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cairns ESTD 1988

Rossarden, Balnaan, Dulnain Bridge, Grantown on Spey, PH26 3LY

Offers Over £440,000

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solicitors and estate agents

Set within beautiful Strathspey woodland and enjoying outstanding panoramic views across open countryside to the Cairngorms, Rossarden is an impressive alpine-style four-bedroom lodge home offering generous, flexible accommodation in an exceptional Highland setting. Designed to maximise both light and outlook, the property combines spacious family living with a strong connection to its remarkable surroundings. The welcoming entrance hall immediately sets the tone, leading into a superb open-plan kitchen, dining and family area that forms the heart of the home. This bright and sociable space is perfectly suited to modern family life, with clearly defined cooking, dining and seating areas arranged around large windows and glazed doors that draw in natural light and frame the surrounding landscape. The kitchen is well equipped with integrated appliances and generous work surfaces, while the dining area comfortably accommodates a large table for family gatherings and entertaining. The ground floor also provides excellent bedroom accommodation, including a particularly inviting principal bedroom with garden views, fitted storage and a stylish en-suite shower room. A further bedroom on this level offers flexible use and a separate wc and laundry room adds convenience. Upstairs, the layout continues to impress, with two further well-proportioned bedrooms served by a spacious family bathroom. A particular highlight is the remarkable upper sitting room opening directly onto a covered balcony. From here, the elevated outlook is exceptional through the valley with the mountain backdrop beyond creating an ever-changing natural panorama. Externally, the property enjoys generous lawned gardens and a patio ideal for outdoor dining and entertaining, together with a garage and covered port. EPC C, Council Tax F, Home report online massoncairns.com

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Dulnain Bridge

Near Grantown On Spey, and in the Cairngorms National Park, the village is comprised of two communities, Dulnain Bridge and the crofting community of Skye of Curr which stretches for about a mile to the south, terminating at the famous Speyside Centre. Grantown On Spey situated nearby is within the Cairngorms National Park and is the Capital of Strathspey and a leading tourist resort. It has a fine shopping centre, first class hotels and guest houses, Primary and Grammar schools offering education to university entrance standard and Health Centre. Sporting facilities include 18 hole golf course, excellent Salmon and Trout fishing in the River Spey and other waters, 8 tennis courts, bowling green, children's recreation park and forest walks through Grant Park. There are many places of interest to visit in the area with Grantown being the gateway to the Malt Whisky Trail. The Grantown Heritage Centre is open through the summer and Highland Games are held at different venues throughout the Spey Valley. Within easy reach are the Cairngorm Mountains for winter sports facilities and hill walking. The sandy beaches of the Moray Firth are also close by.

Transport Links

From Dulnain Bridge, 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 87 miles away, providing a wider range of domestic and international flights.

Train Stations:

Carrbridge Railway Station: About 5 miles from Dulnain Bridge, offering connections to Inverness, Perth, and Edinburgh.

Aviemore Railway Station: Approximately 9 miles away, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes:

A95: This arterial road connects Dulnain Bridge to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.

A939: This scenic route connects Dulnain Bridge to the A96, linking

Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Dulnain Bridge 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 Hallway

The entrance hallway creates an immediate sense of space and character, enhanced by a striking vaulted ceiling and an attractive open timber staircase rising to the upper floor galleried landing. Generously proportioned and filled with natural light, this welcoming central reception space provides access to the principal ground floor accommodation, with doors leading to the open-plan kitchen, dining and family room, principal bedroom with en-suite, bedroom two, cloakroom/WC and laundry room. The space is finished with fitted carpet and ceiling lighting.

Kitchen / Dining / Family Area

7.79m x 4.13m (25'6" x 13'6")

The impressive open-plan kitchen, dining and family area forms the heart of the home, offering an exceptional sociable living space designed for both everyday comfort and entertaining. Beautifully bright throughout, the room benefits from large windows and glazed doors that draw in natural light and provide direct access to the patio and gardens, creating a seamless connection between inside and out. The kitchen is fitted with an extensive range of contemporary cabinetry complemented by generous work surfaces and integrated appliances as well as plumbing for a dishwasher and space for a fridge freezer, with ample room for a large dining table at the centre of the room. The adjoining family seating area is arranged around an attractive fireplace with wood-burning stove, adding warmth and character, while the open layout allows the whole space to function effortlessly as a welcoming gathering place for family and guests alike. Finished with wood laminate flooring and recessed downlighting, this substantial room also enjoys attractive open views across the surrounding landscape towards the Cairngorms, further enhancing its appeal.

