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Upper Finlarig, Dulnain Bridge, Granttown on Spey, PH26 3NU

Offers Over £675,000

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

solicitors and estate agents

An elegant and distinctive Highland property, Upper Finlarig & Cottages occupies a desirable, elevated position above the village of Dulnain Bridge with panoramic views of the Northern Cairngorm mountains. These properties seamlessly combine a generous four-bedroom principal residence with two independent, self-contained cottages, offering a rare versatility that will appeal to a wide variety of purchasers. Whether seeking an expansive multi-generational family home, an inspirational remote working hub, or an established lifestyle business, the property provides a superb flexibility of use. At the heart of the main house is a well-planned ground floor featuring a sitting room, a formal dining room, and a cosy snug, alongside a kitchen with a practical walk-in pantry. The ground floor uniquely accommodates the principal bedroom suite with its distinctive bay window and Jack & Jill en-suite, while the first floor provides three further well-proportioned double bedrooms and a family bathroom. Crucially, the two detached, single-storey cottages on the property have been operating as a highly successful short-term holiday rental business for over 38 years. Benefiting from an established Short-Term Let (STL) licence, they offer an immediate, lucrative income stream or convenient accommodation for independent relatives and guests. Set within mature garden grounds extending to circa 0.60 acres, the exterior enjoys a wonderful sense of privacy with some Cairngorm Views and surrounded by the natural beauty of the National Park. It is a remarkable package that perfectly balances traditional charm, modern lifestyle flexibility, and proven commercial potential in an idyllic Highland setting. EPC E, Council Tax F, Home report online at [massoncairns.com](http://massoncairns.com)

## Offers Over £675,000



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### Dulnain Bridge

Near Grantown On Spey, and in the Cairngorms National Park, the village is comprised of two communities, Dulnain Bridge and the crofting community of Skye of Curr which stretches for about a mile to the south, terminating at the famous Speyside Centre. Grantown On Spey situated nearby is within the Cairngorms National Park and 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, 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.

### Dulnain Transport

From Dulnain Bridge, 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 87 miles away, providing a wider range of domestic and international flights.

#### Train Stations:

Carrbridge Railway Station: About 5 miles from Dulnain Bridge, offering connections to Inverness, Perth, and

Edinburgh.

Aviemore Railway Station: Approximately 9 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 Dulnain Bridge to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.

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

With these options, Dulnain Bridge 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 E

### Upper Finlarig House Summary

Ground Floor: Entrance Hall, Sitting Room, Dining Room, Kitchen / Breakfast Room, Pantry, Snug, Principal Bedroom, Jack & Jill Shower Room, WC.

First Floor: Landing, Three Double Bedrooms, Family Bathroom

### Upper Finlarig House Description

Stepping through the formal entrance hall, the ground floor opens into a residence thoughtfully arranged for both comfortable family life and entertaining. The well-proportioned sitting room balances space with warmth, flowing through to a formal dining room ideal for hosting. Serving as the everyday heart of the home, the kitchen and breakfast area features an adjacent walk-in pantry. A

separate snug offers a quieter retreat for reading or media. Positioned on the ground floor, the principal bedroom suite boasts a distinctive bay window framing views of the grounds, alongside a flexible Jack & Jill en-suite shower room. Completing the ground floor is a practical guest WC. Upstairs, the broad landing leads to three further double bedrooms and a central family bathroom.

### Upper Finlarig Cottage Summary

Ground Floor: Open Plan, Living / Dining, Kitchen Area, Bedroom Spaces, Shower Room

### Upper Finlarig Cottage Description

This single-storey cottage offers an exceptional lifestyle business opportunity or a premium independent space for extended family. The accommodation revolves around a substantial open-plan living and dining area, where double doors open directly out to the grounds—perfect for holiday guests looking to immerse themselves in the landscaped gardens. A compact, kitchen is efficiently arranged adjacent to the living space. The generous bedroom spaces includes twin built-in wardrobes, providing excellent storage, and is served by a well-appointed separate shower room. Whether utilised as a short-term holiday let, a self-contained retreat for an independent relative, or an inspirational home office suite removed from the main house, this cottage delivers excellent versatility.

