



masson
cairns ESTD 1985

solicitors and estate agents

Bielside, Cromdale Road, Grantown on Spey, PH26 3HT
UNDER OFFER £515,000

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

UNDER OFFER - Situated in the picturesque Grantown on Spey, this stunning luxury home promises open-plan living at its finest. Every corner of this residence has been meticulously designed to the highest standards, featuring quality fixtures that exude elegance. Its flexible layout aligns perfectly with the dynamics of contemporary family life. Positioned to maximize views, it provides a panoramic vista of the surrounding landscape from the front and ensures privacy with its enclosed gardens at the back. Spanning approximately 239 square metres, the property unfolds with five generous double bedrooms, each echoing the home's commitment to luxury with hardwood finishings, premium flooring, and en-suite facilities available on both levels. Central to the home is a spacious open plan sitting room, which not only offers garden views but also leads seamlessly to the sophisticated kitchen, family and dining spaces. This culinary haven is equipped with the finest appliances, further supplemented by a utility room. For guests, a WC is conveniently located on the ground floor, and there is a fabulous bedroom with dressing area and luxury en-suite shower room while the upper level houses a family bathroom and a further four well-appointed bedrooms, including a principal with its own dedicated en-suite shower and dressing room. Set on a gracefully landscaped plot, the property offers both tranquility and the vibrancy of this Highland Town in the Cairngorms National Park. Rounding off this exquisite home is a spacious detached double garage, complete with a mezzanine floor suitable as a workshop or extra storage, surrounded by verdant gardens, a patio, mature greenery, and ample parking space. The property would suit a variety of purchasers and is ideal for home working with high speed wireless antenna broadband. EPC Rating E, Council Tax Band G

UNDER OFFER £515,000



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>

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, the Craigellachie Nature Reserve, 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.

Entrance Vestibule

Upon approaching the property, one is greeted by a door at the front, sheltered under a covered entrance. This thoughtful design is enhanced by a security light, ensuring safety and visibility during nighttime. Upon entering, another glazed door awaits, leading directly into the welcoming hall. This layered entryway not only provides added insulation and security but also lends an air of elegance and distinction to the home's entrance.

Hall

From this space, one can access the ground floor open plan living spaces and the conveniently located ground floor bedroom suite. Additionally, the hall houses a shelved storage cupboard, a practical feature ensuring ample space to store essentials and keep the area tidy.

Open Plan Sitting / Kitchen / Dining / Family Area

4.95m x 6.58m / 3.76m x 5.28m / 3.65m x 8.66m (16'2" x 21'7" / 12'4" x 17'3" / 11'11" x 28'4")

This home epitomises modern sophistication, placing a significant emphasis on social living. The open-plan living areas, paired with a state-of-the-art kitchen, are nothing short of spectacular, redefining luxury and comfort. Elevated ceilings, bespoke finishings, and innovative designs combine to create a space that is both functional and aesthetically pleasing. The myriad of glazing, from bay windows at the front to full-height ones at the rear sitting room area, ensures an inflow of natural light, brightening the interior in addition to patio doors that gracefully lead out to the gardens, merging the indoors with the outdoors. An exquisite bespoke Oak staircase anchors the space, leading to a generously sized first-floor landing. Open plan in design, the kitchen and dining areas integrate seamlessly with the sitting room, offering picturesque views of the garden and open views to the front.

The kitchen is a chef's dream, boasting high-quality gloss white units complemented by black quartz work surfaces, especially on the central island. Under-counter mood and plinth lighting add a touch of drama and the space is equipped with top-tier integrated Miele integral appliances including a main oven, full size combi steam oven, warming drawer and Neff dishwasher to make sure every culinary need is met. The centrepiece, the island, features a Miele induction hob and a smart extractor, making it perfect for cooking while engaging in conversations. Adjacent to the kitchen, the dining area comfortably accommodates a large dining set, ideal for family meals or hosting guests, emphasising the home's focus on community and togetherness while at the front the family area currently houses a bar which will be removed but offers a further social space.

Utility

3.05m x 3.10m (10'0" x 10'2")

The utility room boasts a selection of base and wall units complemented by harmonising tiling and ample worktop space. There are designated under-counter areas plumbed and vented for washing and drying appliances. Conveniently, it provides direct access to the rear patio and garden, as well as internal access to both the kitchen and WC.

