



masson  
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Creagan, 5 Auchroisk Road, Cromdale, Grantown on Spey, PH26 3QN

UNDER OFFER £385,000

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

solicitors and estate agents

UNDER OFFER - This is a home that perfectly combines the beauty of Highland living with the comfort, efficiency and elegance of modern design. Set on a sizeable plot in the heart of Cromdale, this outstanding four-bedroom property has been thoughtfully crafted for contemporary family life, combining luxury finishes, beautifully proportioned interiors and exceptional versatility. The heart of the home is an impressive open-plan kitchen, dining and living space, where sleek styling, natural light and generous proportions create an inviting setting for everything from quiet mornings to lively evenings with family and friends. A ground floor bedroom currently configured as a spacious home office offers valuable flexibility for remote working or study, while three further bright and airy bedrooms provide calm and comfortable retreats, served by two beautifully finished bathrooms that bring a real sense of boutique luxury to everyday living. Beyond the main house, Creagan continues to impress with the kind of fantastic amenity that is increasingly hard to find, including a substantial double garage and a detached studio/gym that can adapt effortlessly to fitness, creative pursuits, hobbies or additional lifestyle space. Every element of the property has been designed to feel both stylish and welcoming, making it a home that is as practical as it is polished. With its modern family-friendly layout, high-quality finishes and quiet setting, Creagan offers a rare opportunity to enjoy space, comfort and sophistication in equal measure. This is a home with real presence and personality, perfectly suited to those seeking a luxurious yet relaxed lifestyle in a peaceful village location. EPC C, Council Tax F Home report available online at [massoncairns.com](http://massoncairns.com)

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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

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.

EPC Rating C

### Entrance Vestibule and Hallway

The entrance vestibule and hallway create an immediate sense of style and space, offering a warm and welcoming introduction to the home. Beautiful wood flooring, crisp contemporary décor and clean architectural lines combine to deliver a refined first impression, while the generous proportions provide practicality for busy family life. A bespoke fitted cloak storage area keeps coats, shoes and everyday essentials neatly organised, while the striking staircase adds a stylish focal point. Bright, airy and thoughtfully designed, this impressive reception space sets the tone for the quality and finish found throughout Creagan.

### Open Plan Living Space / Kitchen / Dining

7.81m x 3.97 / 5.94m x 3.84m (25'7" x 13'0" / 19'5" x 12'7")

The heart of the home is an exceptional open-plan living space, seamlessly combining the lounge, kitchen and dining area to create a stylish and sociable setting for modern family life. Located to the rear of the home with excellent privacy, the space is finished with beautiful oak flooring throughout offering generous proportions, abundant natural light and a wonderful sense of flow. The contemporary kitchen is superbly appointed with sleek units, quality integrated appliances, twin ovens, an induction hob set within the central island, ceiling extractor, integrated fridge and freezer, extensive storage solutions and elegant work surfaces, making it as practical as it is stylish. The dining area enjoys French doors opening directly onto the garden and patio, creating an effortless connection between indoor and outdoor living and providing the perfect setting for entertaining or family meals in the warmer months. A further door leads through to the separate utility room and a feature wood-burning stove brings warmth and character to the sitting area, creating a welcoming focal point within this superb multi-functional hub of the home.

### Utility Room

2.48m x 2.22m (8'1" x 7'3")

A further door from the kitchen leads through to a well-appointed separate utility room, thoughtfully designed to mirror the high standard of the main kitchen. Featuring additional units, generous worktop space, sink, integrated microwave and practical storage, it provides an excellent secondary preparation and laundry area that helps keep the main living space beautifully organised. A glazed external door also offers convenient direct access to the garden.

## Home Office / Bedroom Four

2.80m x 4.09m (9'2" x 13'5")

The generous home office provides an excellent dedicated workspace, ideal for modern remote working, study or running a business from home. Beautifully presented with soft carpeting, a large picture window drawing in natural light and ample room for multiple desks or fitted storage, this versatile room offers both comfort and practicality. Positioned on the ground floor it could also be used as a spacious bedroom with storage and it also lends itself perfectly to use as a playroom, snug or hobby room.

### Bathroom

2.30m x 2.84m (7'6" x 9'3")

The beautifully appointed ground floor bathroom is finished to an exceptional standard, featuring contemporary full-height tiling and a sleek modern design. Thoughtfully arranged to offer both style and practicality, it comprises a separate walk-in shower enclosure, full-size bath with central tap, floating vanity unit with integrated storage and wash hand basin, WC, and a heated towel radiator. An opaque window provides natural light and ventilation, creating a bright and relaxing space and further enhancing practicality, a built-in storage cupboard provides excellent additional space for household essentials, cleaning supplies and everyday items.

### Landing

The upper landing is bright and spacious, finished with soft neutral décor and quality carpeting to create a welcoming transition between the bedrooms and bathroom. There is contemporary black internal doors and contrasting timber detailing while a useful built-in cupboard provides excellent additional storage and houses the hot water system. There is a loft hatch with ladder leading to the floored attic space.

### Principal Bedroom & Walk In Wardrobe

3.63m x 3.52m & 1.79m x 3.96m (11'10" x 11'6" & 5'10" x 12'11")

The impressive principal bedroom is a generous and airy space, beautifully finished in soft neutral tones with quality carpeting and excellent floor space for freestanding furnishings. Dual aspect windows to the front and rear allow natural light to flow throughout the room while also enjoying open outlooks. A superb walk-in wardrobe/dressing room provides extensive fitted hanging space, shelving and drawer storage, creating a highly practical and luxurious addition to the suite.

