



masson
cairns ESTD 1984

solicitors and estate agents

CLOSING DATE - Sylvan Cottage, Lynemacgregor, Grantown on Spey, PH26 3PR

UNDER OFFER £150,000

Contact us on 01479 874800 or visit www.massoncairns.com

UNDER OFFER - CLOSING DATE - THURSDAY 23 OCTOBER 2025 - Set in a rare and elevated position just outside Grantown on Spey, with breathtaking views to the Cromdale Hills, Sylvan Cottage offers a superb lifestyle opportunity in the heart of the Highlands. Extending to around 1.17 acres, the grounds provide both privacy and space, framed by mature woodland and rolling open countryside. The cottage itself offers approximately 85.1 m² (915 ft²) of accommodation and, while in need of modernisation, presents exciting scope for extension or complete redevelopment (subject to the necessary consents). Currently arranged over one floor, the layout includes a bright sitting room, a sun porch, a kitchen, two double bedrooms, a study, and a shower room. The flexible design provides a solid base to create a tailored home that makes the most of its spectacular surroundings. Outside, the property benefits from generous garden grounds, a detached workshop and a carport, with ample space for vehicles and outdoor storage. The land offers potential for landscaped gardens, outdoor entertaining areas, or even small-scale cultivation, all set against the stunning backdrop of the Spey Valley. This is a rare chance to secure a Highland property with immense potential in a truly enviable location. Whether modernised, extended, or rebuilt entirely, Sylvan Cottage offers the foundations to create a unique home in one of Strathspey's most sought-after settings. EPC G, Council Tax B. Home report available for download at massoncairns.com

UNDER OFFER £150,000



masson
cairns LD

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

Grantown On Spey

Grantown on Spey is a charming town nestled in the heart of the Scottish Highlands, known for its picturesque beauty and rich cultural heritage. Located in the Cairngorms National Park, Grantown on Spey is surrounded by breathtaking scenery, including lush forests, sparkling rivers, and rolling hills. The town itself boasts a range of historic landmarks and attractions, including the Grantown Museum and the Grantown Heritage Trail. Visitors and residents can also enjoy a range of outdoor activities, including hiking, biking, fishing, and golfing, or simply take in the stunning scenery with a leisurely stroll around town.

Grantown on Spey also offers a range of shops, restaurants, and amenities, making it a convenient and comfortable place to call home. The town has a strong sense of community, with a range of social and cultural events throughout the year, including the popular Grantown Show, Thunder in the Glens Ride out and the annual Christmas market. Whether you're looking to explore the great outdoors, immerse yourself in local history and culture, or simply enjoy the peace and tranquility of the Scottish countryside, Grantown on Spey offers something for everyone.

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.

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 G

Sun Porch

2.07m x 3.19m (6'9" x 10'5")

The sun porch provides a bright and versatile entrance to the home, with large windows on three sides that frame open views of the surrounding grounds and countryside. Natural light floods the space, while a glazed door gives direct access to the front garden and driveway. Finished with tiled flooring and offering ample space for seating or storage, this room serves as a practical transition between the outdoors and the main accommodation.

Hallway

The hallway forms a central link between the main living areas of the cottage, providing access to the sitting room, bedroom one and the study. There is carpet flooring and ceiling lighting.

Sitting Room

4.18m x 3.83m (13'8" x 12'6")

The sitting room is a generous space, filled with natural light from a window to the front. A central feature is the gas fireplace with timber surround and tiled hearth offering a welcoming focal point. The room provides ample space for a range of lounge furniture and serves as the main hub of the home, with direct access to the kitchen and further accommodation. There is carpet flooring and recessed down lighting.

Kitchen

2.18m x 3.60m (7'1" x 11'9")

The kitchen is in need of replacement but currently has a range of base, wall and drawer units with inset oven, gas hob and sink with drainer. There is tiled flooring, recessed down lighting, a window to the side and a door which provides access to the gardens. From here a rear hallway leads to the second bedroom and shower room as well as providing storage and with a further window.

Shower Room

2.36m x 2.31m (7'8" x 7'6")

The shower room is fitted with an accessible shower area, WC, and wash hand basin. A privacy window provides natural light in addition to ceiling lighting. The space is practical in layout and would benefit from modernisation, presenting scope for upgrading to a contemporary finish.

