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Tomliath, Faebuie, Cromdale, Grantown on Spey, PH26 3PF

UNDER OFFER £345,000

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

UNDER OFFER - Set within just over three-quarters of an acre and enjoying panoramic views towards the Cromdale Hills, this charming detached bungalow offers a rare opportunity to embrace peaceful rural living in the heart of the Cairngorms National Park. The property occupies a beautifully private position, accessed via a quiet country lane, with generous garden grounds and a backdrop of sweeping Highland scenery. The home itself is well-proportioned and thoughtfully laid out, with bright and spacious accommodation that has been carefully maintained. A welcoming hallway leads to a lovely sitting room, where multiple windows flood the space with natural light and frame the stunning views. The large kitchen is a standout feature, fitted with a range of contemporary units and enjoying a triple-aspect outlook over the surrounding garden and countryside beyond, with space for a breakfast table. There are three comfortable bedrooms, including a generously sized principal bedroom and two further well-proportioned rooms, each offering peaceful garden or hillside views. A modern family bathroom completes the internal accommodation, which is both practical and inviting throughout. The home also benefits from roof-mounted solar panels, providing an environmentally conscious boost to energy efficiency and helping to reduce running costs as well as an attic space ready for conversion (subject to necessary consents). Outside, the grounds are a real highlight, extending to just over 0.77 acres and offering a mix of open lawn, mature trees, and thoughtfully landscaped borders. A range of outbuildings provides excellent storage and workshop space, and a detached garage sits alongside a wide driveway with ample parking for several vehicles. The setting is truly idyllic – peaceful, private, and perfectly positioned to enjoy the breath-taking surroundings. EPC C, Council Tax E. Home report at massoncairns.com

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Faebuie & Grantown On Spey

Faebuie is located outside of Grantown On Spey and is set among a small settlement of select homes each with good acreage and individual design. Situated within the Cairngorms National Park, Grantown 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, 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 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 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 C

Hallway

A bright and spacious hallway lies at the heart of the home, creating a warm and welcoming first impression. Natural light pours in through glazed internal doors, enhancing the sense of openness and flow between rooms. With direct access to the kitchen, sitting room, bathroom, and all three bedrooms, the layout is both practical and well-considered.

Sitting Room

3.93m x 5.10m (12'10" x 16'8")

The sitting room is a bright and inviting space, perfectly positioned to make the most of the spectacular surrounding views. Dual-aspect windows frame the rolling countryside and Cromdale Hills beyond, filling the room with natural light throughout the day. A wood-burning stove set within a traditional timber and stone fireplace creates a cosy focal point, ideal for relaxing evenings. With its generous

proportions and peaceful outlook, this room offers a wonderful balance of warmth, comfort, and connection to the natural landscape outside.

Kitchen

3.87m x 4.42m (12'8" x 14'6")

The kitchen is a spacious and well-appointed room, thoughtfully designed to combine practicality with scenic beauty. Extensive fitted units in a warm oak finish are complemented by black countertops and tiled splash backs, offering ample storage and preparation space. A suite of integrated appliances includes a double oven, electric hob, a freestanding fridge-freezer, tumble dryer, dishwasher and washing machine, while multiple windows—each framing picturesque views of the surrounding countryside—flood the room with natural light. There is direct access to the gardens and space for a breakfast table and chairs.

Bathroom

1.93m x 2.59m (6'3" x 8'5")

The bathroom is stylish and contemporary, finished to a high standard with black floor tiles and crisp white wall tiling throughout. A modern vanity unit with inset basin and mirrored cabinet above offers practical storage, while a full-sized bath with central taps and decorative mosaic tile accents provides a relaxing place to unwind. A separate shower enclosure with a glass door adds to the convenience, making this a highly functional and attractive family bathroom. Recessed ceiling lights and a frosted window ensure the space is bright, fresh, and inviting.

Principal Bedroom

3.20m x 4.46m (10'5" x 14'7")

The principal bedroom is spacious and bright, enhanced by a large double picture window that fills the room with natural light and offers a lovely outlook over the surrounding countryside. Thoughtfully designed with practicality in mind, the room features two integral wardrobes providing ample hanging and shelved storage.