WC

2.0m x 1.79m (6'6" x 5'10")

This modern wc includes an oval-shaped basin which sits atop a sleek dark counter, juxtaposed by the gleaming chrome taps. The room is illuminated by soft natural light filtering through an opaque window and there is a large round wall mirror which amplifies the brightness, making the space feel airy and light.

Bedroom 5 / Dressing & En-Suite

3.53m x 5.42m / 1.46m x 2.18m & 1.96m x 3.18m (11'6" x 17'9" / 4'9" x 7'1" & 6'5" x 10'5")

This opulent bedroom suite is a blend of luxury and spacious design. The expansive sleeping area is bathed in natural light, thanks to a striking bay window that offers

breathtaking views of the distant woodlands and rolling hills. Adjacent, a walk-in wardrobe provides a dedicated dressing area, complete with both hanging and shelved storage solutions for garments. An adjoining door opens up to the sophisticated en-suite bathroom. The contemporary en-suite exudes elegance with large, cream-colored tiles with marbled textures gracing the walls and floors, reflecting the ambient light and amplifying the sense of space. A generously-sized vanity, in a sleek white finish, provides ample storage and is topped with twin sinks and an illuminated mirror. The opaque window to the rear infuses the room with natural light while maintaining privacy and a unique stainless-steel towel radiator not only offers a space to hang linens but adds a touch of modern design flair. The walk-in shower area is a standout feature, boasting full-height marbled tiling, a large rainforest shower head, and a frameless glass partition that seamlessly integrates with the rest of the room. Curtains will be removed from this room.

Landing Area

The expansive wrap-around landing offers space for home working or as a separate leisure space with doors leading to four bedrooms and a bathroom, it provides excellent space and light.

Principal Bedroom / Dressing / En-Suite

4.90m x 5.58m / 1.70m x 1.99m / 1.96m x 2.04m (16'0" x 18'3" / 5'6" x 6'6" / 6'5" x 6'8")

The principal bedroom suite exudes quality and offers a private oasis. Stunning feature windows grace the room, along with French doors that open to a Juliette balcony, providing a panoramic view of the patio area below. Convenience meets luxury with direct access to an en-suite shower room and a spacious walk-in dressing area. This wardrobe space is thoughtfully designed with integrated hanging options, shelving, and ambient accent lighting. The en-suite is a haven of luxury, meticulously equipped with a shower enclosure surrounded by high-quality wet walls. An inset sink, complemented by a mono bloc tap and a chic vanity unit, adds to the room's elegance. The bathroom also features a sleek, back-to-wall WC with a concealed cistern. Further enhancing the room's functionality and design is a Velux window on the side, casting natural light that beautifully reflects off an illuminated mirror. The room's appeal is rounded off with a designer towel radiator.

Bedroom Two

4.61m x 4.53m (15'1" x 14'10")

This generously sized bedroom boasts picturesque views, providing a serene backdrop of the surrounding countryside and the distant Cromdale hills. The room's large windows frame these tranquil vistas and an additional practical feature is the eaves storage, subtly incorporated without disrupting the room's aesthetic, offering a discreet space for storage needs.

Bedroom Three

3.68m x 3.77m (12'0" x 12'4")

A further spacious double bedroom that exudes brightness, thanks to a prominent picture window at the front that bathes the room in an abundance of natural light. Complementing its airy ambience is a substantial triple integral wardrobe, adorned with mirrored doors with excellent storage



masson
cairns ESTD 1994

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 Four

3.69m x 3.77m (12'1" x 12'4")

This spacious double bedroom is beautifully accentuated by a substantial picture window, positioned to the front, that generously floods the room with natural light and offers a sweeping open view. A notable feature of the bedroom is its sizeable triple mirrored wardrobe which is thoughtfully designed with integrated hanging solutions and ample shelving, ensuring organised storage for all wardrobe essentials.

Bathroom

1.82m x 2.93m (5'11" x 9'7")

A sleek and modern bathroom, beautifully detailed with full height tiling that exudes style. The built-in vanity unit seamlessly incorporates the back-to-wall wc and a chic wash hand basin with a polished chrome mixer tap while the quadrant shower enclosure provides powerful showers, but the pièce de résistance is undoubtedly the sumptuous whirlpool spa bath. Positioned perfectly under a velux window, it offers a tranquil view of the sky above, creating an oasis of relaxation and luxury.