### Bedroom Two

2.71m x 4.27m (8'10" x 14'0")

Bedroom Two is a bright and beautifully presented double room, with quality carpet flooring and an airy feel. A dormer window provides natural light and pleasant outlooks, while the generous proportions offer ample space for bedroom furniture, making it an ideal children's room, guest bedroom or stylish additional double.



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### Bedroom Three

2.71m x 4.28m (8'10" x 14'0")

The third bedroom is also light and spacious with a dormer window to the front of the property. There is ample space for freestanding furniture and carpet flooring with recessed down lighting complete the room.

### Shower Room

2.36m x 2.76m (7'8" x 9'0")

The stylish shower room is finished to a high contemporary standard, featuring elegant full-height tiling and quality modern fittings throughout. Comprising a spacious walk-in shower enclosure with panel rainfall shower, floating vanity unit with integrated wash hand basin, WC, illuminated mirror and designer vertical radiator, the space enjoys excellent natural light from a Velux window.

### Outside

Externally, the property enjoys impressive kerb appeal with a generous gravel driveway and detached double garage providing ample parking and storage. To the rear, the beautifully maintained garden offers a substantial level lawn, spacious patio and raised composite decking—ideal for outdoor dining and entertaining. A superb detached garden room adds further versatility, perfectly suited as a home office, gym or studio, all enclosed within a private fenced setting.

### Garage

5.19m x 6.06m (17'0" x 19'10" )

This is a substantial detached double garage which is a superb additional asset, finished with a concrete base and equipped with power, lighting and an electric garage door for ease of access. A side door and window provide further practicality and natural light, while a floored loft area with ladder access offers excellent additional storage. There are solar PV panels attached to the roof which help supplement the electricity supply to the main house and there is security lighting.

### Garden Room / Studio / Gym

5.93m x 3.26m (19'5" x 10'8")

A standout feature within the landscaped rear garden is the impressive detached garden room, currently arranged as a private gym and wellness space. Beautifully finished with contemporary cladding and extensive glazing, this versatile building offers excellent flexibility as a studio, home office, entertainment room or fitness suite. Internally it is fully lined and insulated with power, lighting, heating, an attractive vaulted ceiling and a fitted kitchen-style storage unit incorporating a microwave, creating a bright and comfortable year-round environment, while sliding doors open directly onto the patio and lawn to blend indoor and outdoor living.

