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Mulanje, Cromdale, Grantown on Spey, PH26 3LW  
UNDER OFFER £189,000

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



UNDER OFFER - Set within the Spey Valley in the charming village of Cromdale, Mulanje is a detached bungalow that offers excellent potential for those looking to create a home tailored to their own taste and requirements. While the property would now benefit from a degree of modernisation, it provides a superb opportunity to enhance and add value in a sought-after Highland location. The accommodation includes a bright and airy sitting room with an open fireplace and adjacent dining area, sizeable kitchen, bathroom, three bedrooms, and useful additional spaces such as a boiler room with WC and an exterior store. A timber garage provides excellent storage or workshop options, while the sizeable gardens, laid mainly to lawn with mature tree and shrub planting that offers both privacy and scope for landscaping while a generous lock-block driveway ensures ample off-street parking. Enjoying an elevated position with some far-reaching views across the surrounding buildings and countryside, this property combines a generous plot and practical layout with the chance to update and transform it into a delightful home. Cromdale is well-placed for local amenities in nearby Granttown on Spey and the wider Cairngorms National Park, making Mulanje an appealing option for a variety of buyers seeking a well priced home with the potential to add value. Council Tax E, EPC E Home Report Valuation £210,000

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

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### Cromdale

Nestled within the Cairngorms National Park, Cromdale enjoys some superb panoramic views of the Spey Valley and is situated only 3 miles from the Capital of Strathspey and leading tourist resort Grantown on Spey. Grantown offers 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 of Cromdale / Grantown which is the gateway to the world renowned Speyside Malt Whisky Trail. Cromdale is also within easy reach of the Lecht and Cairngorm ski areas for winter sports facilities and hill walking is available throughout the Cairngorms National Park. The sandy beaches of the Moray Firth are within an hours drive.

### Transport Links

From Cromdale, you can conveniently access various transportation options to explore the wider UK:

#### Airports:

Inverness Airport (INV): Approximately 35 miles away, this regional airport offers domestic flights and some international connections.

Aberdeen International Airport (ABZ): Roughly 70 miles away, providing a wider range of domestic and international flights.

#### Train Stations:

Carrbridge Railway Station: About 13 miles from Cromdale, offering connections to Inverness, Perth, and Edinburgh.

Aviemore Railway Station: Approximately 17 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 Cromdale to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.

A939: This scenic route connects Cromdale to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Cromdale serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

### Home Report

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EPC Rating E

### Entrance Hall

Step inside to the entrance hallway, a versatile space that sets the tone for the rest of the home. The practical layout provides easy access to the three bedrooms, the family bathroom, and the open-plan sitting and dining area, making it the perfect central hub. A large built-in storage cupboard is perfect for keeping your hallway neat and tidy. It's an ideal spot for coats, shoes, and boots, and also discretely houses the electrical consumer unit and meters. The loft hatch provides convenient access to additional storage space.

### Sitting Room & Dining Area

3.37m x 5.24m & 3.40m x 2.99m (11'0" x 17'2" & 11'1" x 9'9")

Discover the heart of this home in the generously proportioned open-plan sitting and dining area, a versatile space designed for both relaxation and entertaining. Bathed in natural light from large windows, this room offers ample space for various furniture arrangements, allowing you to create distinct zones for dining and comfortable lounging. The sitting room features an open fireplace, adding a focal point and character to the room.

### Kitchen

3.83m x 3.09m (12'6" x 10'1")

This kitchen offers a practical and well-laid-out space, ready for its next chapter. While it presents an opportunity for modernisation, it currently features a good range of wall, drawer and base units, providing ample storage for your culinary essentials. The window above the sink brings in natural light, making daily tasks more enjoyable. Equipped with space for essential appliances, this kitchen is fully functional as is, yet perfectly poised for a stylish upgrade.

### Principal Bedroom

3.61m x 3.16m (11'10" x 10'4")

This bedroom is located to the rear of the home and a large window brings in plenty of natural light, while the built-in wardrobes offer practical storage with hanging rails and shelving. The room easily accommodates a double bed and additional freestanding storage furniture depending on your preference. Carpet flooring and ceiling lighting complete the room.