Garage & Loft Area

7m x 5m (22'11" x 16'4")

Boasting impressive dimensions, the garage stands out with its electrically operated steel roller door and durable concrete flooring. Windows on the front and side ensure ample natural illumination, supplemented by electric light fixtures. The garage is also well-equipped with multiple electric sockets for various utilities. An added feature is the staircase leading to a spacious first floor mezzanine. This level is not only equipped with power sockets and lighting but also offers substantial space, making it ideal for storage, or even as a games or hobby area. Additionally, the garage houses the ground source heat pump tank and its control system.

Outside

This property stands out with its high-end specifications, especially in its exterior spaces. Nestled within meticulously curated grounds, it promises both privacy and a tranquil setting. The front facade is defined by a subtle low-level wall, accompanying a gate that guides visitors along a path to the main entrance, flanked by lush flower and rocky beds. For vehicles, there's another broader gate that opens up to a tarmac driveway, spacious enough for multiple cars and offering easy access to the garage. Guiding the path to the rear is an elegant box hedge leading to a garden encircled by privacy fencing. This space is adorned with a sizeable terraced patio, elevated vegetable planters, and another picturesque patio on the opposite side. The current rear garden layout can easily be rearranged by the incoming buyer to include a lawned area. Additional amenities include a powered timber storage shed with lighting, a greenhouse with power and water in addition to several outdoor taps and electrical sockets for convenience.

Services

The property is served by mains water, drainage and electricity. There is a ground source heat pump which feeds the underfloor heating system and hot water in addition to an air recovery system which provides intelligent passive cooling when required. Transmitter high speed wireless antenna broadband ideal for home working.

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 E

Entry

By mutual agreement.

Price

UNDER OFFER

NB The Bar will be removed

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 1994

solicitors and estate agents

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

Tel: 01479 874800

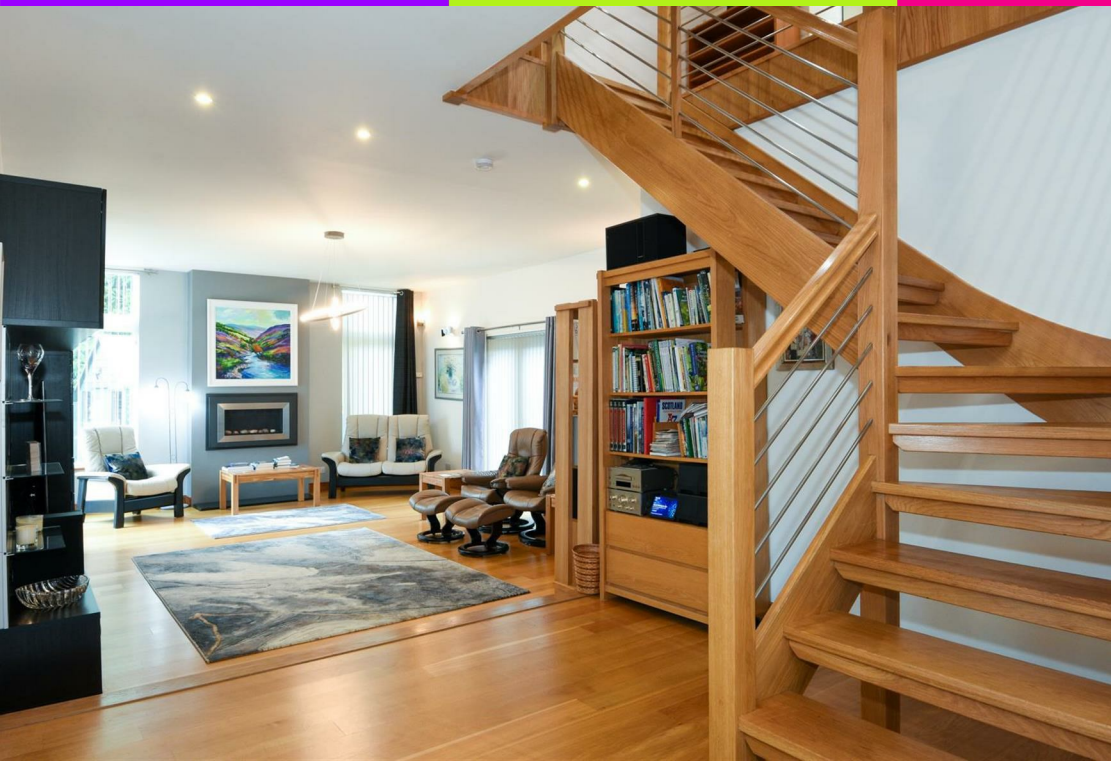
Fax: 01479 874806

property@lawscot.com

[https://www.massoncairns.com](http://www.massoncairns.com)