### 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

PH26 3EQ

Tel: (01479) 874800

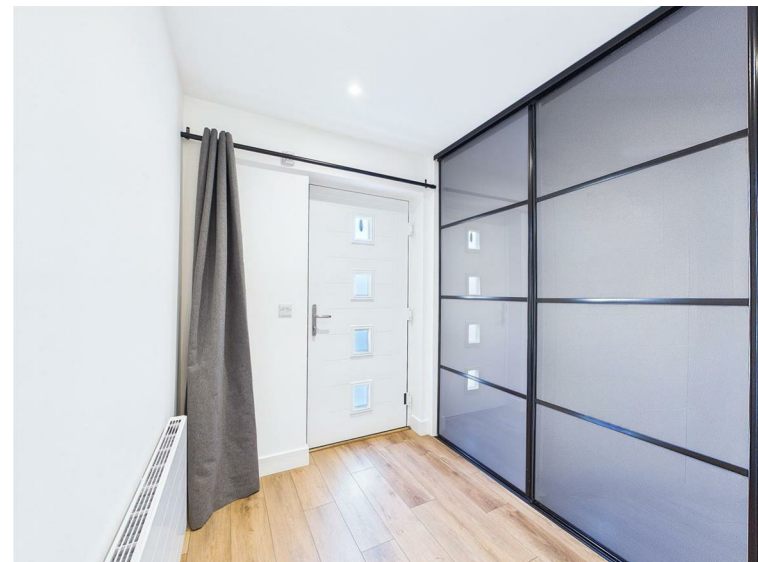
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