Laundry Room

3.73m x 1.76m (12'2" x 5'9")

The laundry room provides excellent additional practicality, fitted with a generous work surface, storage units and appliance space including plumbing for a washing machine and room for a tumble dryer, together with a full-height cupboard housing the large hot water cylinder. A glazed external door opens directly to the patio and gardens, offering convenient everyday access and making the room particularly useful for outdoor living, laundry and storage.

WC

0.84m x 1.74m (2'9" x 5'8")

The ground-floor WC is conveniently positioned off the hallway and fitted with a two-piece suite comprising a wash hand basin with a tiled splash back and WC. Finished in a clean, modern style, it provides practical everyday convenience for family living and guests.

Principal Bedroom & En-Suite

4.45m x 3.21m & 2.22m x 1.84m (14'7" x 10'6" & 7'3" x 6'0")

The principal bedroom is a bright and generously proportioned ground-floor retreat, enjoying large windows that fill the room with natural light and provide a pleasant outlook over the surrounding gardens. Comfortably arranged as a spacious double bedroom, it is finished with carpet flooring, a large integral storage wardrobe, ceiling downlighting and direct access to a beautifully appointed en-suite shower room. The en-suite is presented in a contemporary style, featuring a generous glazed shower enclosure, modern white sanitaryware, wall tiling, heated towel radiator and quality fittings throughout, creating a fresh and elegant private bathroom space that complements the bedroom perfectly.

Bedroom Two

2.54m x 3.20m (8'3" x 10'5")

Bedroom two is another well-proportioned double room, currently arranged as a bunk room, offering excellent flexibility for family living or guest accommodation. A side-facing window provides natural light, while the room is finished with carpet flooring, ceiling lighting and an integral wardrobe providing useful built-in storage

Landing

The galleried landing creates a bright and airy first-floor space, enhanced by natural light via a velux window to the front which floods the space with natural light and an open outlook over the vaulted



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stairwell. Doors lead to the family bathroom, both upstairs bedrooms, and the impressive sitting room, while the soft carpet flooring and recessed ceiling lighting add warmth and comfort.

Sitting Room & Balcony

6.61m x 4.13m & 6.73m x 1.74m (21'8" x 13'6" & 22'0" x 5'8")
The first-floor sitting room is a standout feature of the home, offering a generous additional living space with ample room for relaxing and entertaining. Filled with natural light, it enjoys direct access to a covered balcony where panoramic views stretch across the surrounding countryside towards the Cairngorms, creating a superb vantage point in every season. The room is finished with carpet flooring, recessed ceiling lighting and an attractive focal-point fireplace.

Bathroom

2.26m x 2.25m (7'4" x 7'4")
The first-floor family bathroom is well appointed and fitted with a modern three-piece suite comprising a bath with shower and glazed screen, wash hand basin and WC. A velux window brings in excellent natural light, while contemporary tiling and a heated towel rail complete the space.

Bedroom Three

3.54m x 3.51m (11'7" x 11'6")
Bedroom three is a comfortable double bedroom on the first floor, enjoying a peaceful outlook through a side-facing window that brings in good natural light. The room offers built-in wardrobe storage and is finished with carpet flooring and ceiling lighting.

Bedroom Four

2.98m x 3.48m (9'9" x 11'5")
The fourth bedroom is another comfortable space on the first floor, enjoying a peaceful outlook through a side-facing window that floods the room with excellent light. The room benefits from built-in wardrobe storage and is finished with carpet flooring and ceiling lighting.

Garage & Covered Port

6.41m x 3.74m (21'0" x 12'3")
The garage provides excellent space for vehicle parking and general storage, ideal for bikes, outdoor equipment and seasonal items. A side door gives access to the covered port, while a large side

window allows in good natural light. Double vehicle doors open to the front, and the space is fitted with power and lighting for added practicality. The adjoining covered port offers valuable shelter, allowing weather-protected access to the house.

