminate flooring.

Back to Entrance Hallway

Bedroom

3.89m x 3.55m

A south facing double bedroom with idyllic views over the surrounding gardens and woodlands. Ample room for free-standing furniture. Pendant lighting. Central heating radiator. Fitted carpet.

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Bathroom

2.70m x 1.33m

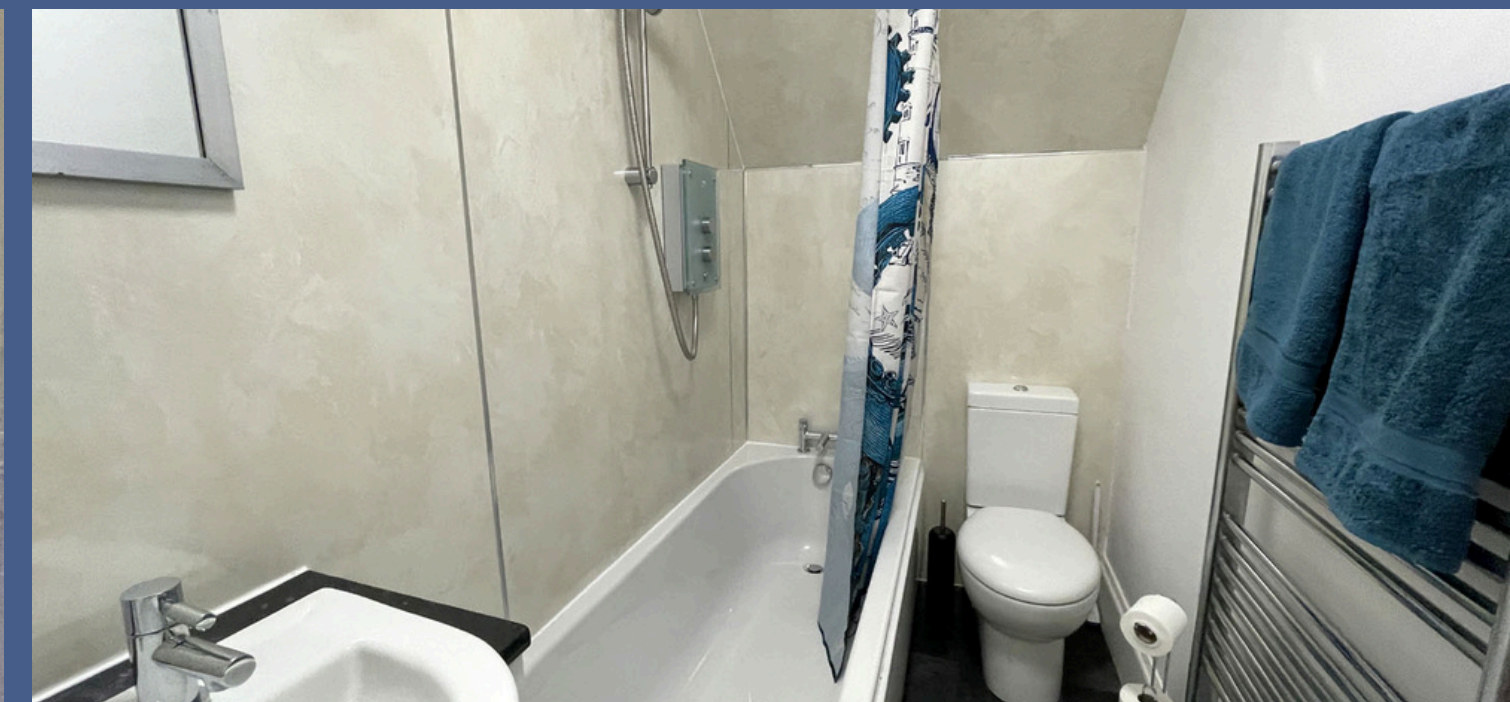
Modern and fresh bathroom with three-piece suite comprising of bath with electric shower over, WC and wash hand basin in vanity unit. Waterproof paneling around suite and shower. Ceiling extractor. Ceiling light. Heated towel rail. Vinyl flooring.

Communal Drying Area

On the ground floor and accessed via the communal hall. There is a tumble dryer, drying rack and storage shelving. A lockable door gives access to outside.