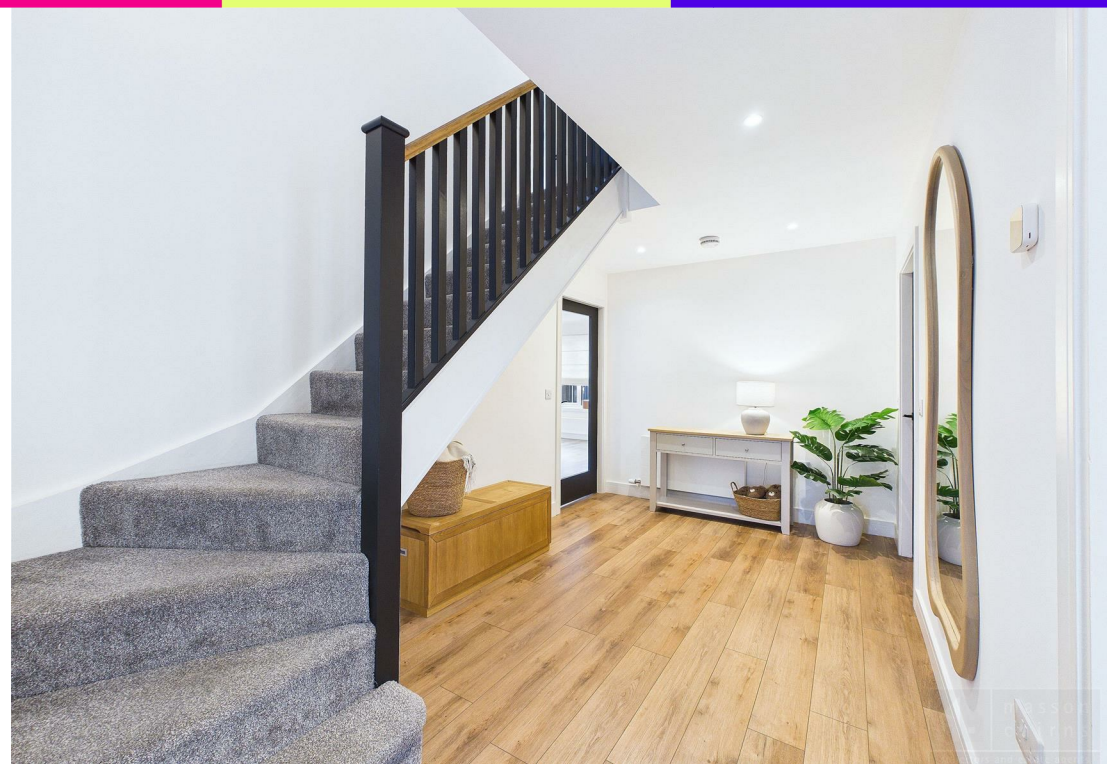
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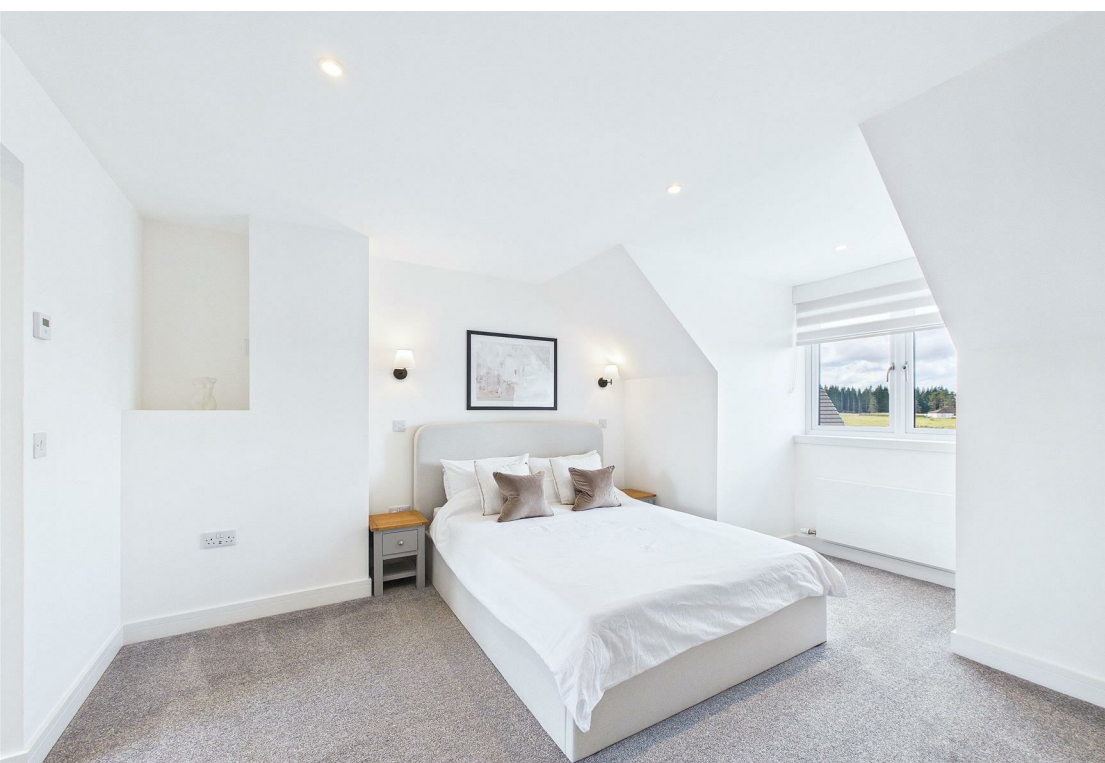
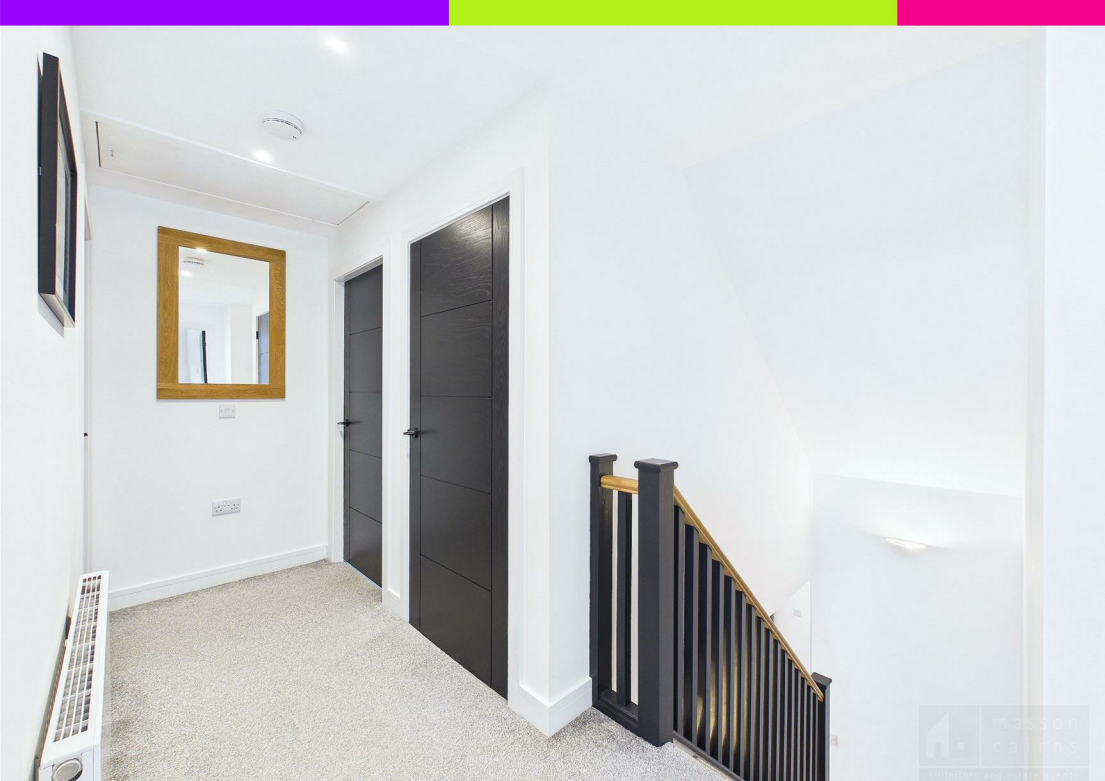




