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Cath Ann, Skye Of Curr Road, Dulnain Bridge, PH26 3PA

Offers Over £540,000

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

A striking contemporary home of around 182 sq m, beautifully positioned in an exceptional Highland setting with far-reaching views across open countryside to the surrounding hills and mountains beyond. This is a house that combines architectural presence with a wonderfully calm, semi-rural feel, offering a rare balance of privacy, scenery and everyday convenience. The approach immediately sets the tone, with a sweeping frontage, generous parking and handsome stone detailing, while inside the house opens to a bright, impeccably presented interior finished in a fresh, modern palette. The principal reception space is particularly impressive: a dramatic double-height sitting room centred around a contemporary wood-burning stove and framed by an expanse of glazing that draws in natural light and makes the outlook a constant feature of the home. The kitchen is stylish and thoughtfully designed, with sleek cabinetry, quality integrated appliances, a substantial island and elegant finishes while the dining area provides space for a large table and has sliding doors open directly to the terrace and garden, creating an easy connection between inside and out. The bedroom accommodation is arranged to offer flexibility for family life or guests, while the bath and shower rooms are finished to an excellent standard, with contemporary sanitaryware, crisp tiling, and Grohe fittings. Throughout, the house has a clear sense of quality, from the flooring and joinery to the clean-lined fittings and carefully chosen materials. Outside, broad terraces and neatly landscaped grounds provide ideal places for entertaining, relaxing and taking in the remarkable surroundings. The elevated position enhances the sense of space and outlook, with forests, open fields and distant peaks providing a memorable backdrop in every direction. This type of special property is rarely available. EPC B, Home report available online at [massoncairns.com](http://massoncairns.com)

## Offers Over £540,000



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This is an exceptional opportunity to acquire an outstanding architect designed home in the heart of the Cairngorms National Park. This magnificent house was completed in 2025 to a luxury specification by local craftsmen builder Colin LAWSON. CathAnn is meticulous in every detail and sits within landscaped gardens of approximately 0.3 acres defined by retaining walls crafted in pink granite from the local Alvie quarry.

The location is truly breathtaking, perched in an elevated position that affords panoramic vistas across the beautiful Speyside landscape towards the Cromdale Hills. Each season paints the landscape with a unique palette to be viewed from the expansive glazed front aspect of CathAnn, from the vibrant greens of summer to the snow-capped peaks in winter ensuring a captivating backdrop throughout the year.

This is more than a house; it is an opportunity to enjoy the lifestyle benefits of one of Scotland's most desirable locations surrounded by natural beauty and tranquility.

#### 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.

#### Transport Links

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 B

#### Entrance Hallway

The entrance hallway provides an immediate sense of the quality and presentation found throughout the house. Bright, welcoming and generously proportioned, it offers a stylish first impression with Kahrs premium oak flooring throughout, clean contemporary finishes and attractive oak doors. The staircase, with its glazed balustrade and oak detailing, adds a smart architectural feature, while the excellent circulation space enhances the overall feeling of light and openness. Well planned for modern family living, the hall also gives access to the principal ground floor accommodation and sets a refined tone from the moment of arrival. There is an under stair storage space which also houses the underfloor heating manifolds and there is a further storage cupboard.

#### Lounge

4.33m x 5.30m (14'2" x 17'4")

The lounge is an exceptional principal reception space, beautifully proportioned and filled with natural light beneath a dramatic double-height ceiling. A striking wall of glazing frames the stunning outlook and draws the landscape into the room, with exceptional views across the garden to the Cromdale hills beyond, while a HWAM brand contemporary Danish wood burning stove forms an impressive focal point. Kahrs oak flooring and clean contemporary finishes enhance the sense of quality and space, and the glazed balustrade of the landing above adds an attractive detail.

