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solicitors and estate agents

Lynmore, Braes of Castle Grant, Grantown on Spey, PH26 3PT

SOLD £250,000

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

SOLD - Lynmore is a three-bedroom detached home enjoying a wonderfully elevated position just outside Granttown on Spey, surrounded by the natural beauty of the Cairngorms National Park. Set within grounds extending to approximately 0.28 acres, the property benefits from expansive and uninterrupted views across rolling farmland, forest, and distant mountains, while still being conveniently located for access to the town and surrounding countryside. The home offers spacious and flexible accommodation over two floors, and while it would benefit from modernisation, it presents an excellent opportunity to create a contemporary home in a stunning Highland location. The ground floor is arranged around a central hallway and includes a generously sized sitting room with picture window framing open views to the front, a bright kitchen/dining area and a ground floor bathroom with a modern white suite. A double bedroom completes the ground floor, offering versatile options for family, guests or home working. Upstairs, there are two further double bedrooms filling the spaces with natural light and continuing the theme of open outlooks. Outside, the gardens wrap around the house, with a mixture of lawn and gravel areas offering options for sitting out, entertaining, or simply enjoying the views. A shed provides useful storage and there is ample parking. With its peaceful position, wonderful natural surroundings, and potential for enhancement, Lynmore is a rare opportunity to acquire a rural home with character and space in one of the most desirable parts of the Highlands. EPC F, Council Tax A.

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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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 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.

Home Report

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EPC Rating F

Hallway

The hallway provides a bright entrance to the property, with a glazed front door and side panel allowing in natural light. The space is carpeted and connects to the principal ground floor rooms and staircase to the first floor. There is practical built-in storage, including an under-stair cupboard, a separate shelved cupboard, and a third cupboard housing the hot water tank. A further door at the end of the hallway leads outside.

Sitting Room

4.44m x 4.72m (14'6" x 15'5")

The sitting room is a well-proportioned space filled with natural light from the dual aspect picture windows, offering views across the garden and surrounding countryside. A focal point of the room is the wood-burning stove set into a stone hearth with tiled surround.

Kitchen / Dining

4.14m x 3.36m (13'6" x 11'0")

The kitchen/dining area is a bright and functional space with dual aspect windows that allow for plenty of natural light and pleasant views to the outside. The kitchen is equipped with a range of base and wall units, open shelving, and generous worktop space with tiled splash backs and a stainless steel double sink and drainer positioned beneath a large picture window that frames a pleasant view over the garden and lets in ample natural light. There is a traditional range-style cooker (no guarantees provided) and space for a range of appliances. There is also ample room for a dining table and chairs, making it a practical setting for both everyday meals and entertaining.

Bedroom Three

4.42m x 2.94m (14'6" x 9'7")

Bedroom three is located on the ground floor and offers flexibility for use as either a comfortable bedroom or a dedicated home office. A built-in storage cupboard provides convenient space for everyday essentials, while a window to the front frames open views across the surrounding countryside towards the hills.

Bathroom

3.16m x 1.88m (10'4" x 6'2")

The bathroom is located on the ground floor and features a three-piece suite comprising a WC, pedestal wash hand basin, and a bath with a tiled surround. A large window provides lots of natural light.



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Landing

The landing provides access to the two upstairs bedrooms. A window allows natural light to flood the area, contributing to the sense of space and there is a built-in cupboard with shelving, ideal for linen or additional storage.

Bedroom One

3.84m x 4.29m (12'7" x 14'0")

The principal bedroom is a bright and spacious double room that enjoys open views over the countryside towards the Cromdale hills and Ben Rinnes. The large window brings in plenty of natural light and provides a peaceful outlook while a generous built-in wardrobe offers ample storage.

Bedroom Two

3.84m x 3.05m (12'7" x 10'0")

Another double bedroom with a beautiful outlook through a large picture window to the front of the property.

Outside

The property sits on a generous plot of approximately 1137.72 m² or 0.28 acres and enjoys a peaceful rural setting surrounded by open fields, mature trees, and spectacular views toward the distant hills. A gravel driveway provides ample space for parking, and the front of the home is bordered by a neatly maintained lawn framed by evergreens offering shelter and privacy. The side and rear of the house feature further areas of lawn and gravel, perfect for informal seating or future landscaping opportunities. There is a small outbuilding to the side, offering potential for storage or workshop use. With a gently sloping outlook over pasture and woodland, the position is tranquil and scenic, while the clearly defined plot offers both usable space and a

feeling of privacy. This appealing outdoor setting complements the character of the home and offers an excellent opportunity to create a country garden or simply enjoy the natural surroundings.

Services

It is understood that there is a private water supply, drainage to a septic tank and mains electricity. There is oil fired central heating.

Entry

By mutual agreement.