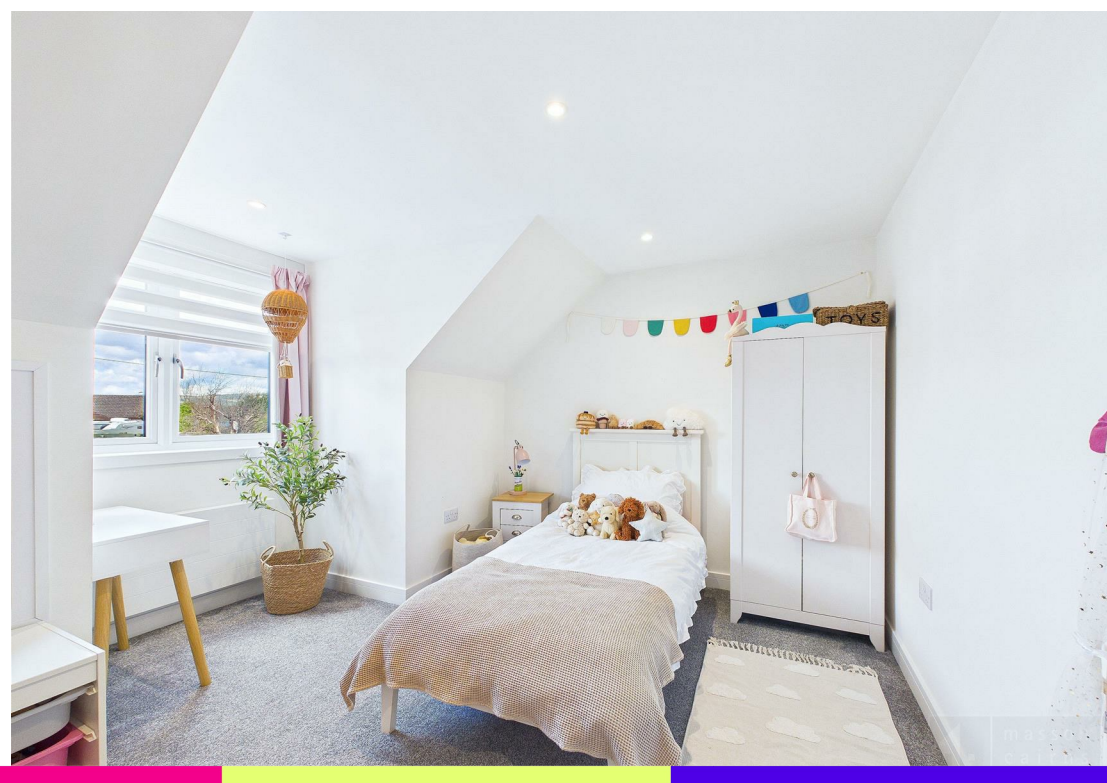
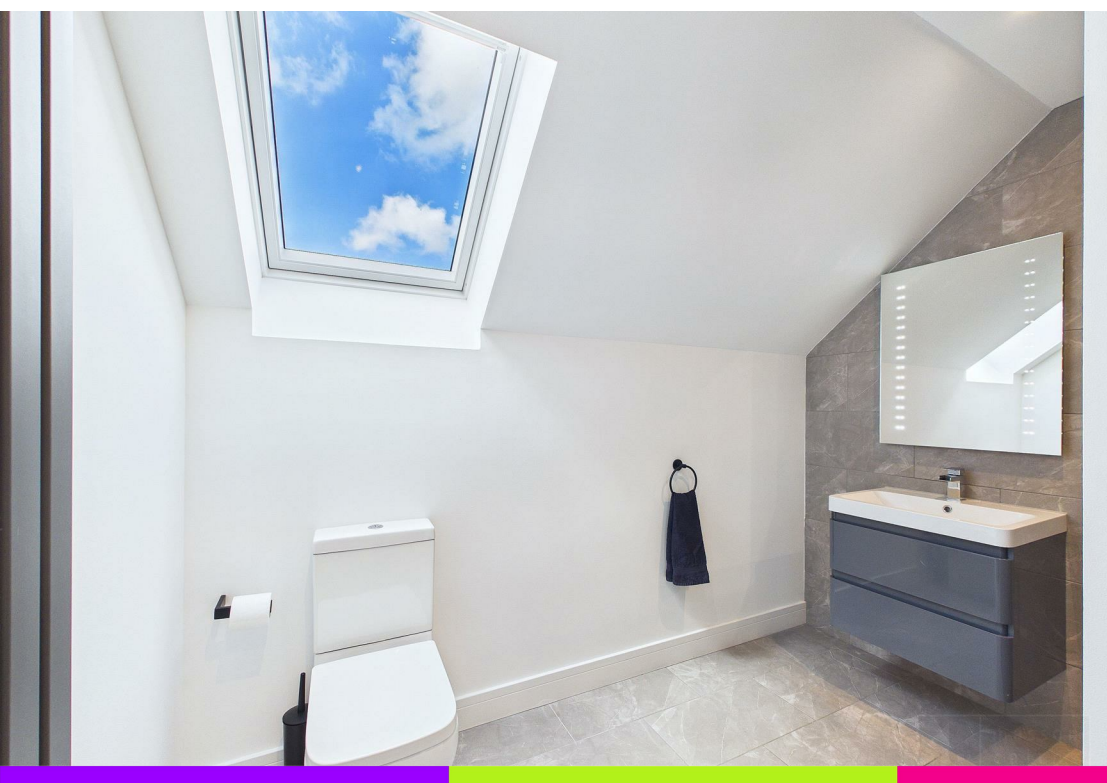
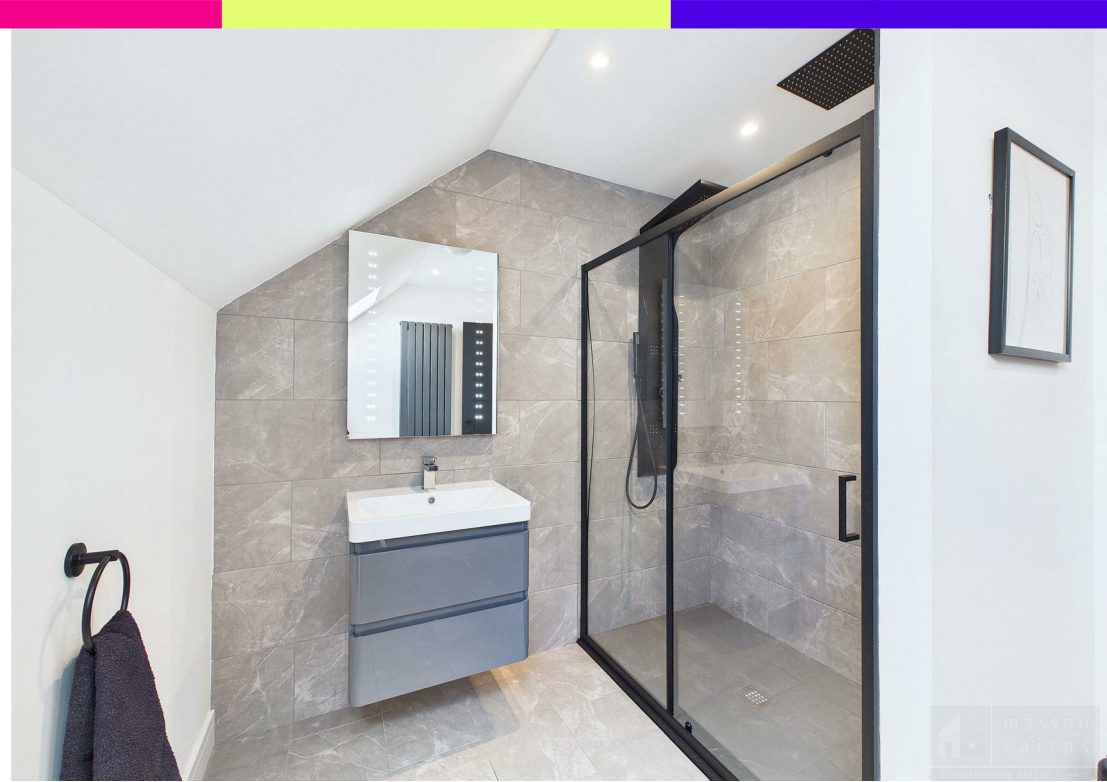