### Shepherds Cottage Summary

Ground Floor: Entrance Vestibule, Sitting Room, Kitchen & Dining Area, Two Double Bedrooms and Bathroom.

### Shepherds Cottage Description

Entered via a practical entrance vestibule, this secondary single-storey cottage features an inviting two-bedroom layout. The central sitting room provides a comfortable space to unwind, leading directly into a separate kitchen. Two distinct double bedrooms offer flexible accommodation options, making the property highly suited for short-term holiday letting or as a dedicated home working hub away



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from the main residence. A central bathroom services both bedrooms. This cottage further enhances the property's appeal as a lifestyle business or multi-generational accommodation, allowing for a steady letting income, an artists' studio, or comfortable long-term accommodation for family members who require independent living close at hand.

#### Outside

The outside space is a defining feature of Upper Finlarig, extending to circa 0.60 acres in a wonderfully elevated setting with outstanding open views across the surrounding Highland landscape and towards the Cairngorms. Mature gardens, lawns, planted borders and woodland edges and gravel pathways create a private rural haven, with paved seating areas, superb places to eat, work, create or simply enjoy the outlook. There is ample parking for several vehicles including a detached garage which offers ample space for vehicles, or storage, hobbies, tools, outdoor kit and lifestyle pursuits.

#### Short Term Letting Licence

A Short-Term Let Licence is required to host guests. The property has operated as a successful holiday letting business for over 38 years and the property presents an excellent opportunity for potential buyers looking to purchase as an investment. Any new purchaser wishing to continue the business will need to apply for the transfer of short-term letting licence, a process which we understand should be straightforward as there is a current licence in place (further information below). 'The 2024 Licensing Order introduced a facility to transfer an existing short-term let licence (STLL) via a "transfer application." These applications are determined in broadly the same manner as licence applications. The Chief Constable and other statutory consultees are informed, and an opportunity is given for them to object to the transfer should concerns exist about the transferee.' reference 'The Association of Scotland's

Self-Caterers' Short Term Let Licence No: HI-70709-F, Valid Until: 19th Jan 2028. Potential purchasers should satisfy themselves on all aspects in relation to the STLL process.

#### Services

It is understood that there is mains electricity, private water supply via Spring and two septic tanks servicing the three properties. There is oil fired central heating for Upper Finlarig House.

#### Entry

By mutual agreement.

#### Price

Offers over £675,000 are invited

#### 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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#### What Three Words Location

What Three Words Location: [///crispier.ideal.singles](https://www.threewords.com/crispier.ideal.singles)