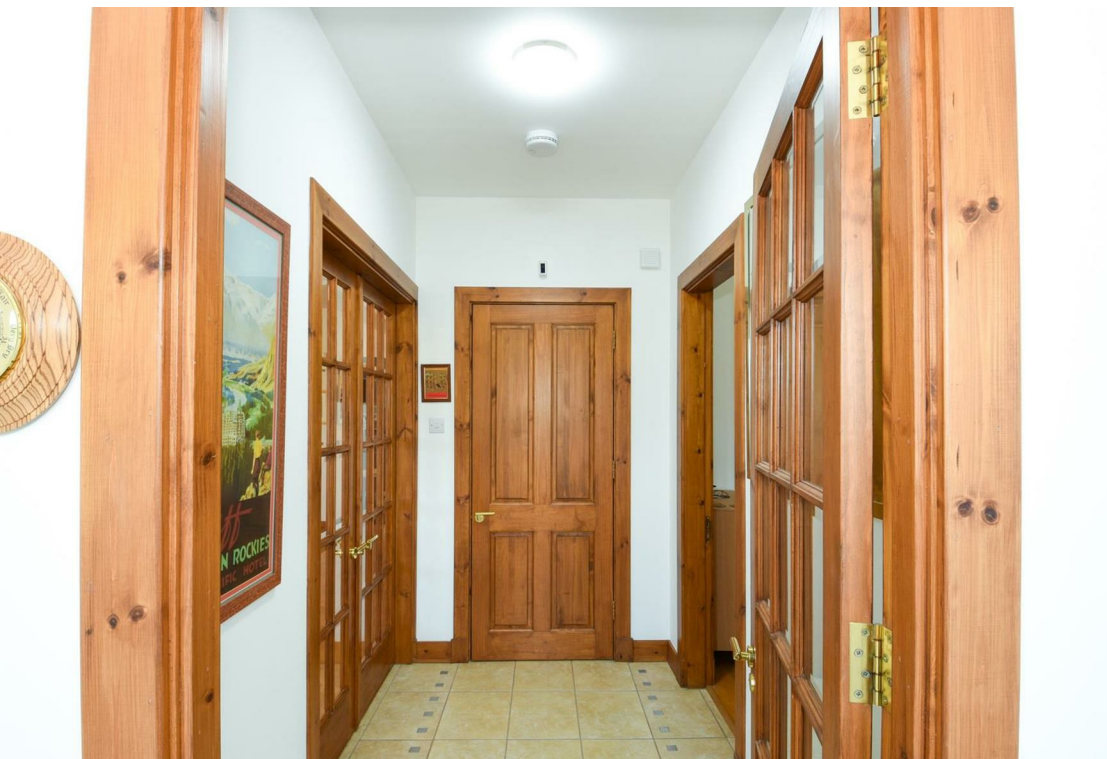




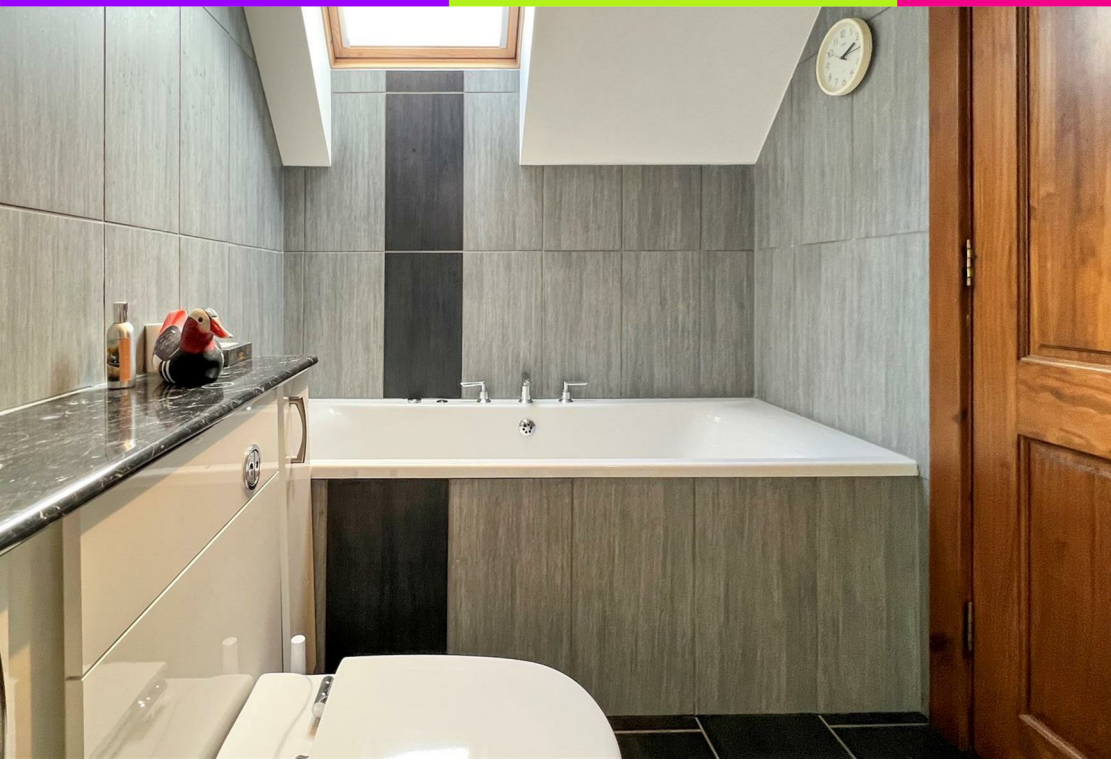


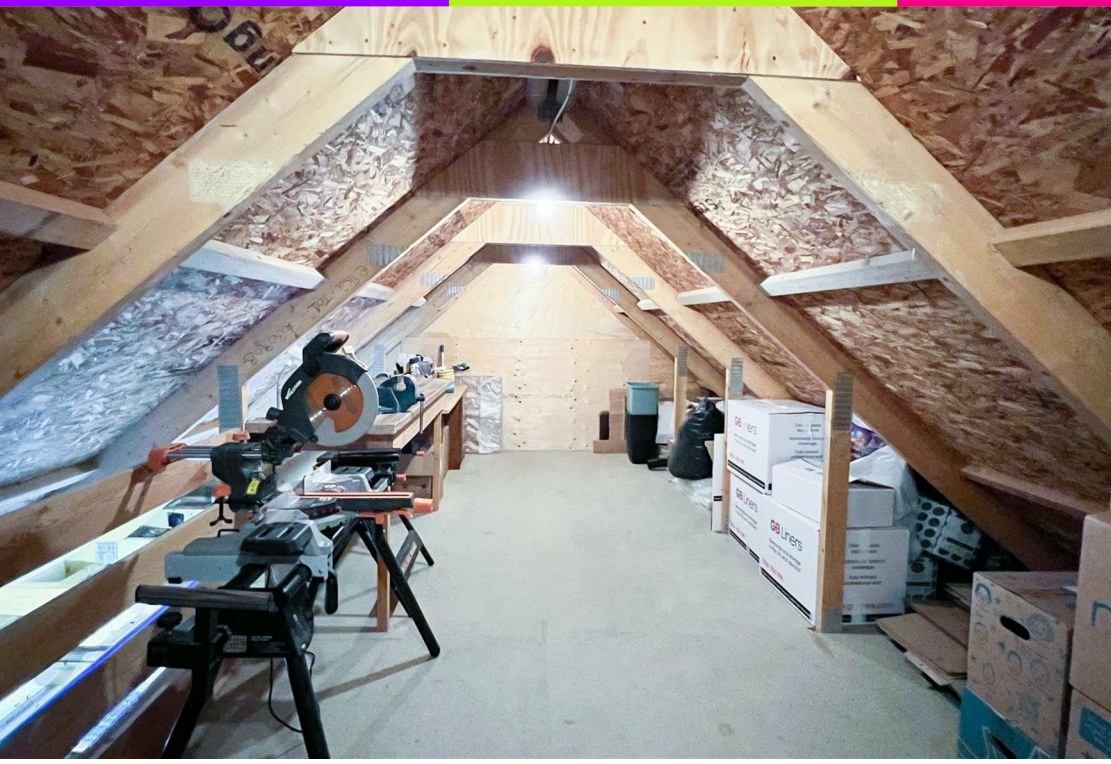