OUTSIDE

A charming tree-lined driveway from Seafield Avenue leads to a spacious tarred parking area, with designated parking spaces for residents. The surrounding garden grounds, primarily laid to lawn, are bordered by mature trees and shrubs, offering a serene retreat. To the side and rear, you will find communal drying areas, seating and a BBQ space, perfect for relaxing outdoors. At the bottom of the garden, a tranquil stream flows, adding to the peaceful ambiance of this idyllic setting.



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INCLUDED

Carpets, curtains & light fittings. Other items may be available by separate negotiation.

SERVICES

Mains electricity, water and drainage. Telephone and internet points.

PRICE

Offers Over £125,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

COUNCIL TAX

Currently council tax band A – (£1286 P.A including water rates) Discounts are available for single occupancy

HOME REPORT

A Home Report is available for this property. Please use the following link:

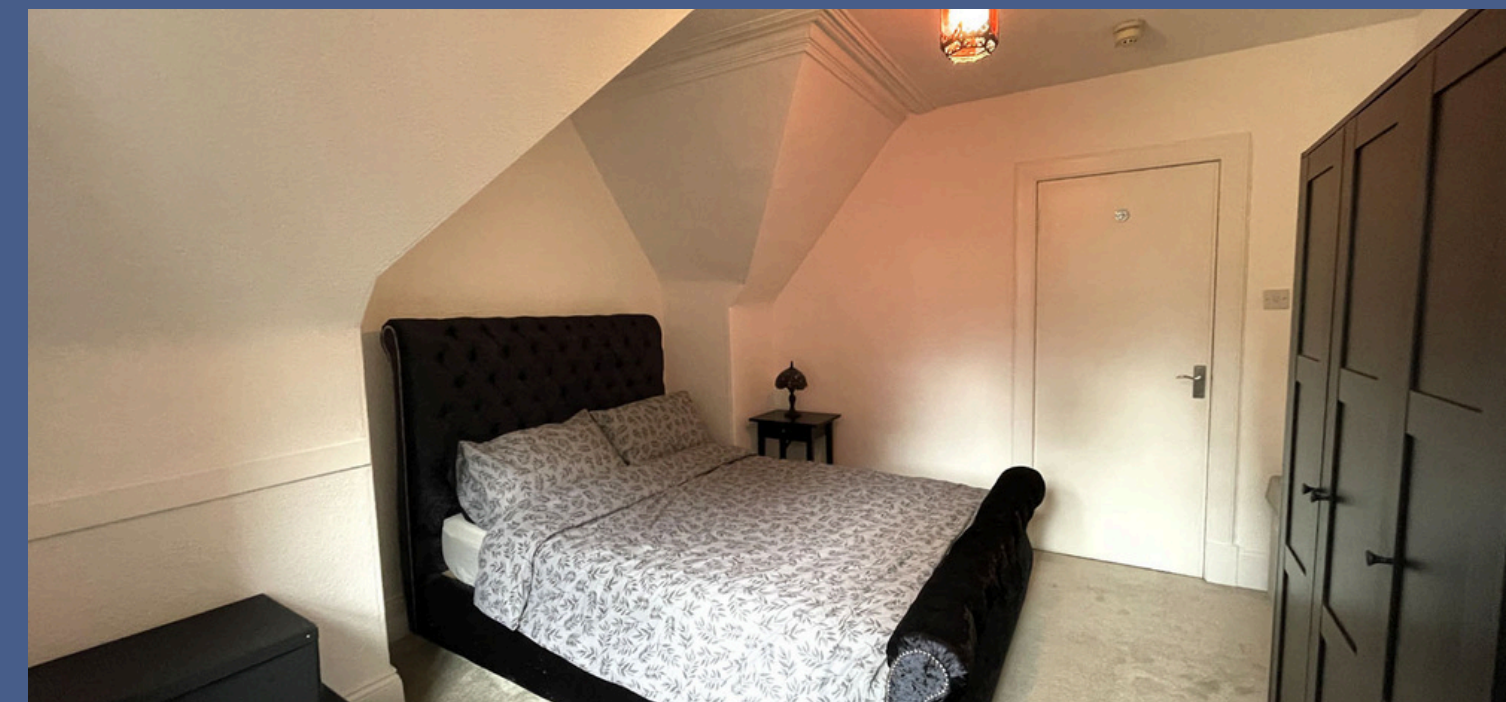
Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=tjacKoFP5g%2f%2f%2fuBsza8lrw%3d%3d>

Postcode: PH26 3JF

EPC:C

VIEWING

Viewing is by appointment only through the Selling Agents



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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