#### Kitchen & Dining Area

5.50m x 6.84m (18'0" x 22'5")

The kitchen and dining area form a superb open-plan space, beautifully designed for both everyday living and entertaining. The kitchen is fitted in a modern shaker style in white/ermine, complemented by a navy island, copper accents and quartz worktops, creating a look that is both elegant and contemporary. A comprehensive range of integrated appliances includes a fridge freezer, dishwasher, double oven, wine cooler and larder cupboard, while the Elica induction downdraft hob set within the island adds a sleek, high-spec finish. Kahrs oak flooring runs throughout, with striking pendant lighting above the island and recessed downlighting enhancing the clean lines and sense of quality. Dual aspect and filled with natural light, the room exceptional views from the front of the kitchen towards the Cromdale Hills. Open to the dining area, this is a particularly striking part of the house, with ample space for a large table and doors opening directly to the garden and sunny south facing patio paved with porcelain tiles making it ideal for indoor-outdoor living and relaxed entertaining.

#### Rear Vestibule

1.39m x 2.48m (4'6" x 8'1")

With direct access to the garden and a separate door leading to the laundry room this space continues the home's clean contemporary style, with oak doors and a fresh, modern finish.

#### Laundry and Plant Room

2.59m x 1.65m & 1.78m x 1.66m (8'5" x 5'4" & 5'10" x 5'5")

The laundry room is fitted to the same high standard as the kitchen, with contemporary units, quartz worktops, a sink and drainer, and space for laundry appliances, creating a practical and well-organised working area. Kahrs oak flooring and quality finishes continue the cohesive feel of the house and a large window to the rear floods the space with natural light, while the adjoining plant room provides valuable additional storage and neatly houses the controls for the air source heat pump and water cylinder.

#### Bedroom Three

3.77m x 3.05m (12'4" x 10'0")

Bedroom three is a well-proportioned double bedroom on the ground floor, offering flexible accommodation for family or guests and enjoys a wonderful outlook towards the Cromdale Hills with a separate door providing direct access to the Jack and Jill bathroom. There is Kahrs oak flooring and ceiling lighting.

#### Jack & Jill Bathroom

4.47m x 1.97m (14'7" x 6'5")

The Jack and Jill bathroom is beautifully appointed and accessed both from the ground floor bedroom and the hallway, making it ideal for guests and everyday family use. Finished in a fresh contemporary style, it features a freestanding bath, separate shower enclosure, Kahrs oak flooring, recessed downlighting, an illuminated mirror, wall-hung Pelepal vanity unit with wash hand basin and quality Grohe fittings. A heated towel rail and opaque side window brings in natural light while maintaining privacy, and the overall effect is understated luxury.

#### Landing

The stunning first floor landing is an impressive and versatile space in its own right. As you ascend the stairs, the breathtaking views of the Cromdale hills and beyond unfold framed by the expansive double height picture windows. Open to the sitting room below and enhanced by the glazed balustrade, it adds to the sense of light within the house. It also provides an appealing secondary lounge area or flexible multi use space and inspiring home office. There is also a large shelved storage cupboard and further doors lead to both first floor bedrooms while a Velux window to the rear over the stairwell brings in further natural light.

#### Principal Bedroom & Ensuite

4.77m x 2.91m & 2.80m x 1.71m (15'7" x 9'6" & 9'2" x 5'7")

The principal bedroom is a superbly proportioned first floor room, offering a calm and private retreat with a beautiful open outlook. Light-filled and beautifully presented, it has ample space for a variety of bedroom furniture together with a useful integral wardrobe with hanging and shelved storage, a window to the front looking towards the Cromdale Hills, double doors to the side opening to a Juliette balcony with open views toward the Cairngorm mountains and twin Velux windows to the rear which all combine to bathe the space in natural light. The en-suite is particularly stylish, featuring a striking turquoise blue-tiled shower enclosure, contemporary Pelepal twin wall-hung vanity unit, illuminated mirror, chrome towel radiator and quality fittings, with a Velux window to the front drawing in additional natural light.



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#### Bedroom Two & Ensuite

3.51m x 4.68m & 2.40m x 2.00m (11'6" x 15'4" & 7'10" x 6'6")

Bedroom two is a generous and attractive double bedroom, offering comfortable and flexible accommodation with a bright, airy feel. Well proportioned and beautifully presented, it features a large integral wardrobe with hanging and shelved storage, a window to the front with lovely views towards the Cromdale Hills, and a Velux window to the rear bringing in additional natural light. The en-suite bathroom is finished in a fresh contemporary style, with a bath, separate shower enclosure, Pelepal vanity unit, chrome towel radiator, luxury tiling, a Velux window to the rear and quality Grohe fittings, creating a well-appointed private bathroom that complements the bedroom perfectly.