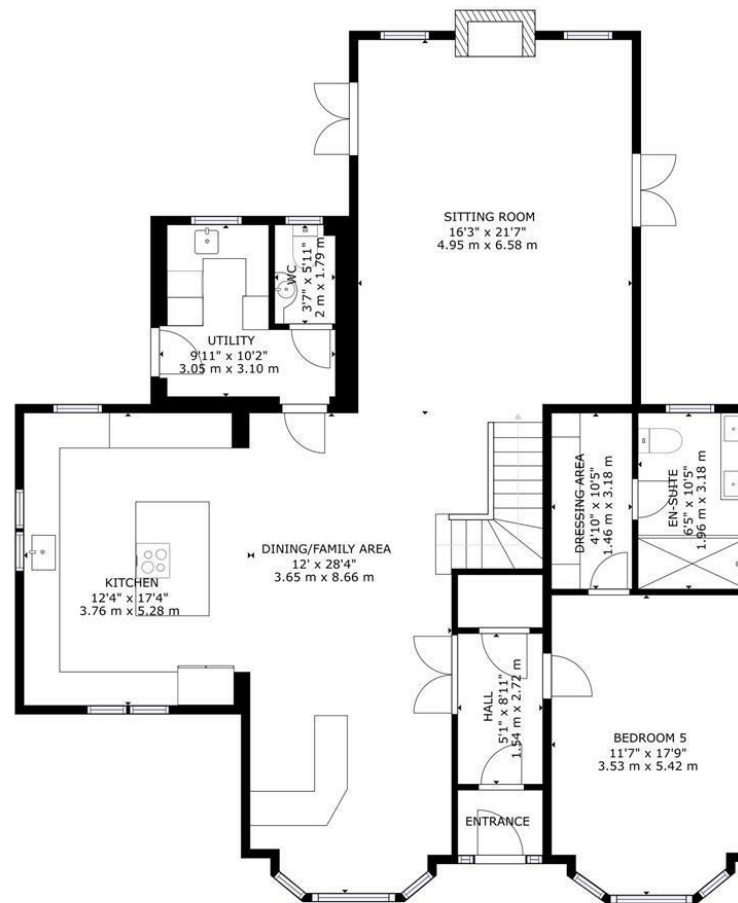












GROSS INTERNAL AREA
FLOOR 1: 1526 sq ft, 141.75 m², FLOOR 2: 1292 sq ft, 120.01 m²
TOTAL: 2818 sq ft, 261.76 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