### Bedroom Two

2.98m x 3.27m (9'9" x 10'8")

A spacious bedroom with a large window to the front which



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bathes the space in natural light. There is excellent storage with an integral double wardrobe offering hanging rails and shelves. Carpet flooring and ceiling lighting complete the room.

### **Bedroom Three**

2.55m x 3.04m (8'4" x 9'11")

The third double bedroom is situated to the rear of the property and enjoys a window providing a source of natural light. This room could also be used as a home working space adding flexibility to the home.

### **Bathroom**

2.45m x 1.74m (8'0" x 5'8")

A well proportioned space with WC, pedestal wash hand basin with twin taps, glass display shelf, wall mirror and shaver light in addition to a bath with shower over and full height tiling. There is carpet flooring, an opaque window providing a source of natural light as well as ventilation.

### **Outside**

Step outside to discover a substantial outdoor space that surrounds the property. This area is a blank canvas, ready to be transformed into your perfect outdoor retreat. The property benefits from ample off-street parking for multiple vehicles, along with a practical timber garage. Further enhancing the outdoor amenities are two useful outbuildings: an external storeroom (1.49m x 0.90m) and a separate boiler room (1.76m x 0.90m), which includes an additional WC.

### **Garage**

6.13m x 2.50m (20'1" x 8'2")

The garage features a concrete base, power, lighting, a side access door, and an up and over door to the front. To the rear of the garage an oil tank for the central heating boiler is also discreetly positioned behind fencing.

### **Services**

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

### **Entry**

By mutual agreement.

### **Fixed Price**

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### **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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Tel: (01479) 874800

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**Approximate total area<sup>(1)</sup>**

87.7 m<sup>2</sup>  
944 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0 Building 1