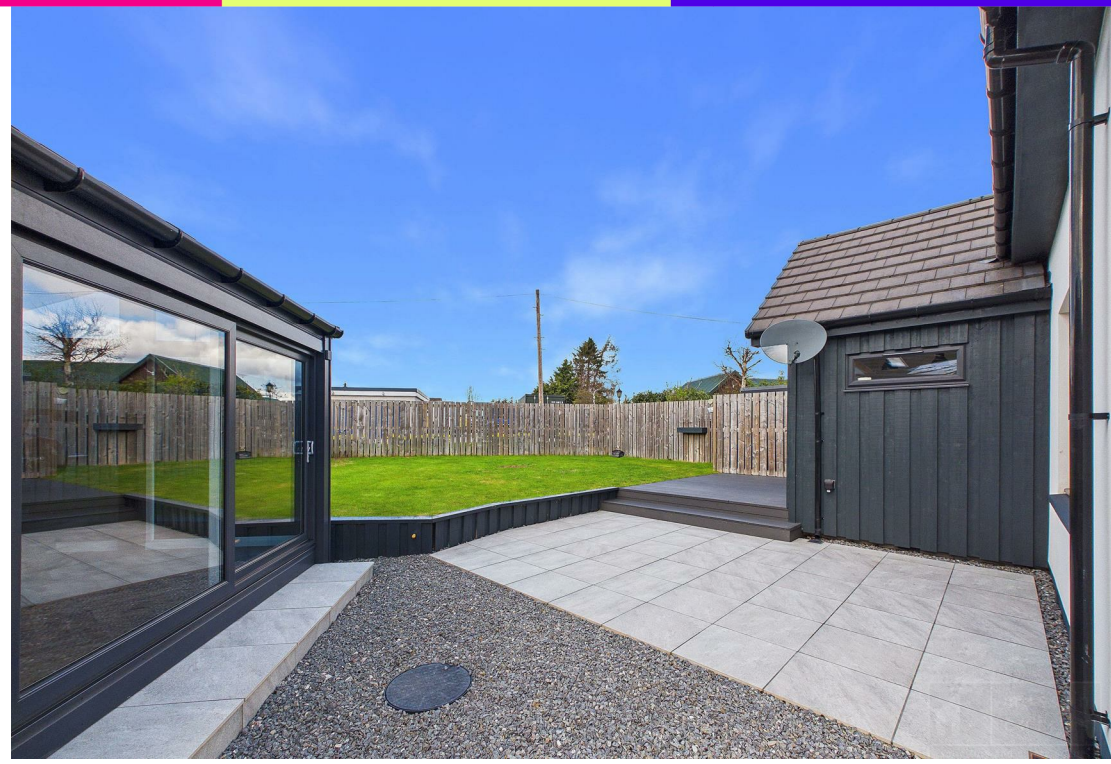


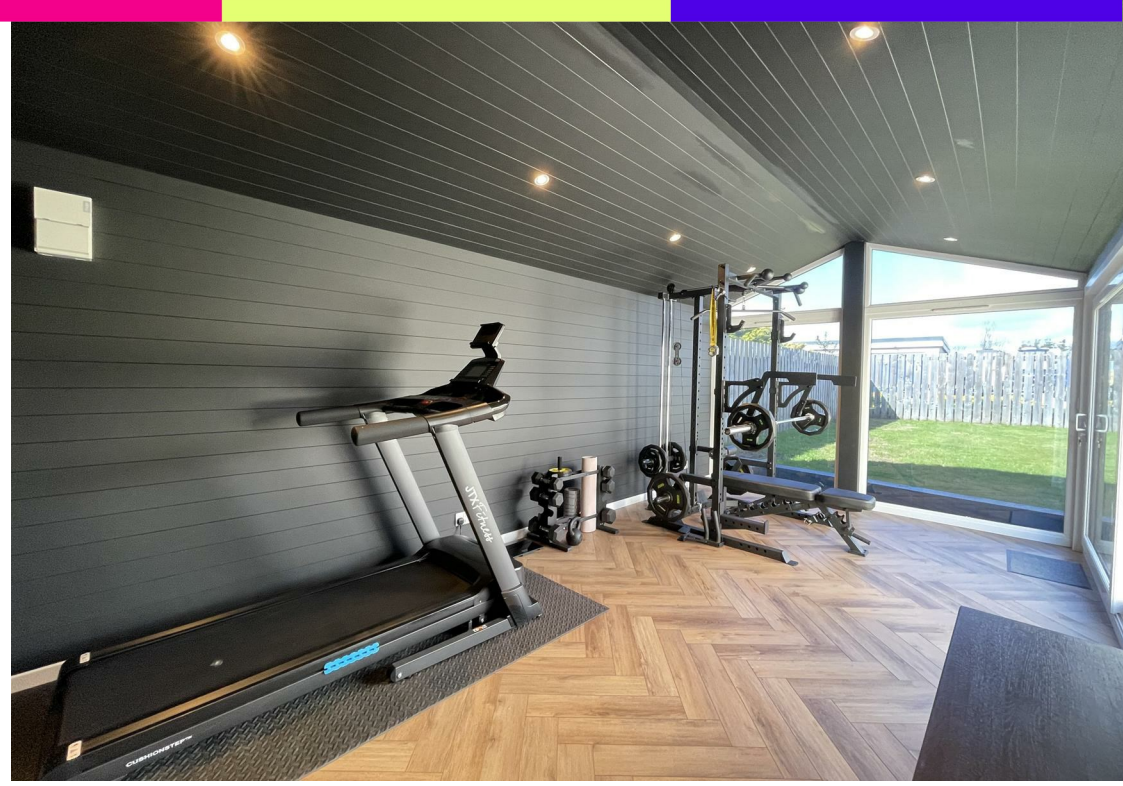


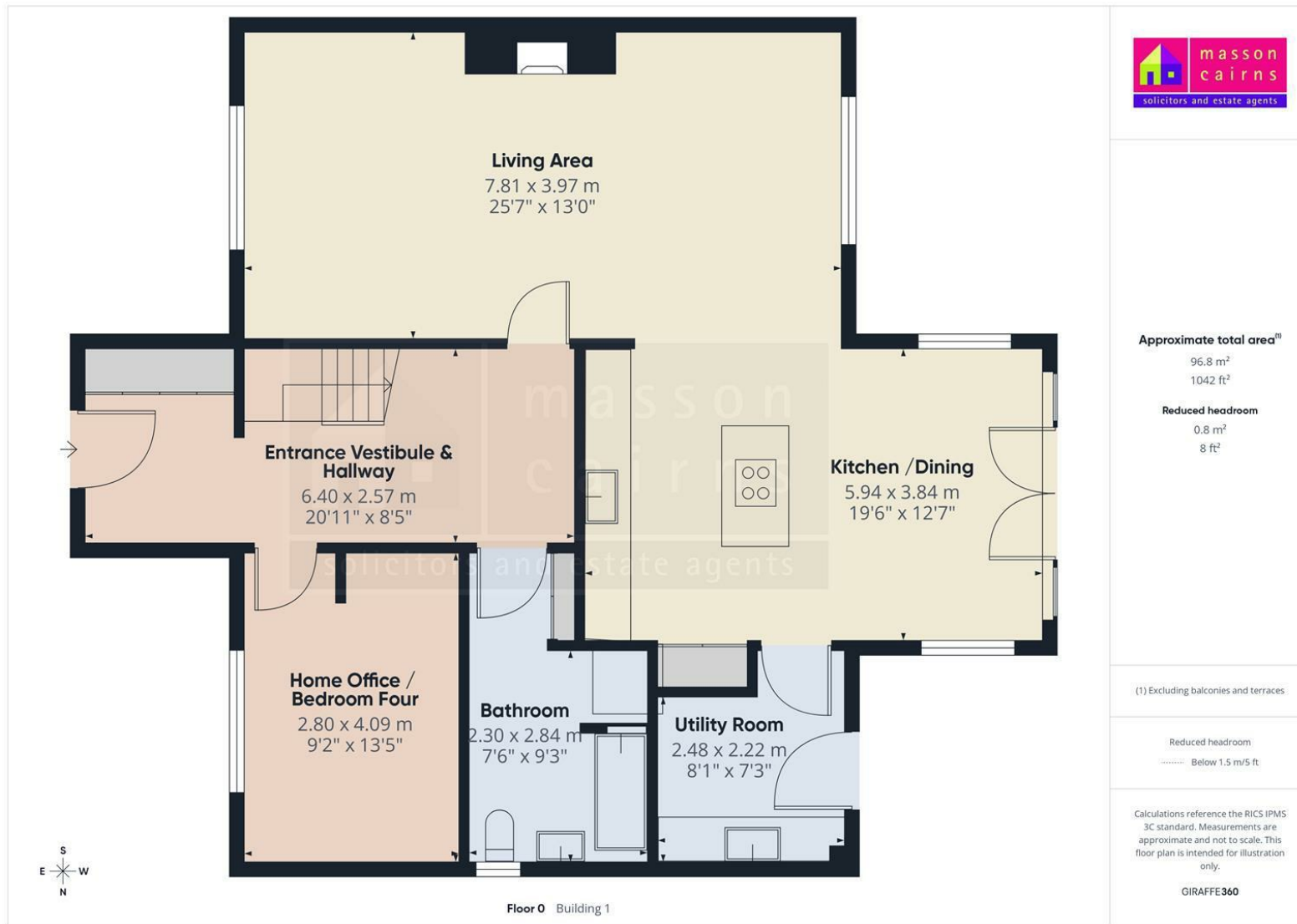












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