Price

SOLD

Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

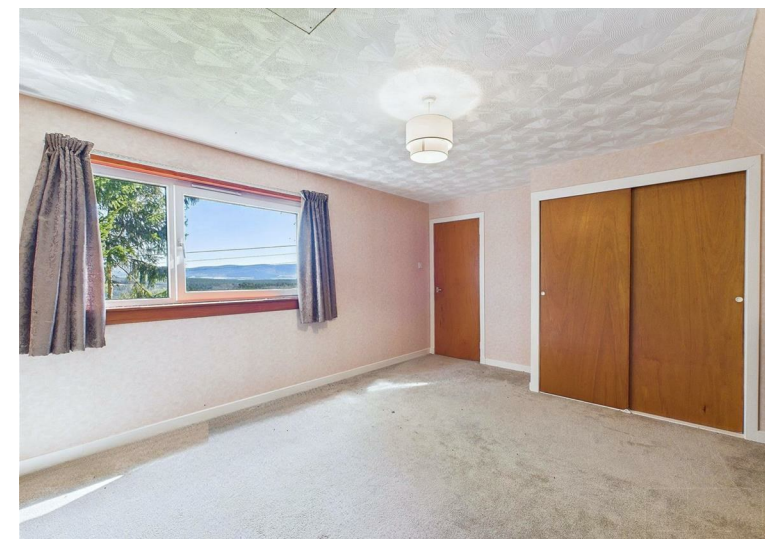
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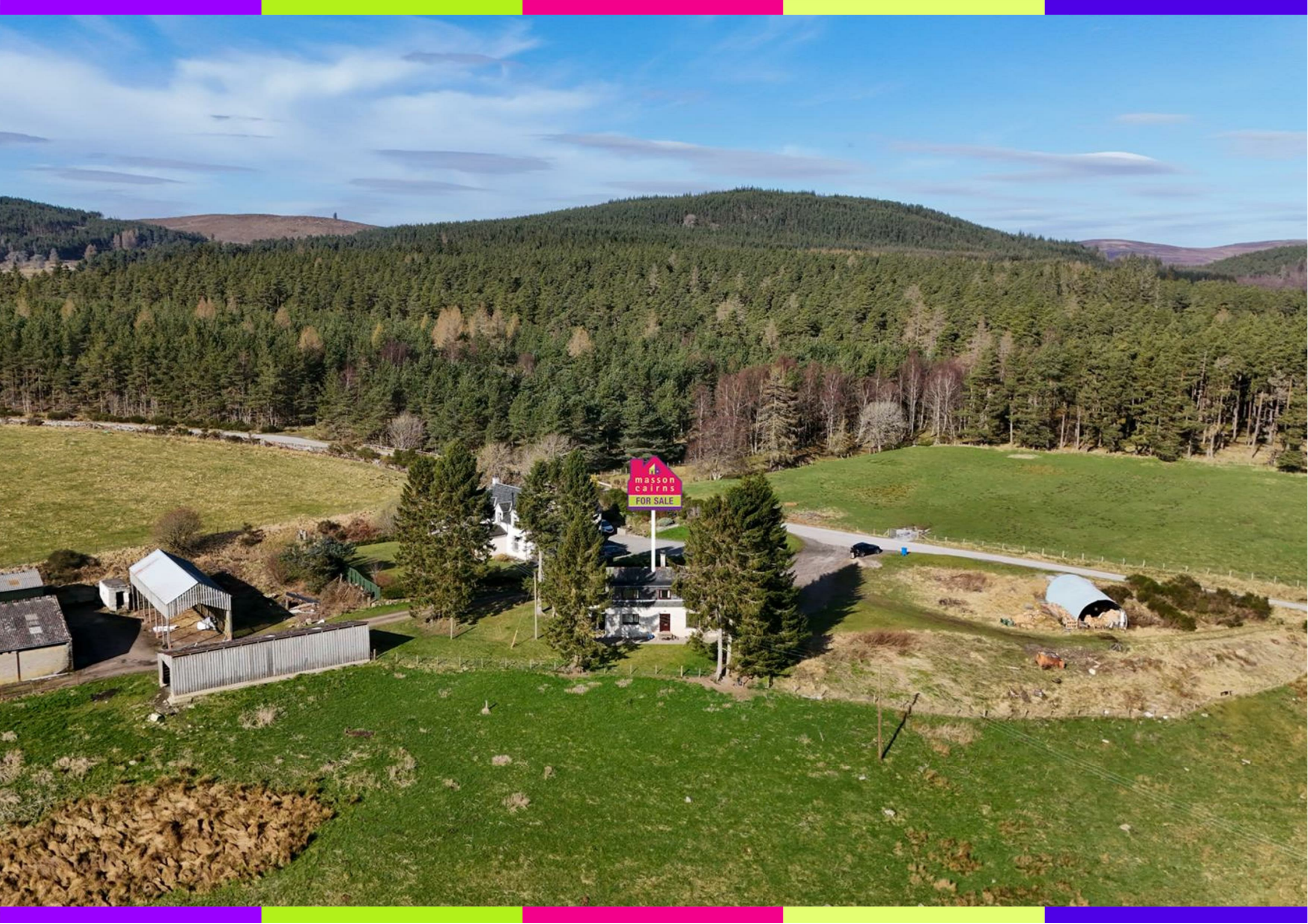