Bedroom One

4.15m x 3.25m (13'7" x 10'7")

Bedroom One is located at the front of the property and enjoys pleasant views through a large window that allows natural light to brighten the space. This generously sized room offers plenty of scope for redecoration and improvement, with its proportions easily accommodating a double bed and additional furnishings. Currently featuring a fireplace surround, it provides an excellent opportunity to create a comfortable and characterful principal bedroom.



masson
cairns PLC

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents

Bedroom Two

2.81m x 3.49m (9'2" x 11'5")

A further double bedroom located to the front of the property to take best advantage of the views through a picture window that floods the space with natural light. There is some built in cupboard units and ceiling lighting.

Study

2.29m x 1.88m (7'6" x 6'2")

An excellent space that could be utilised for home working that currently also houses the gas boiler. There is a window to the rear and ceiling lighting.

Workshop / Carport

2.86m x 5.41m (9'4" x 17'8")

The property includes a detached workshop and adjoining carport, each measuring approximately 5.5m x 3m. The workshop benefits from power, light, a window for natural illumination, and basic workbenches with a sink, providing excellent space for storage, hobbies, or practical use. The adjoining carport offers sheltered parking or additional covered storage, enhancing the property's functionality and overall potential.

Outside

The grounds of Sylvan Cottage extend to approximately 1.17 acres, providing an exceptional outdoor setting with endless potential. The land offers a mix of open grassy areas, mature trees, and established planting, creating both privacy and a natural backdrop for the home. The elevated position enhances the outlook, with far-reaching views to the Cromdale Hills and surrounding countryside. There is ample space for a variety of uses—whether landscaping into formal gardens, creating vegetable plots, or simply enjoying the open green expanse. Practical elements include a generous driveway with extensive parking and turning space, as well as access to the detached garage and carport. Together, the outdoor areas complement the cottage perfectly, providing scope for both leisure and lifestyle opportunities in a truly peaceful Highland setting.

Services

It is understood that there is private water supply available via a newly installed but not yet connected borehole (water yield/quality reports are available on request). Drainage to a septic tank and with mains electricity. There is LPG gas central heating

Price

UNDER OFFER - Offers over £150,000 are invited

CLOSING DATE - THURSDAY 23 OCTOBER 2025

Entry

By mutual agreement.

Viewings 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



masson
cairns ESTD 1984

solicitors and estate agents

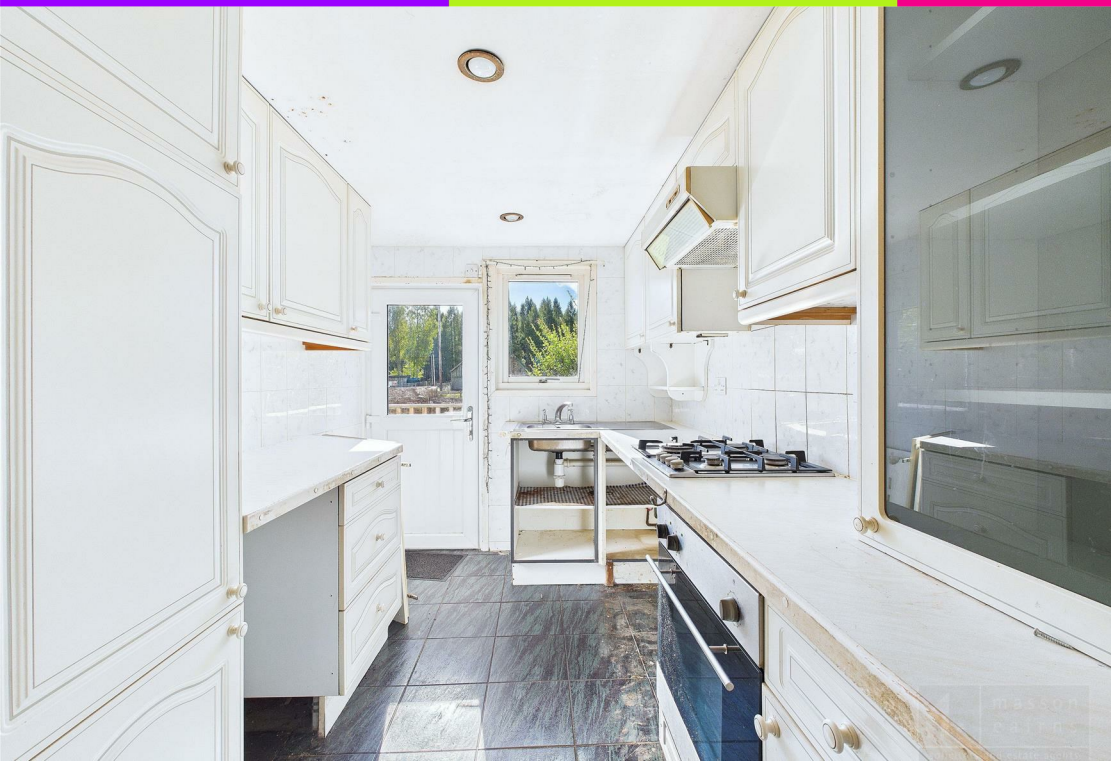
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