#### Outside

The property is approached by a sweeping tarmac driveway opening to a generous gravelled parking and turning area. The front elevation is particularly striking, combining natural pink granite with landscaped banks to set a natural canvas for the house which sits beautifully within its plot including neat lawns and well-planted boundaries enhancing the overall presentation, and the elevated position allowing lovely open views towards the surrounding hills. To the rear, broad porcelain tiled terraces extend directly from the house, providing excellent space for outdoor dining, entertaining and everyday enjoyment of the setting. The garden has been thoughtfully landscaped for ease of maintenance, with lawns, pink granite retaining walls and fencing to create a smart and practical outdoor environment. The rear elevation mirrors the quality and style of the interior, with wide glazed doors connecting seamlessly to the principal living spaces and making the most of the light and outlook. There is outdoor accent lighting, electrical sockets and taps in addition to a concrete base with power supply ready for a large timber outbuilding. Altogether, the outside space complements the house beautifully, offering a superb balance of privacy, practicality and scenic Highland surroundings.

#### Services

It is understood that there is mains water and electricity with a Tricel sewage treatment plant. There is air source heat pump central heating. Full fibre ultrafast broadband available and Electric Vehicle cable infrastructure installed.

#### Entry

By mutual agreement.

#### Price

Offers over £540,000 are invited

#### Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

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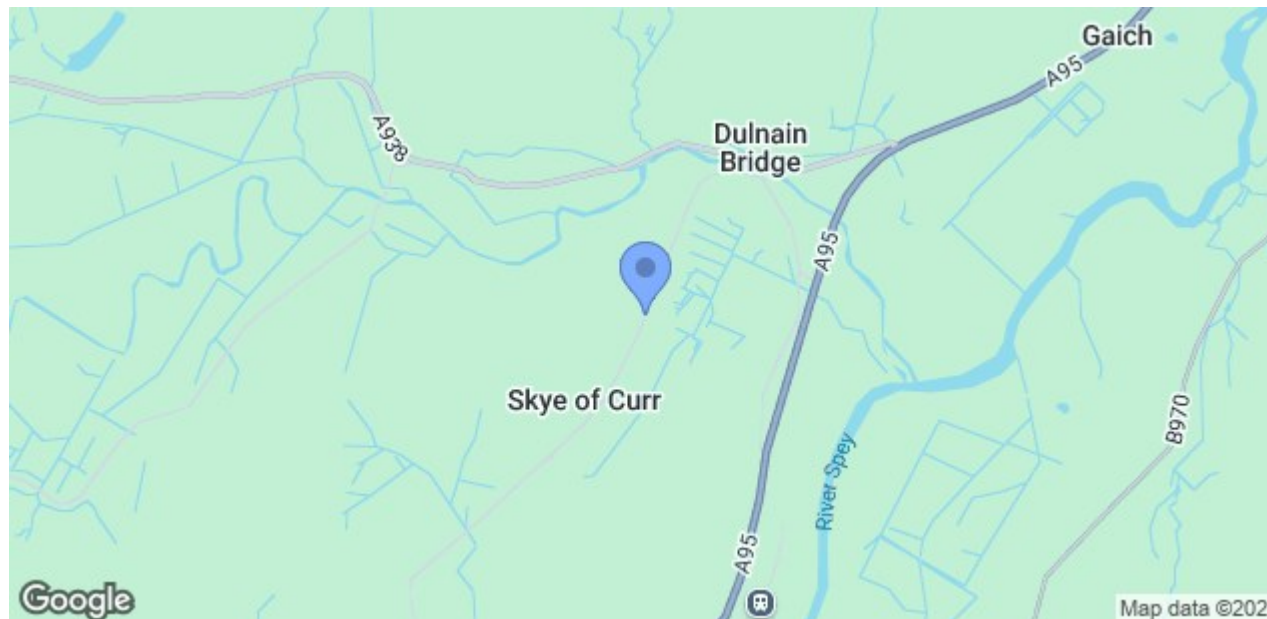


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not 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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