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Bedroom Two

3.01m x 3.95m (9'10" x 12'11")

Another light and airy well proportioned bedroom with a large picture window and an integral storage wardrobe.

Bedroom Three

2.37m x 2.73m (7'9" x 8'11")

The third double bedroom enjoys good storage with an integral wardrobe providing ample hanging and shelved amenity. There is also a large window which bathes the space in natural light. There is a loft hatch with ladder which provides access to the attic space.

Attic

The impressive attic space presents an exciting opportunity to extend the accommodation and add value, subject to the necessary consents. Already thoughtfully prepared with attic trusses and Velux windows in place, the space is fully floored and benefits from both power and lighting. Offering excellent potential for conversion, it provides the flexibility to create additional bedroom space, a home office, or games room to suit a variety of needs.

Outside

Set within just over three-quarters of an acre, the property enjoys a spectacular setting at the foot of the Cromdale Hills, surrounded by open countryside and expansive views. The generous garden grounds have been thoughtfully landscaped and offer a wonderful sense of space, with a sweeping lawn bordered by mature trees and shrubs. A range of outbuildings provides excellent versatility, including a large timber workshop, garden sheds, and a polytunnel—ideal for gardening enthusiasts or those seeking additional storage or workspace. A double detached garage offers secure parking, while a paved patio area provides the perfect spot for outdoor dining or simply soaking in the tranquil surroundings. This exceptional outdoor space beautifully complements

the home and provides ample room for recreation, hobbies, or simply enjoying the peace and privacy of this idyllic rural location.

Garage

5.56m x 5.39m (18'2" x 17'8")

Approached via a timber gate and with parking for several vehicles, the property benefits from a substantial detached double garage, ideal for secure parking, storage, or workshop use. Constructed with block walls and a pitched roof, the garage is equipped with power and lighting, as well as twin up-and-over doors for easy vehicle access. Inside, the space features a solid workbench and shelving, making it perfectly suited for DIY projects, garden equipment, or hobbies. A window provides natural light, while the generous proportions allow for excellent flexibility. This practical and well-built garage is a valuable addition to the property, complementing the outdoor space and lifestyle on offer.

Services

It is understood that there is a private water supply, drainage to a septic tank and mains electricity. There are also PV panels.

Entry

By mutual agreement.

Price

UNDER OFFER

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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Email: property@lawscot.com

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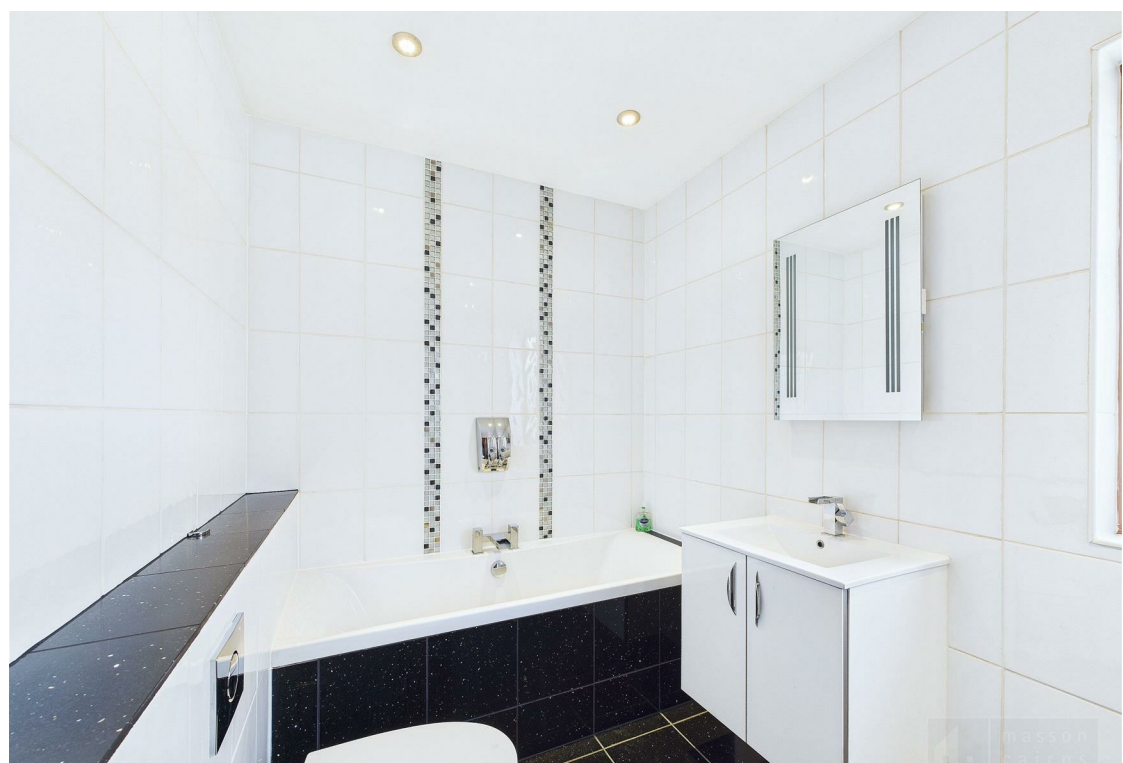
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Floor 0 Building 1



