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solicitors and estate agents

Anagach, Plots 58 & 59 Dulicht Court, Grantown on Spey, PH26 3AB

Fixed Asking Price £315,000

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

\*Part Exchange Available\* Dulicht Court is a fresh, contemporary development bringing high-quality homes to the heart of Grantown on Spey, right in the Cairngorms National Park. The Anagach is a smart, energy-efficient three-bedroom semi-detached home that blends modern design with everyday practicality. Inside, the layout is light, open, and flexible. The ground floor offers a generous kitchen and dining area that flows seamlessly into the living space — perfect for entertaining or relaxing. A wc completes the lower level. Upstairs, you'll find three bright bedrooms and a modern family bathroom, making the home ideal for a variety of purchasers. Built with sustainability in mind, every home at Dulicht Court features high levels of insulation, air source heat pumps, and underfloor heating for efficient, low-carbon living. Future-ready tech is included too: ultra-fast full-fibre broadband (FTTP) is installed as standard, and electric vehicle charging points are part of the infrastructure. Located just minutes from woodland trails, mountain adventures, and the River Spey, this is a dream spot for outdoor enthusiasts — with all the day-to-day amenities of Grantown on Spey right on your doorstep.

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## Situation

Situated within the Cairngorms National Park, Grantown 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, superb leisure centre with 4 court sports hall, climbing wall, fitness suite and 20m pool, 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 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.

## Energy Efficiency

The developer has focused on building the home to encompass excellent energy reduction features to create an efficient home with sustainable materials and features that matter to you and your family, such as comfort, durability, and efficiency. We are proud to offer this home that demonstrates a commitment to excellence and a respect for the environment. The developer has chosen to go beyond minimum regulation levels for CO2 emissions. By purchasing this home, you will be better insulated and thus producing less carbon dioxide per annum. Heating is via Air Source heat pump, underfloor heating and there is double glazing and high performance external doors.

## Living Spaces

With an emphasis on open plan living the natural light and flow of these rooms are

highlighted with glazing and individual touches that provide inviting family living and entertaining spaces. A particular feature of the home is the excellent use and positioning of glazing to accentuate the magnificent views and which fills the rooms with natural light.

## Bedrooms

All bedrooms are of generous proportions with abundant natural light, integral storage and some nice views.

## Kitchen

The stylish kitchen has been individually studio designed to maximise both workspace and storage.

High quality integrated appliances are fitted throughout the home as detailed below:

Stainless steel oven & cooker hood - Ceramic hob - Stainless steel single electric hot air oven

## Bathroom and WC

Contemporary sanitary ware is provided in white, and will be complemented with stylish taps and fittings. There is a shower enclosure in the downstairs wc with a shower over the bath in the bathroom. Wash hand basins with vanity units and chrome mixer taps with pop up waste. White back to wall WC pan with concealed cistern and chrome push flush button. Chrome heated towel rail will be fitted as standard to bathrooms.

## Heating, Lighting & Electrical

Energy efficient air source heat pump with underfloor heating to the ground floor and radiators to the first floor

LED down lighters and Pendant Lighting.

Feature lighting.

Mood Lighting to Kitchen.

Shaver sockets to bathroom.

Mains-wired smoke detectors, CO and heat detectors.

## Home Entertainment & Communications

TV points to Lounge and Principal Bedroom.

Telephone points to Lounge.

The development also offers cutting-edge connectivity, providing Fibre To The Premises (FTTP) for ultra-fast internet.

## External & Grounds

Landscaped gardens with fencing. Private driveway access and parking. Electric Vehicle Charging Point

## Security & Peace Of Mind

High energy efficient secure external doors with multi point locking system. External lighting with PIR control. Lockable windows. Mains powered smoke detectors with battery back up. 10 Year NHBC or equivalent guarantee.

## Customer Journey

Reserving your new home - To secure your future home, you'll need to pay a reservation fee of £150. The reservation form outlines what you are agreeing to at this stage, including the cancellation policy.

The developers solicitor will issue an 'offer to sell' to your solicitor and the property will be marked as 'Under Offer'

The 'Choices' stage begins - you'll be able to select bespoke additions if you wish. The level of choice depends on the build stage of your home which the sales team will be able to provide.

## Missives are concluded

Missives to handover period - Your solicitor will keep in touch with you during this time, keeping you informed about the progress of your home and your entry date.

Settlement / Handover day arrives, funds are received, keys are released and you're ready to move in.

## Price

Plots 58 & 59 Kylintra - Semi Detached. Fixed Asking price of £315,000 . Extras can be added by potential purchasers and can be priced on individual requirements. Part Exchange Available \* Conditions Apply

## Viewing 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 Fax: (01479) 874806 Email: property@lawscot.com www.massoncairns.com

\*The developer reserves the right to amend the specification depending on material / item availability and will endeavour if necessary to replace such items with similar or better quality.

## Factoring

Dulicht Court residents benefit from significant landscaped open space within the development and access to surrounding woodlands. To maintain the amenity of the estate Dulicht Homes will appoint a management company to work on behalf of the home owners.



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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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