Outside

The gardens are a particular highlight of the property, offering generous and well-designed outdoor living space in a superb south-facing setting. Approached via a short track with parking for several vehicles, the grounds are attractively laid out with mature shrubs and tree planting surrounding a substantial lawned area. From the garden and patio, there are open views across surrounding countryside towards the Cairngorm mountain range, creating an exceptional sense of space and outlook. There is a covered patio to the front that offers exceptional views and sheltered privacy while a further patio to the side provides an ideal area for outdoor dining and relaxation, while additional practical features include a timber wood store and outside tap.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

Entry

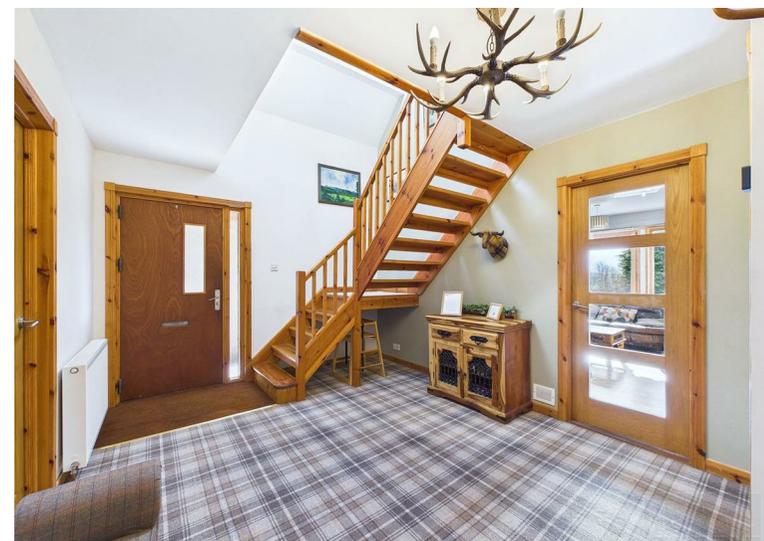
By mutual agreement.