Approximate total area⁽¹⁾
93.15 m²
1002.66 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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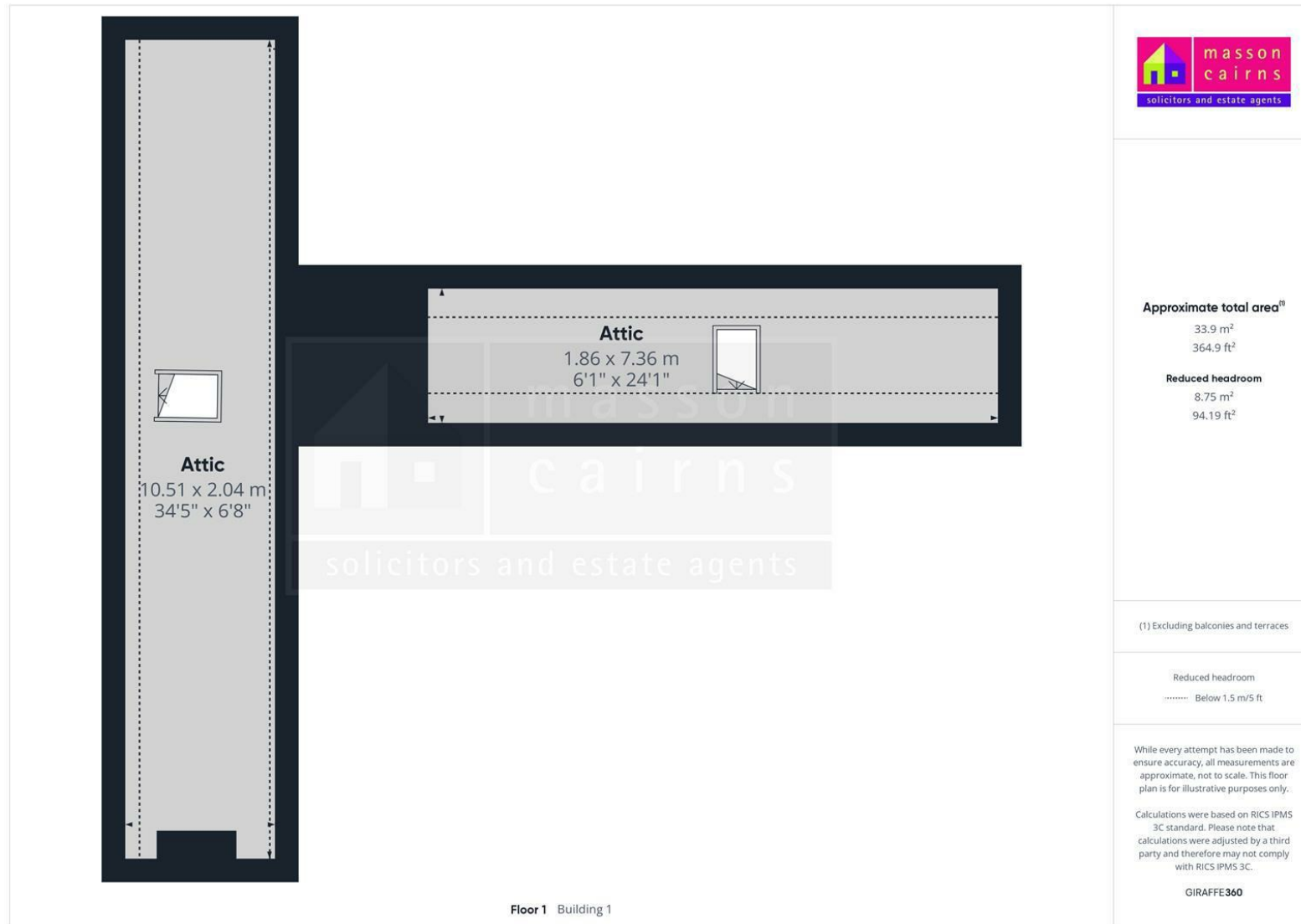