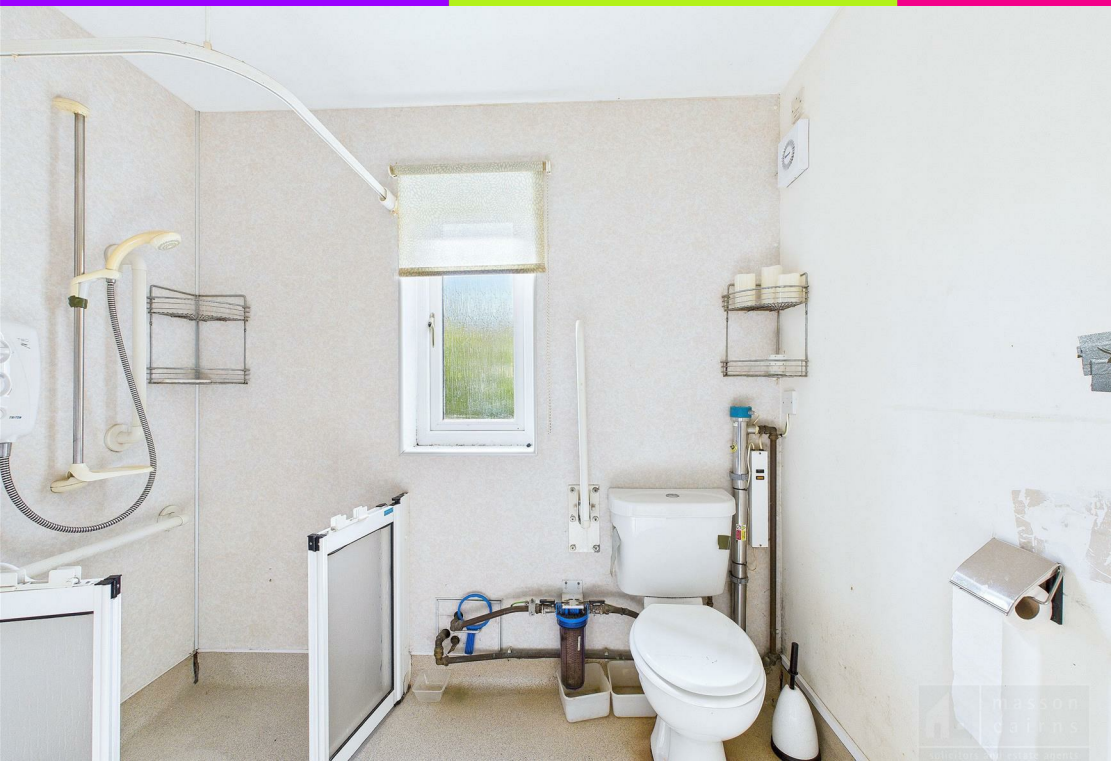
Fax: 01479 874806

property@lawscot.com

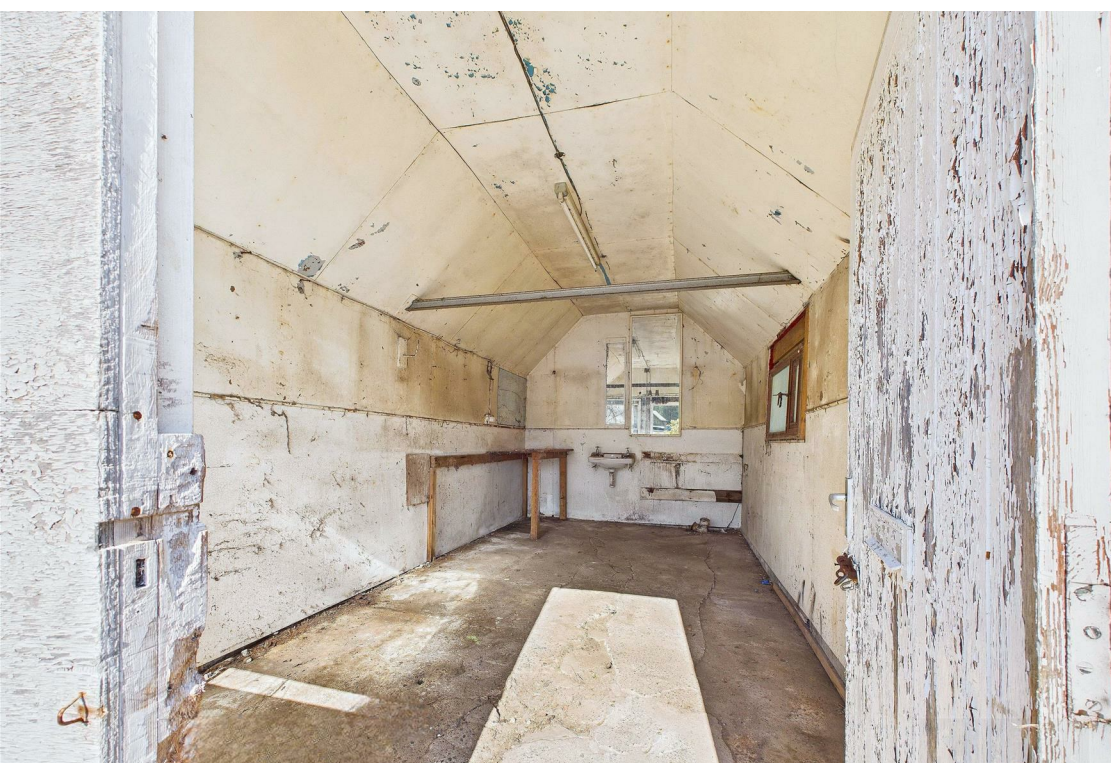
<https://www.massoncairns.com>





















Approximate total area⁽¹⁾
69.7 m²