Price

Offers over £440,000 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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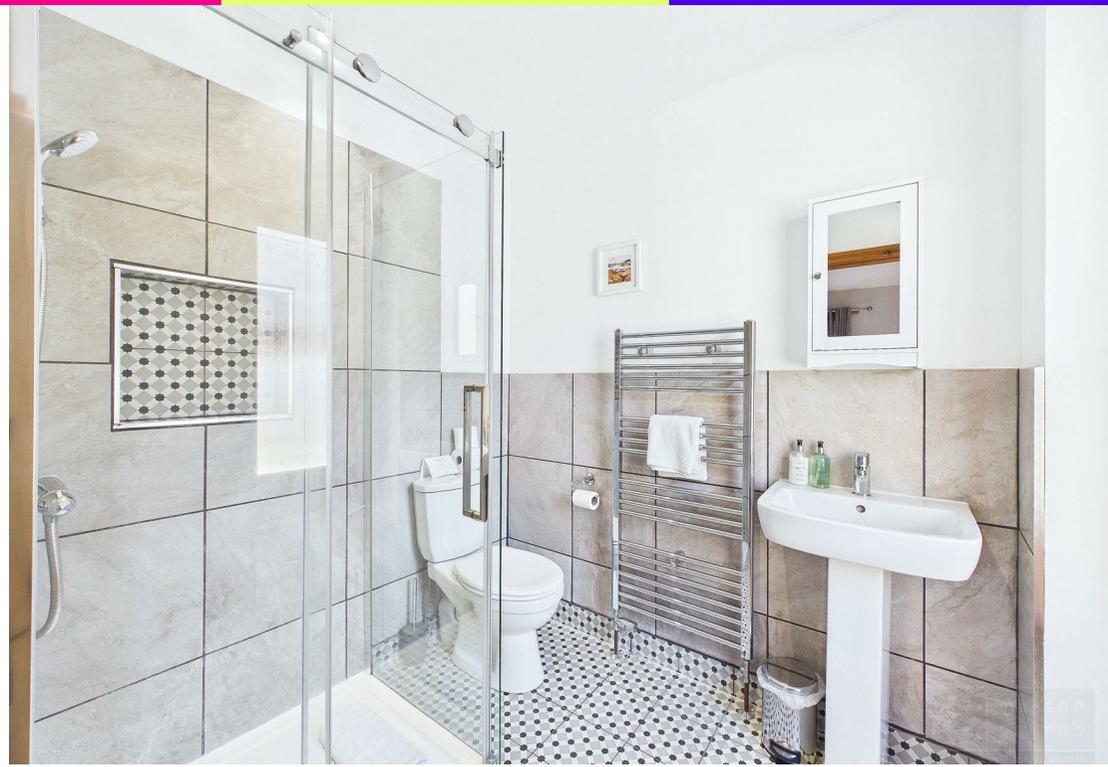
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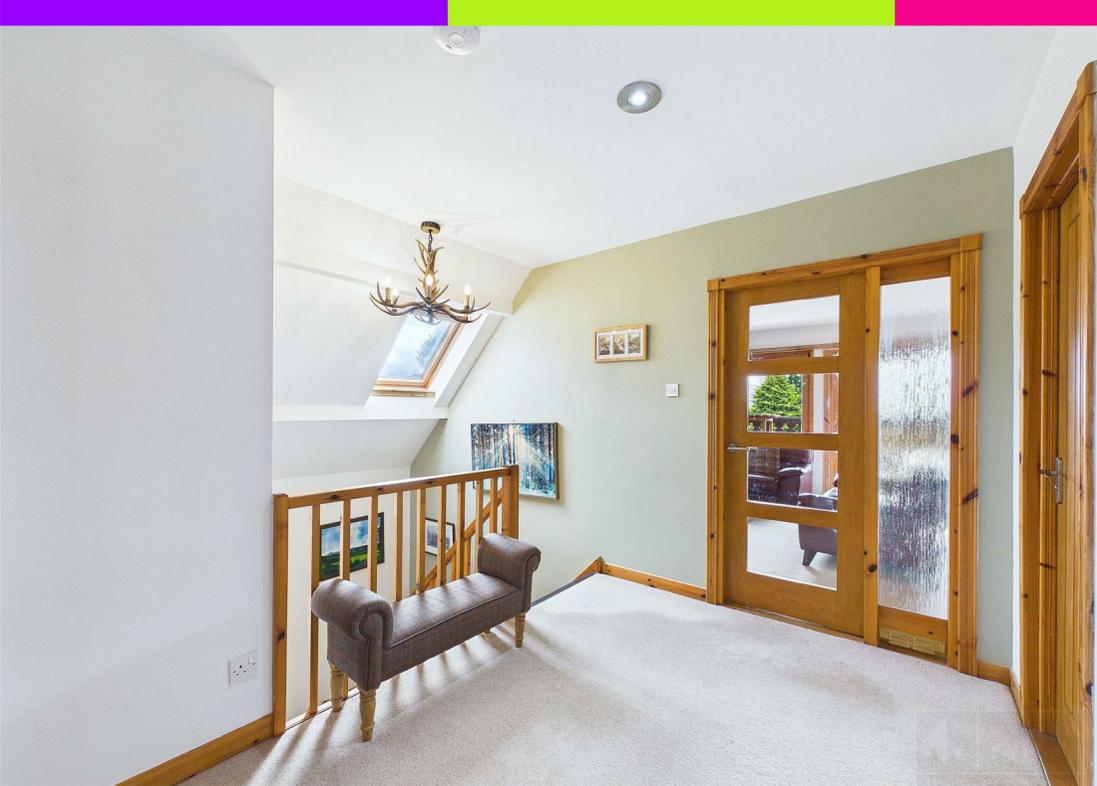
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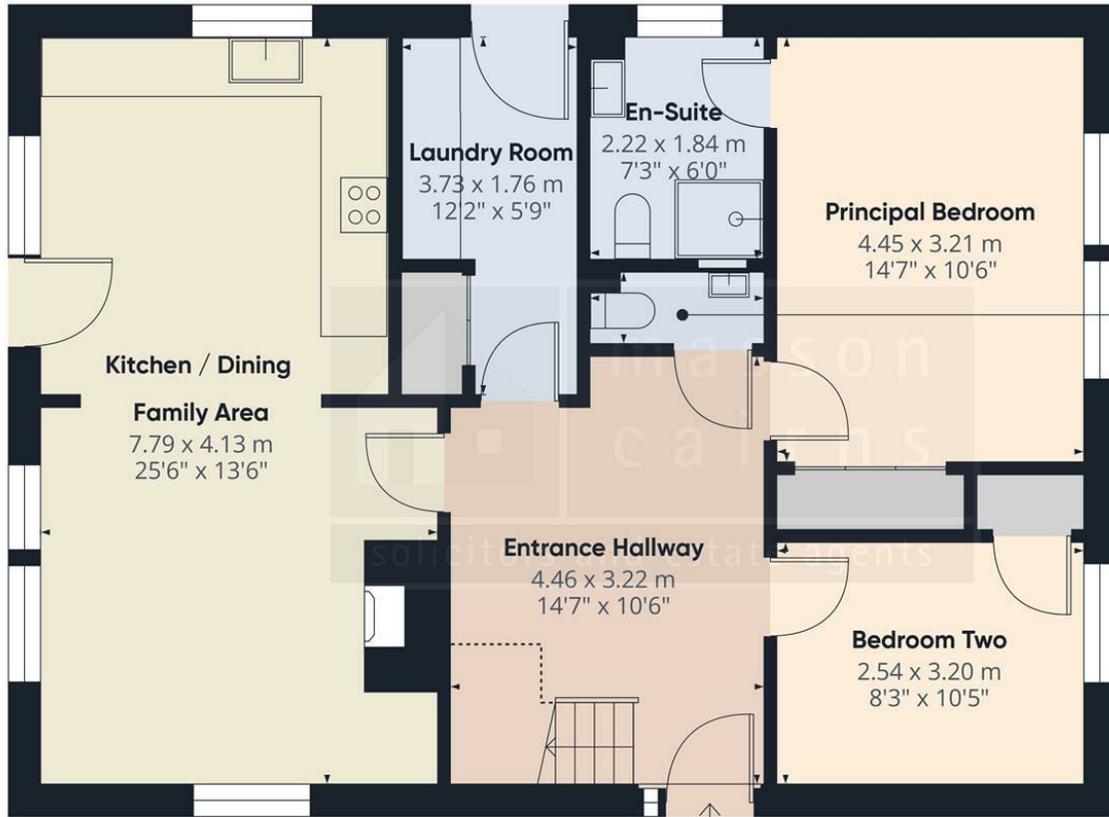