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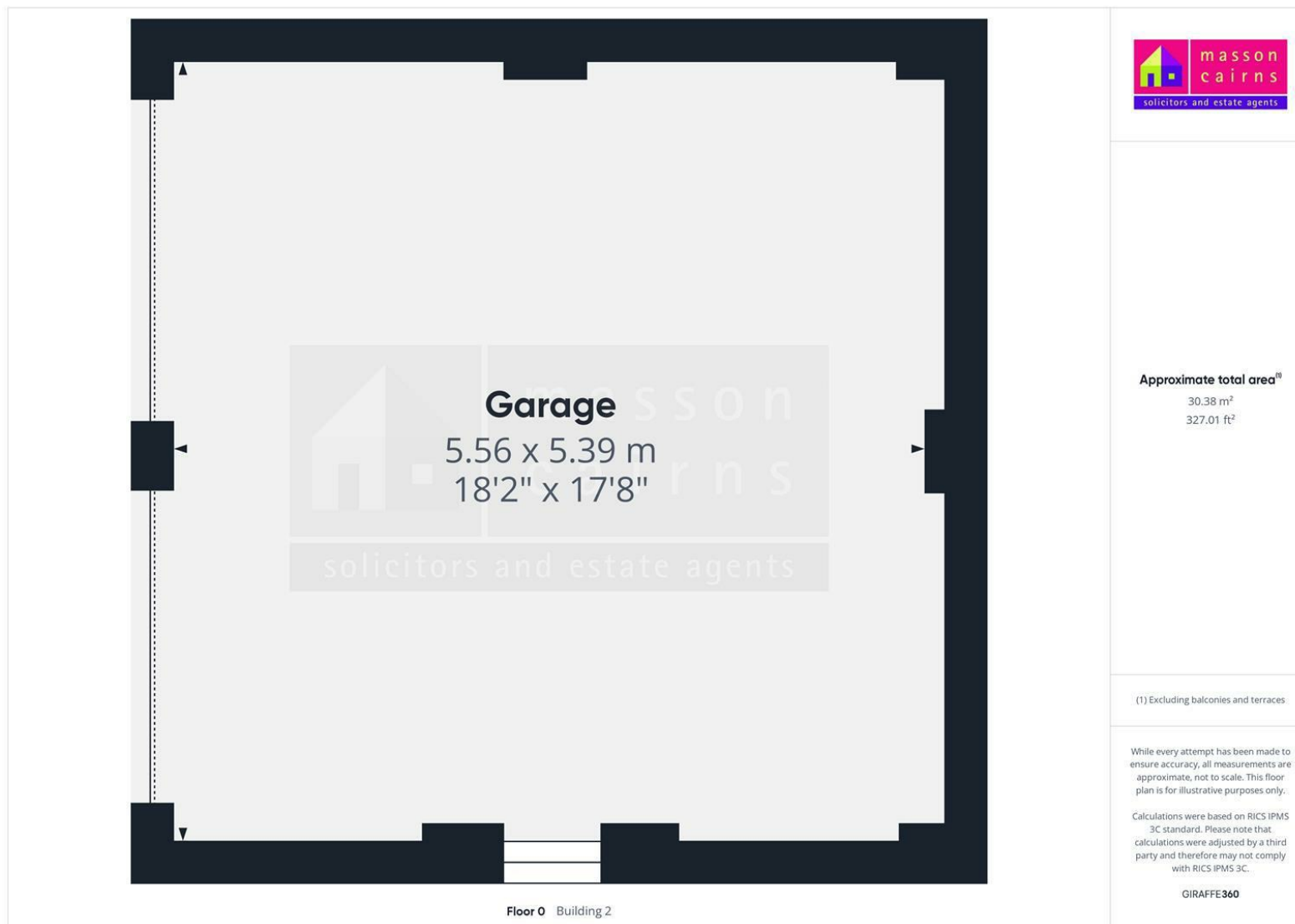
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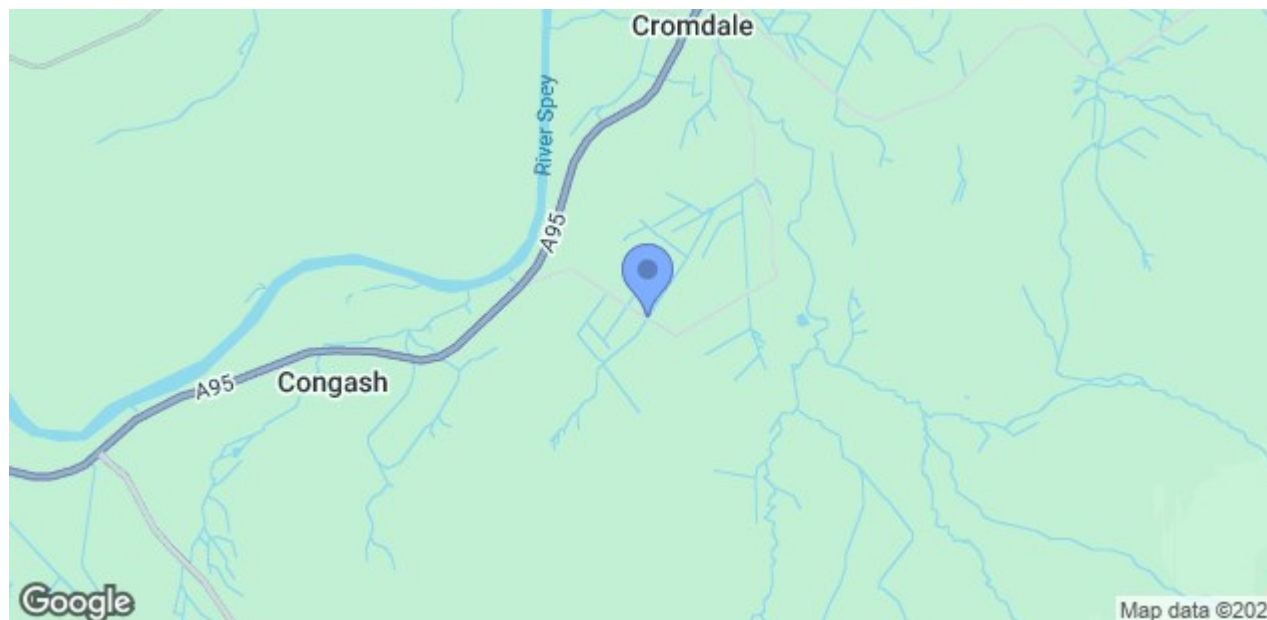
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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



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