749 ft²

(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



masson
cairns ^{LD}

solicitors and estate agents

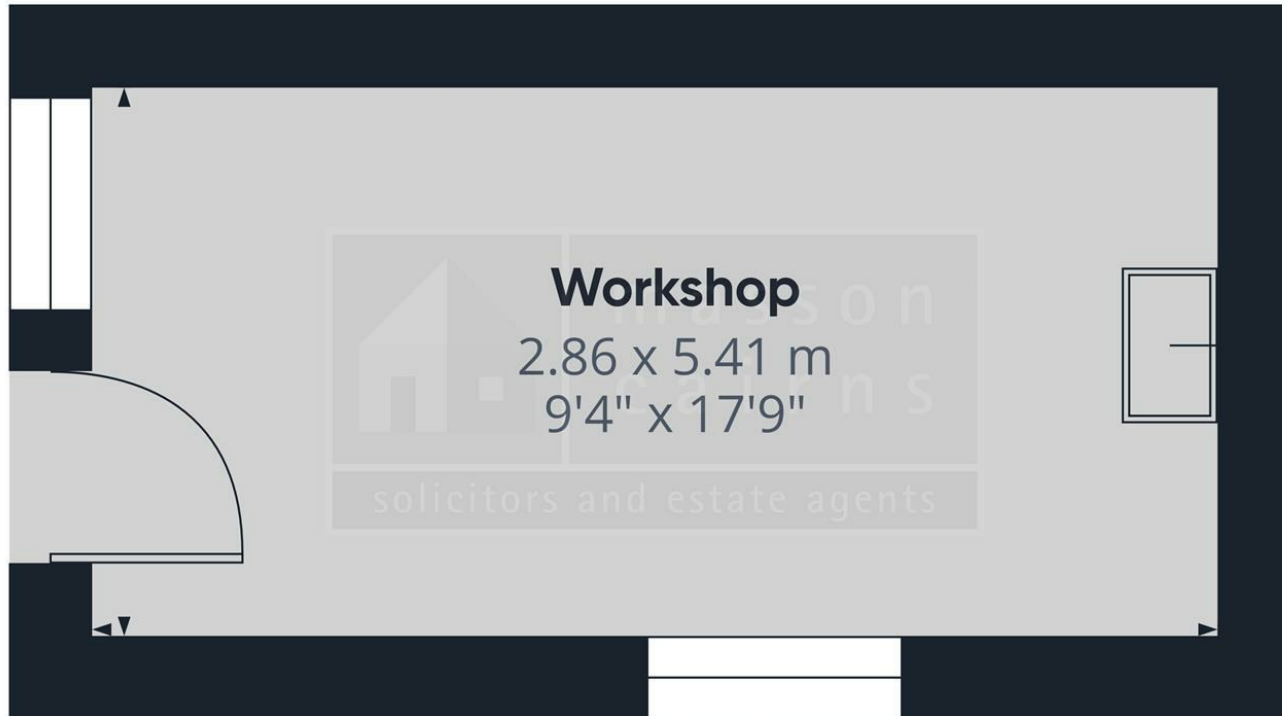
Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>