Floor 0 Building 1

WC
0.84 x 1.74 m
2'9" x 5'8"

Approximate total area⁽¹⁾

79.9 m²
860 ft²

Reduced headroom

2 m²
22 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

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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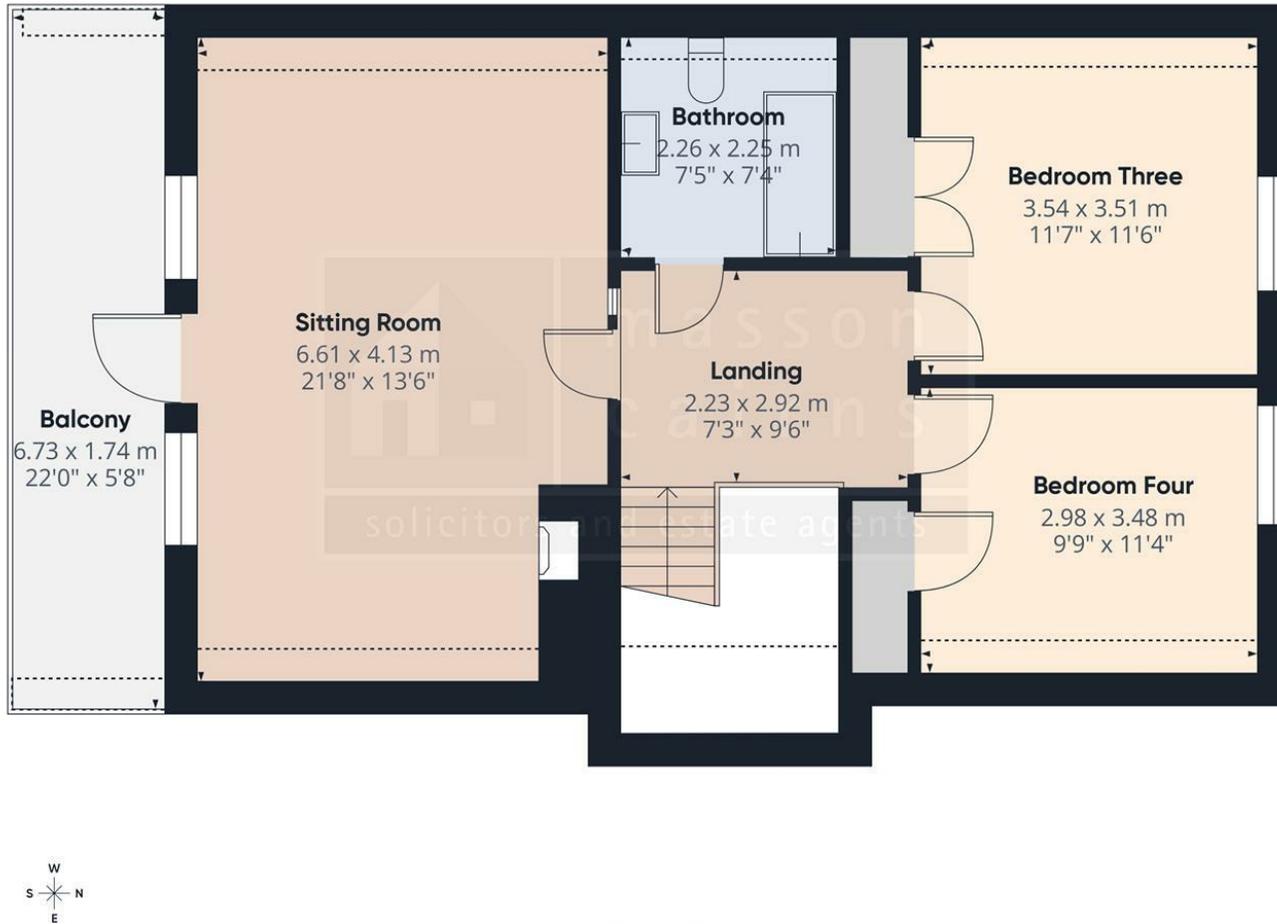
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Floor 1 Building 1