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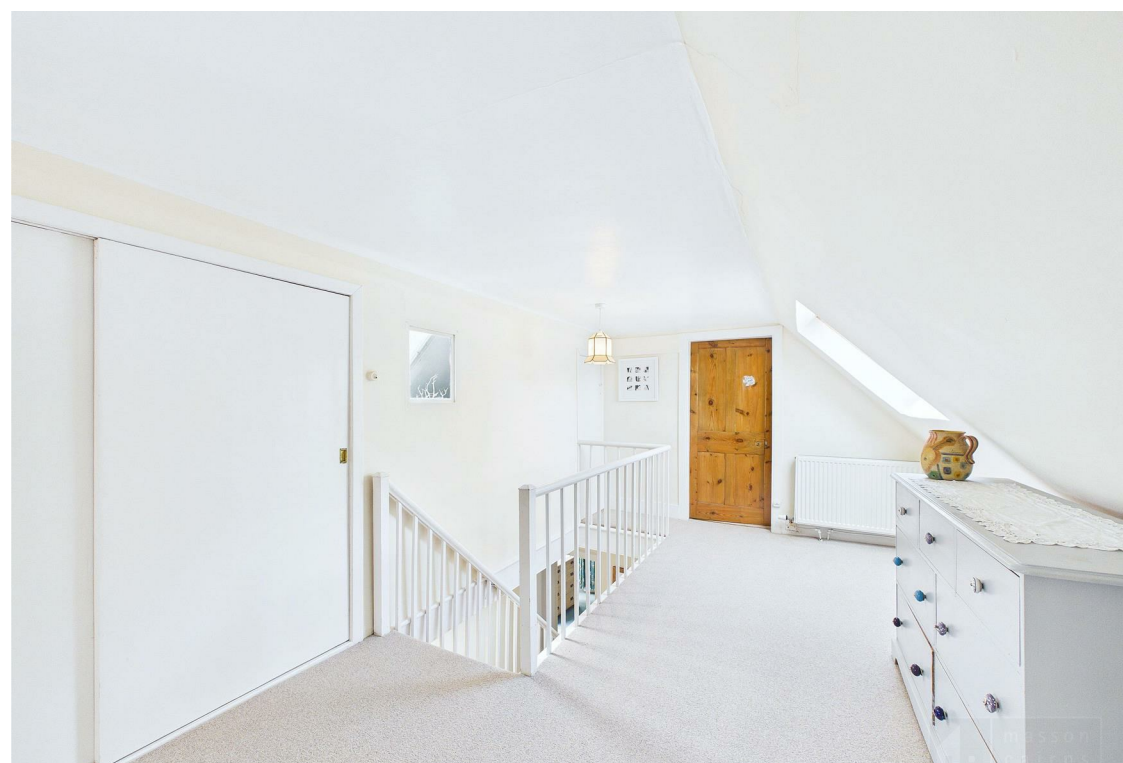
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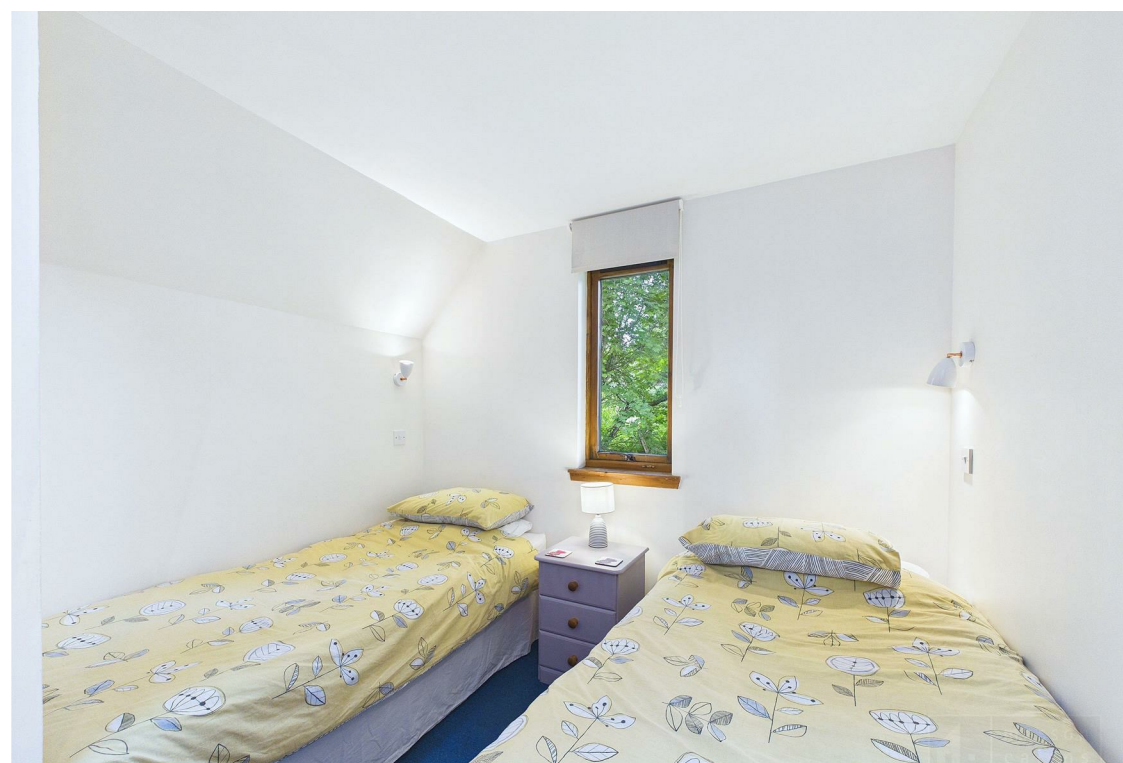




