Floor 0

Approximate total area⁽¹⁾

15.4 m²
166 ft²

(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



**masson
cairns** LTD

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>



masson
cairns LD

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

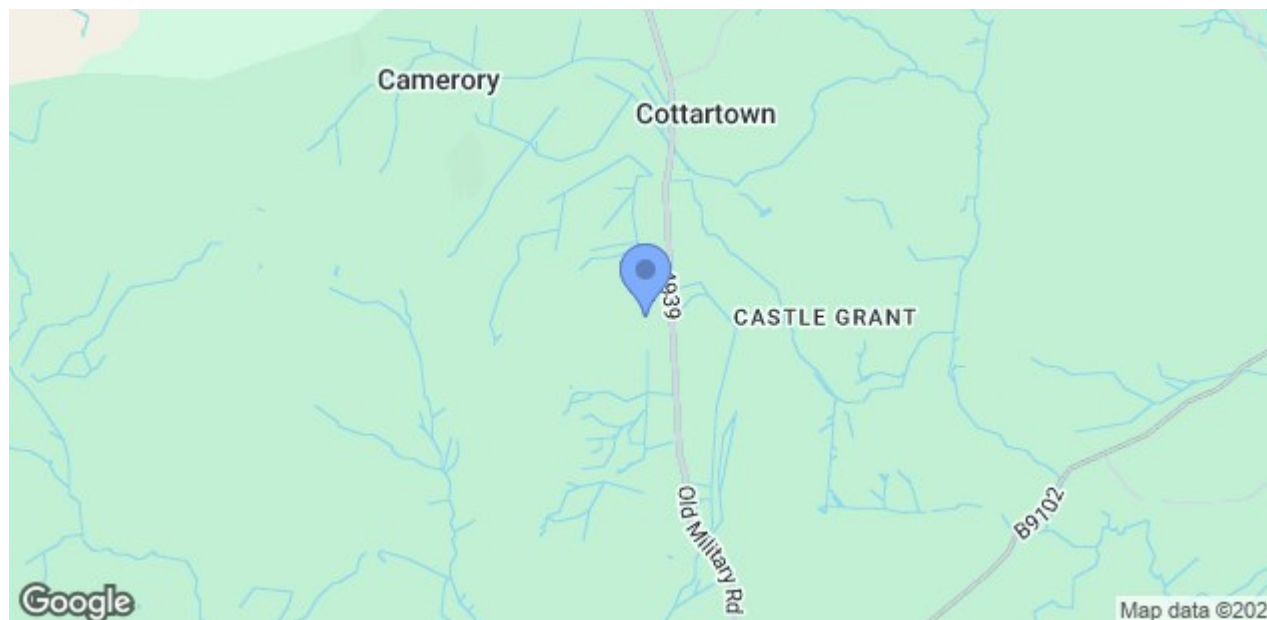
Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		34
(1-20) G	10	
Not energy efficient - higher running costs		
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



masson
cairns LTD

solicitors and estate agents

Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>