FLOOR 2



masson
cairns LTD

solicitors and estate agents

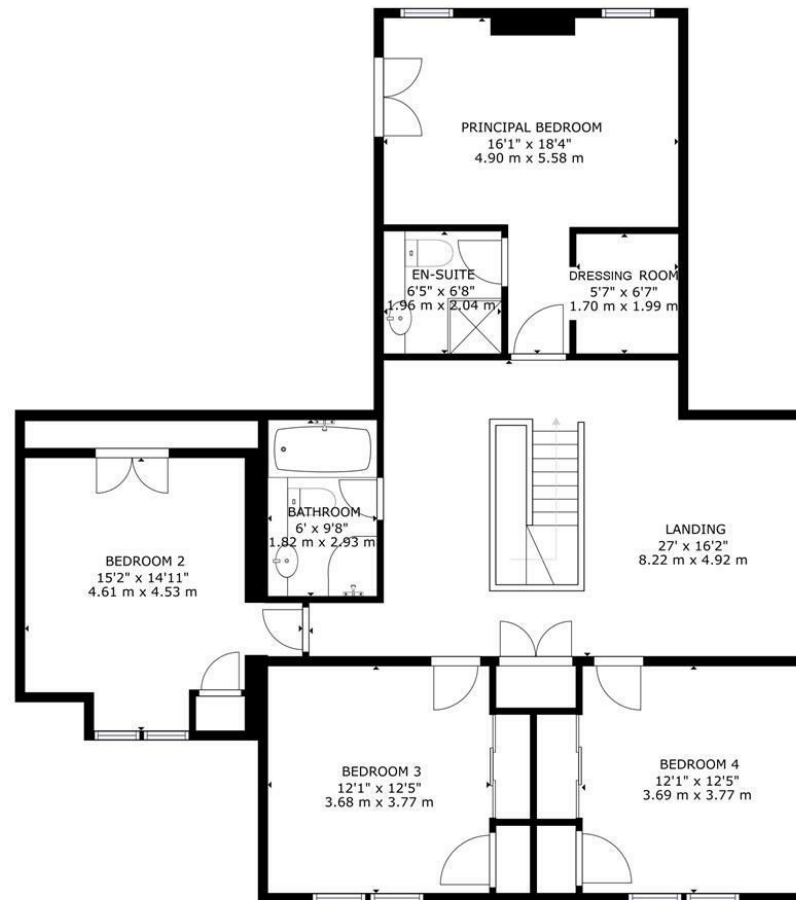
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>



GROSS INTERNAL AREA
 FLOOR 1: 1526 sq ft, 141.75 m², FLOOR 2: 1292 sq ft, 120.01 m²
 TOTAL: 2818 sq ft, 261.76 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



masson
cairns LTD

solicitors and estate agents

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

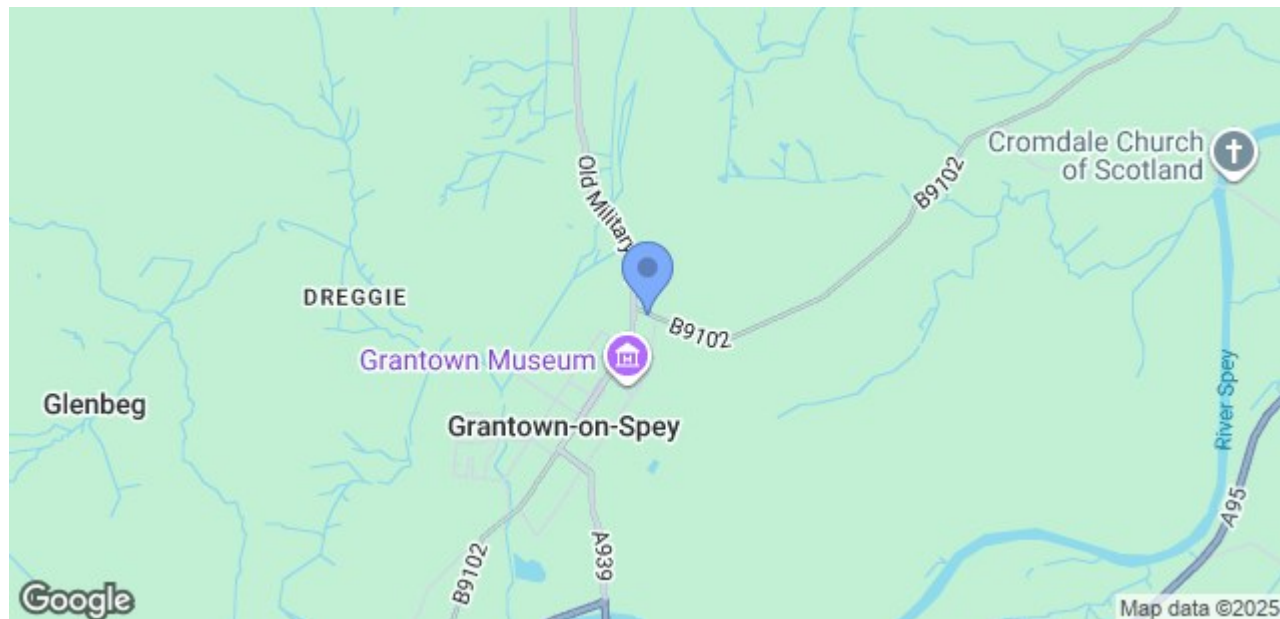
Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

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	54	60
(21-38) F		
(1-20) G		
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>