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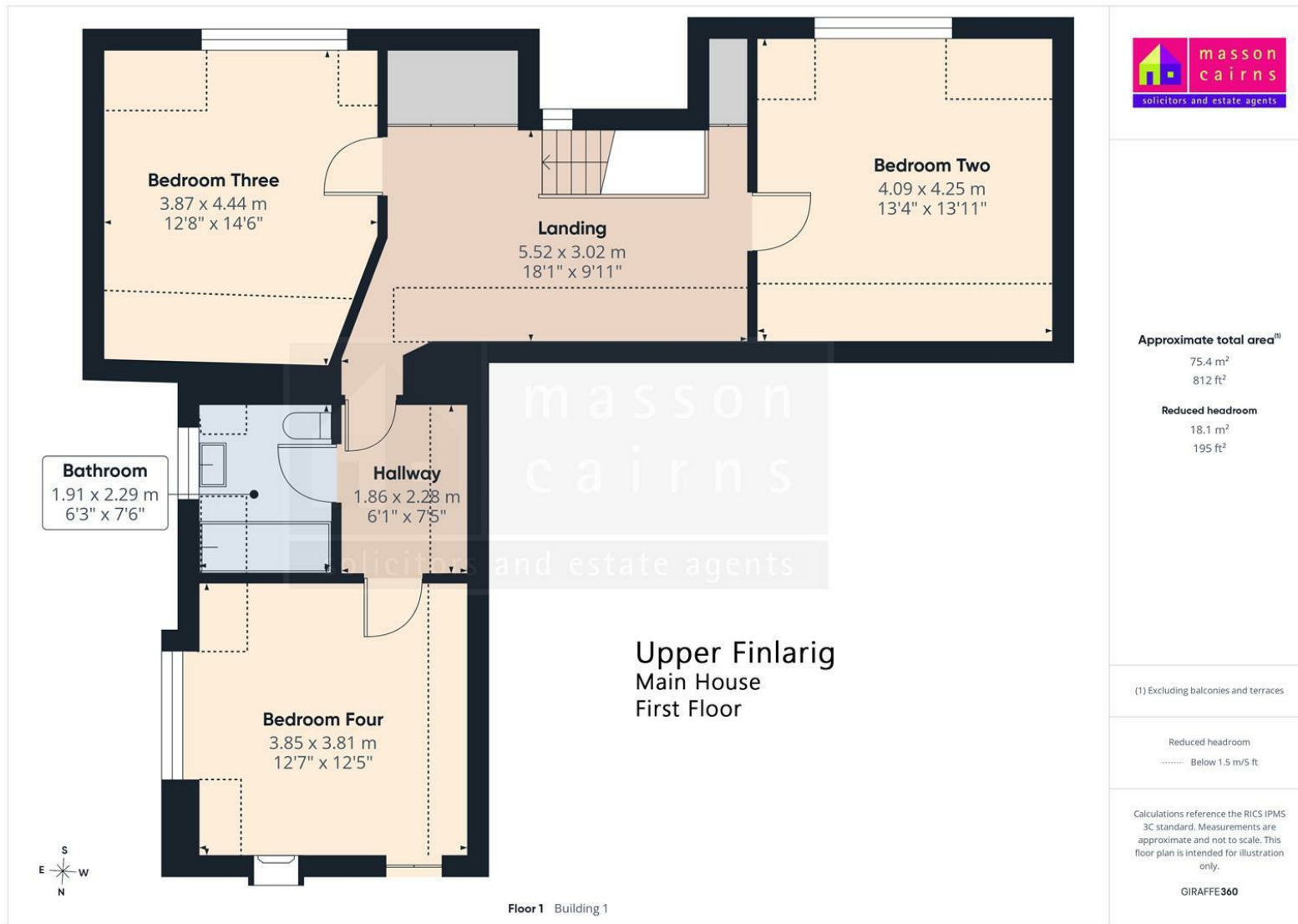
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**Approximate total area<sup>(1)</sup>**  
75.4 m<sup>2</sup>  
812 ft<sup>2</sup>