Approximate total area⁽¹⁾

63.9 m²
688 ft²

Balconies and terraces

11.6 m²
125 ft²

Reduced headroom

6 m²
65 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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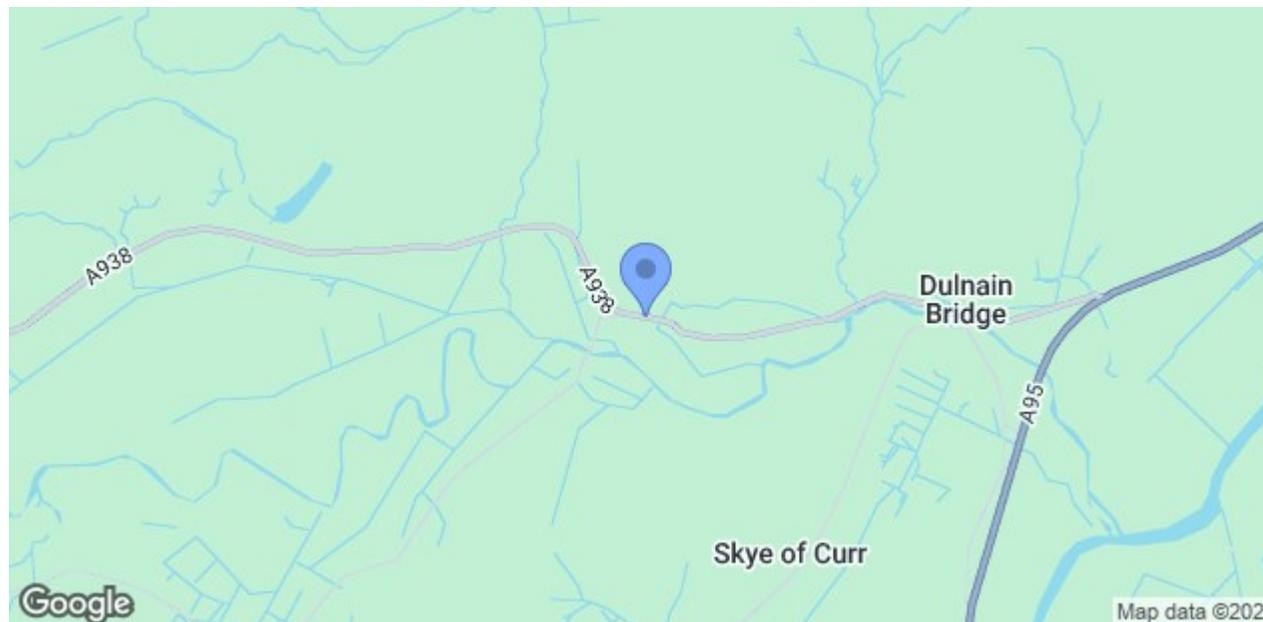
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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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