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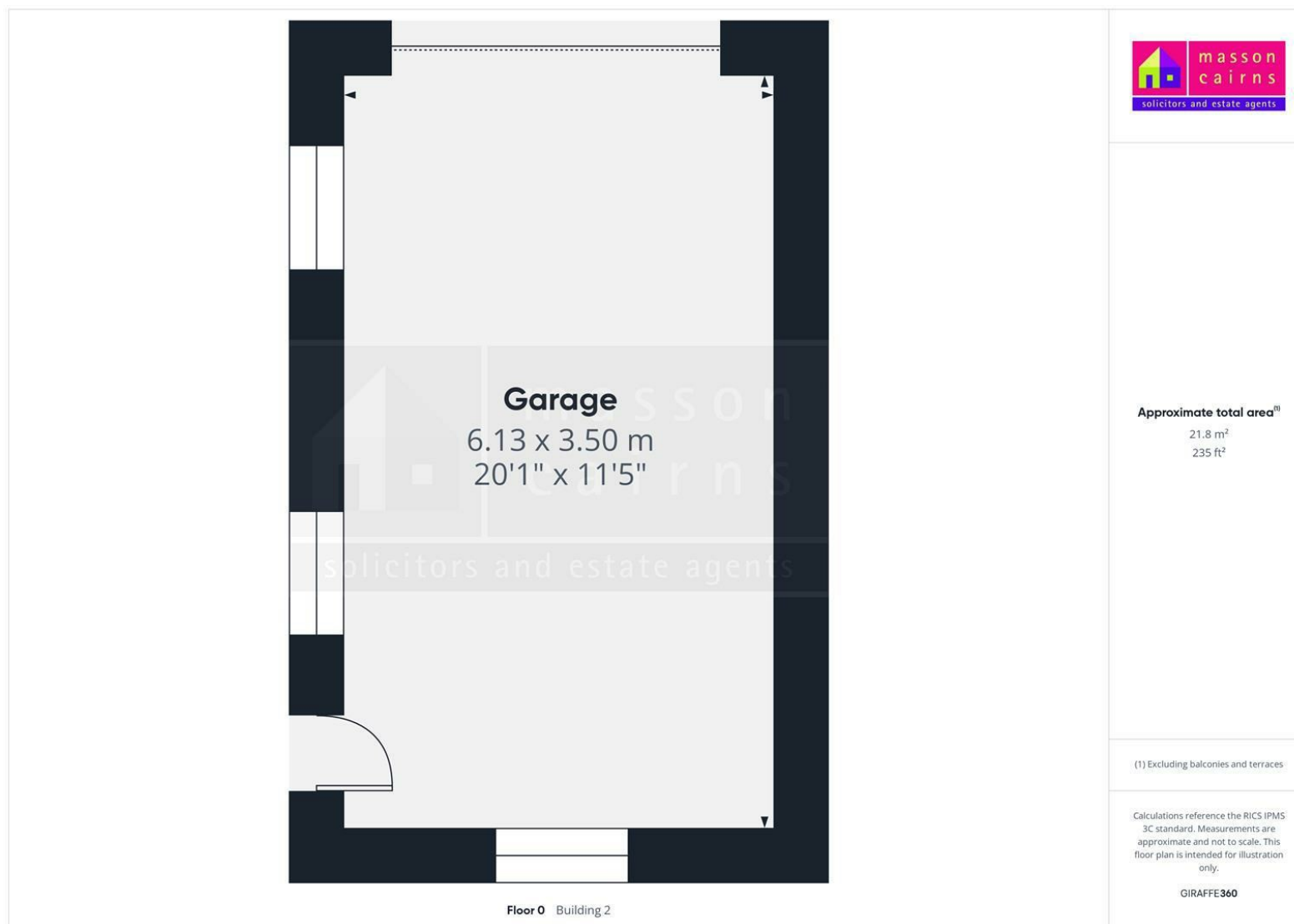
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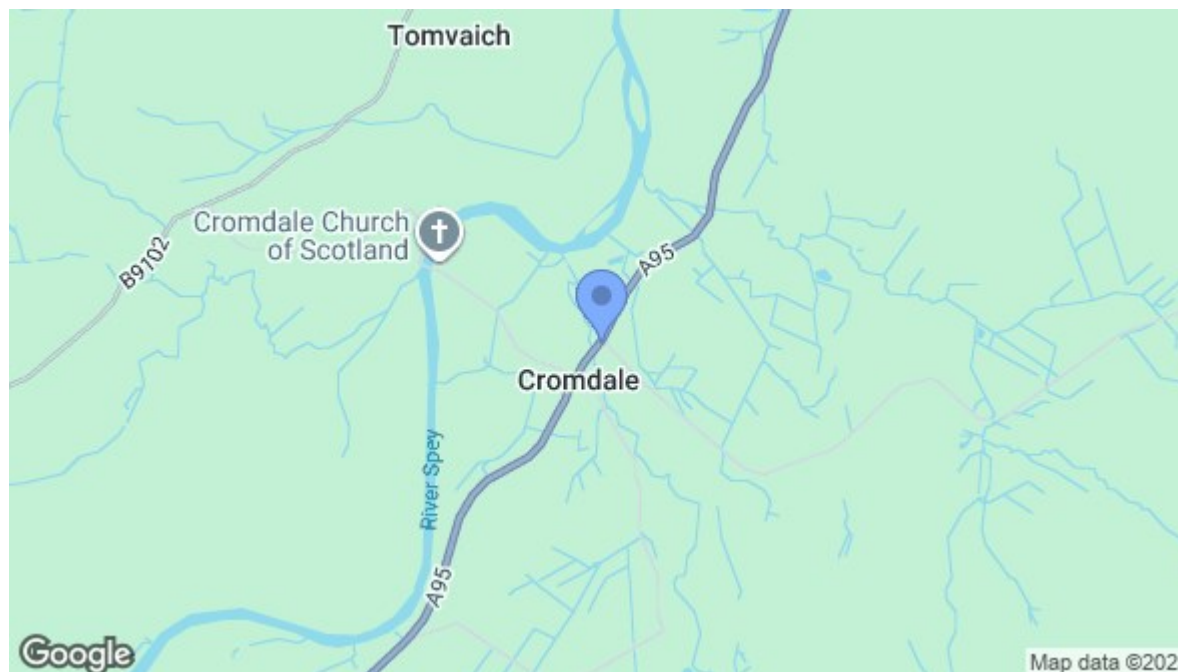
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>67</b>
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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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