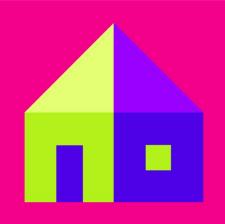
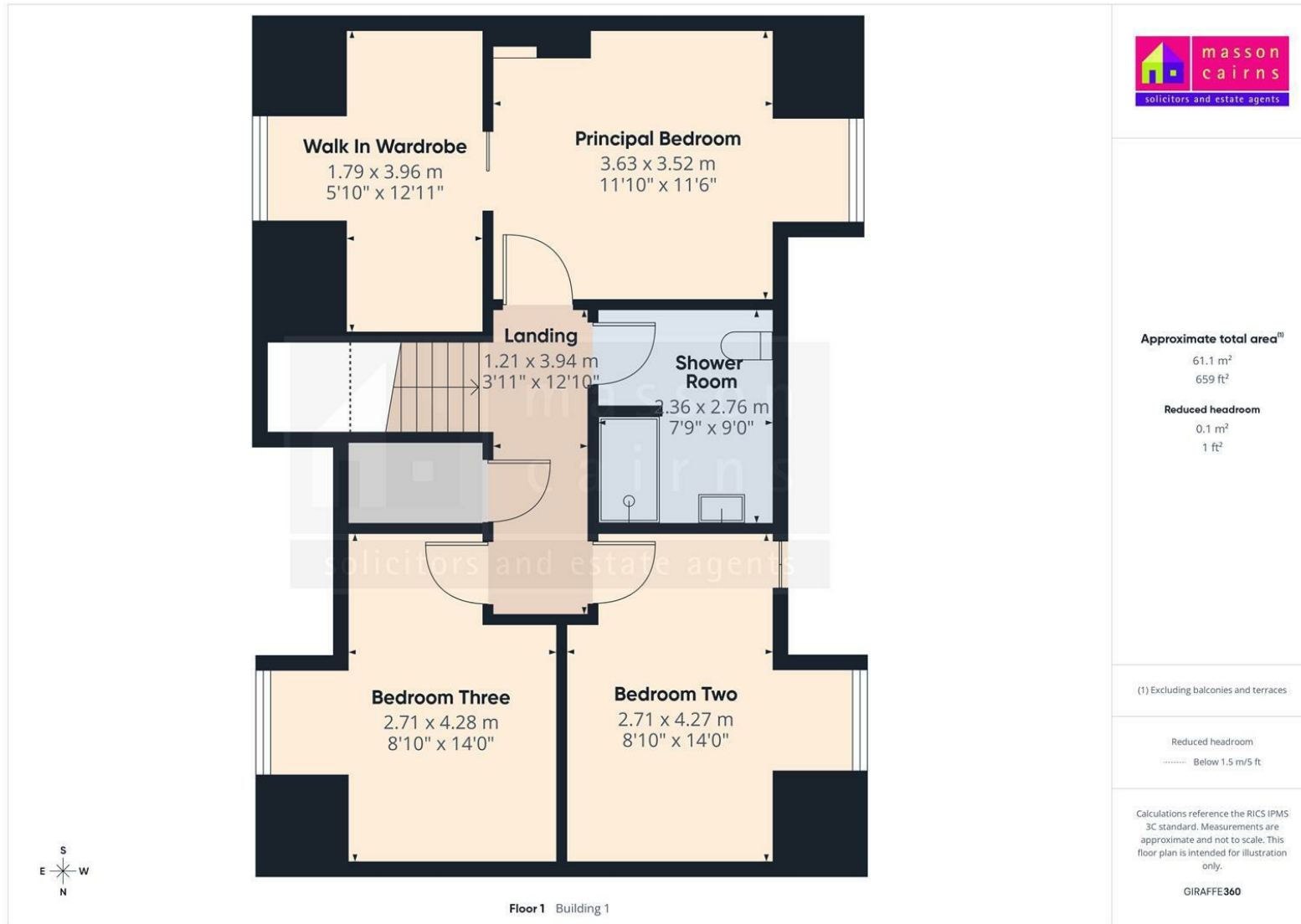
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Floor 0 Building 2