**Reduced headroom**  
18.1 m<sup>2</sup>  
195 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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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Upper Finlarig  
Cottage

Open Plan Living / Dining Area  
5.60 x 4.69 m  
18'4" x 15'4"

Shower Room  
2.03 x 1.86 m  
6'7" x 6'1"

Kitchen  
2.04 x 1.94 m  
6'8" x 6'4"

Bedroom  
3.51 x 3.96 m  
11'6" x 12'11"



Floor 0 Building 2

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

52.1 m<sup>2</sup>  
562 ft<sup>2</sup>

(1) Excluding balconies and terraces

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3C standard. Measurements are  
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# Shepherds Cottage

**Entrance Vestibule**  
1.46 x 1.86 m  
4'9" x 6'1"

**Bedroom One**  
3.76 x 2.94 m  
12'3" x 9'7"

**Bathroom**  
1.59 x 2.68 m  
5'2" x 8'9"

**Sitting Room**  
3.75 x 4.00 m  
12'3" x 13'1"

**Kitchen / Dining**  
2.06 x 3.83 m  
6'9" x 12'6"

**Bedroom Two**  
3.78 x 2.63 m  
12'4" x 8'7"



Floor 0 Building 3



**Approximate total area<sup>(1)</sup>**  
54.7 m<sup>2</sup>  
587 ft<sup>2</sup>

(1) Excluding balconies and terraces

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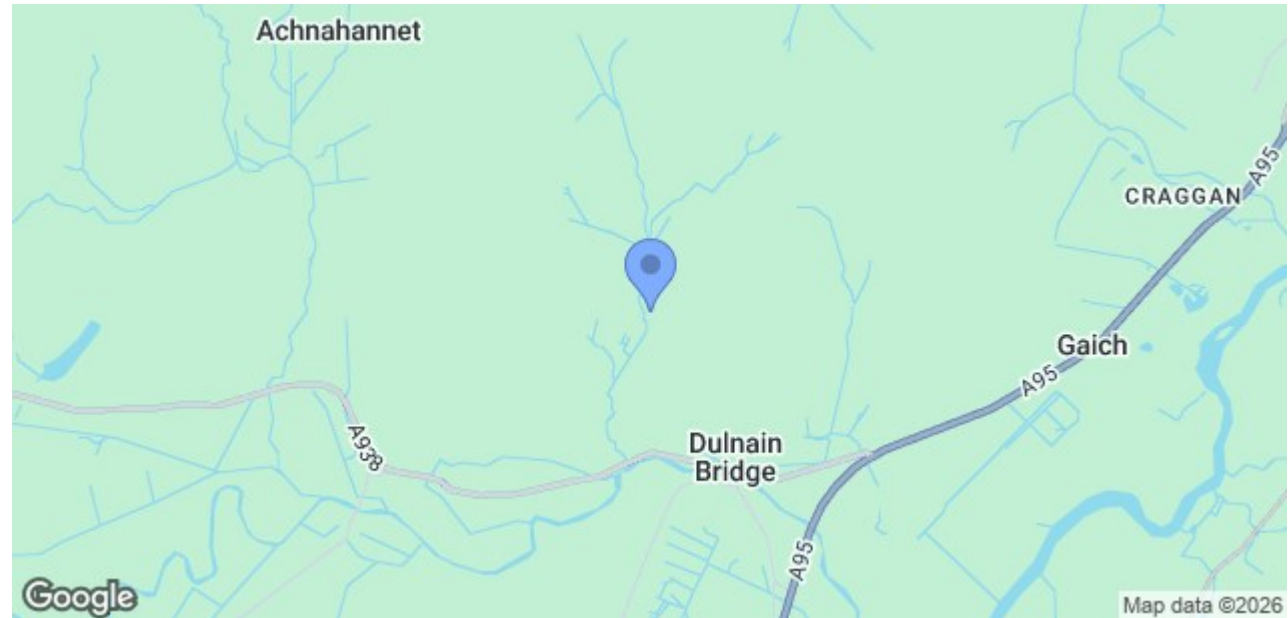
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## Energy Efficiency Rating

	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>		<b>68</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</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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