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

31.3 m<sup>2</sup>  
337 ft<sup>2</sup>

(1) Excluding balconies and terraces

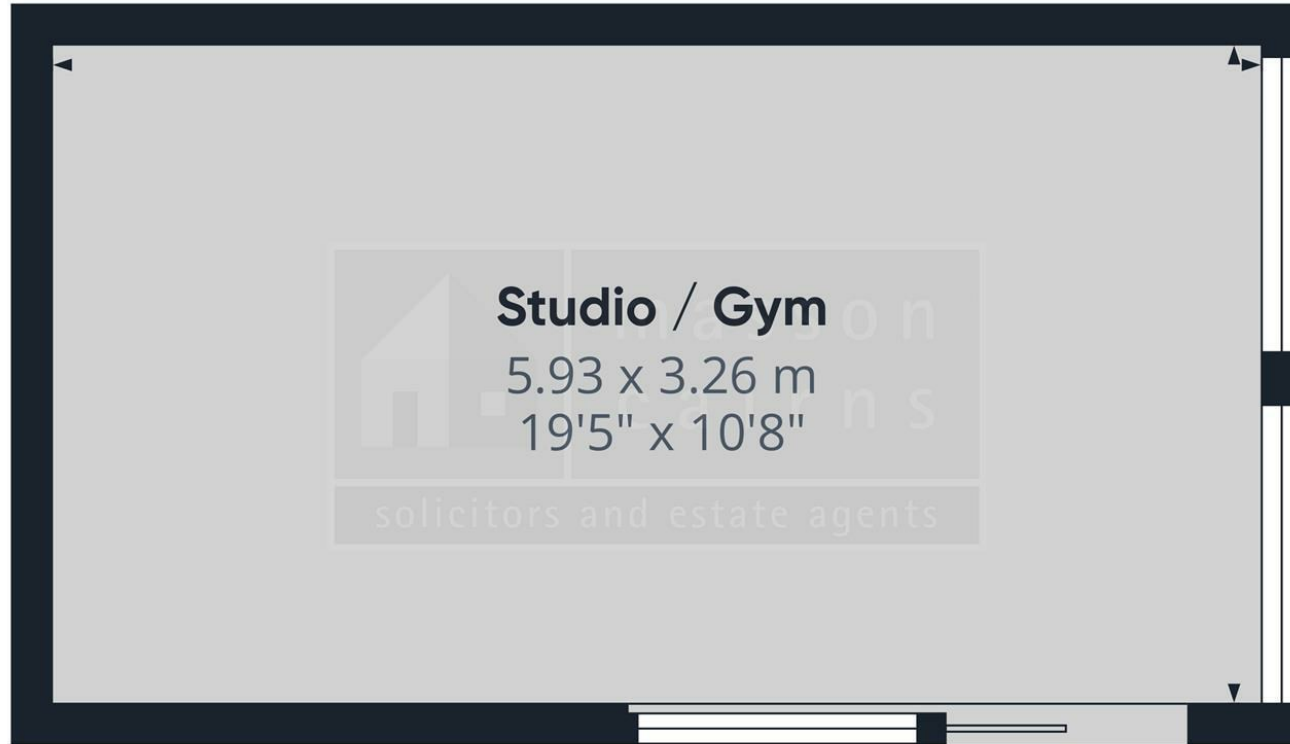
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>(1)</sup>  
19.3 m<sup>2</sup>  
208 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.

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Floor 0 Building 3



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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