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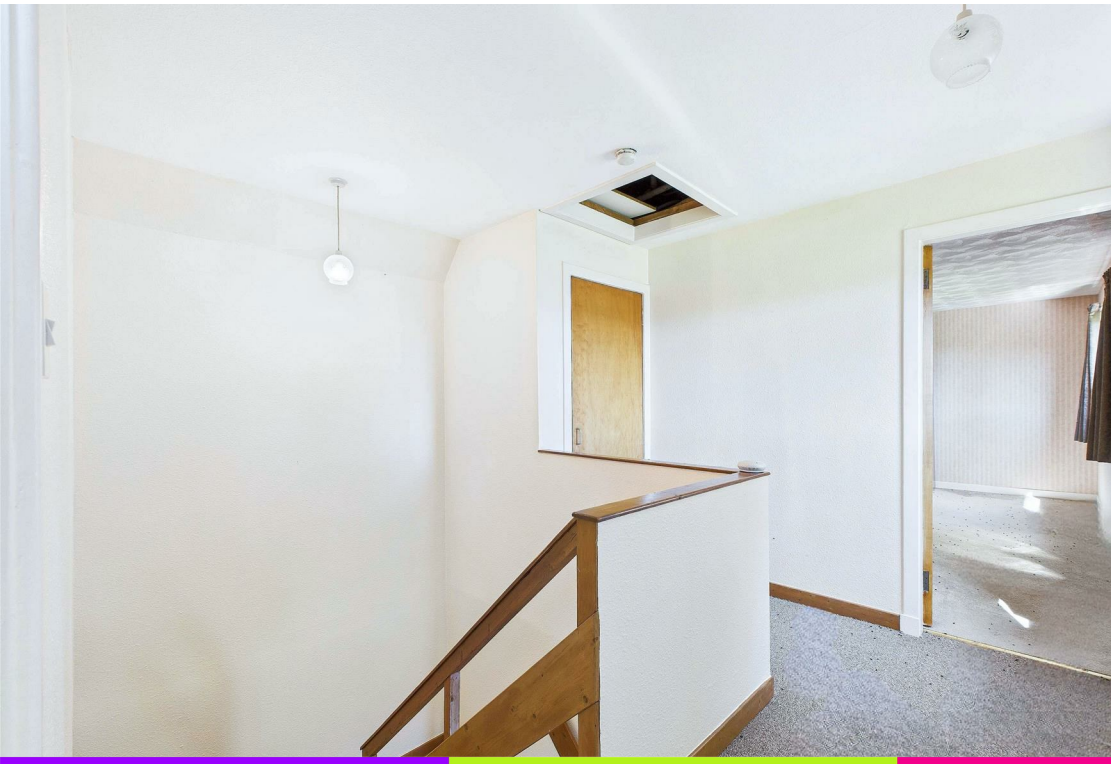
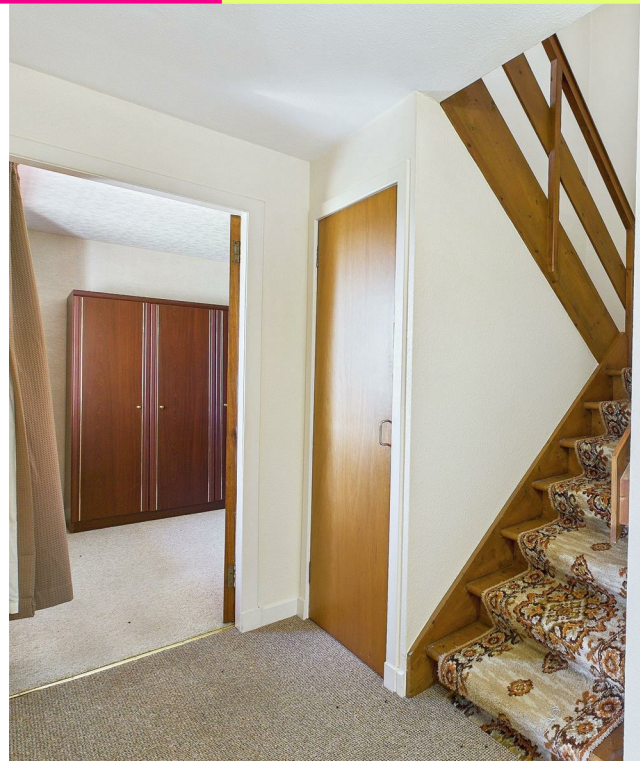
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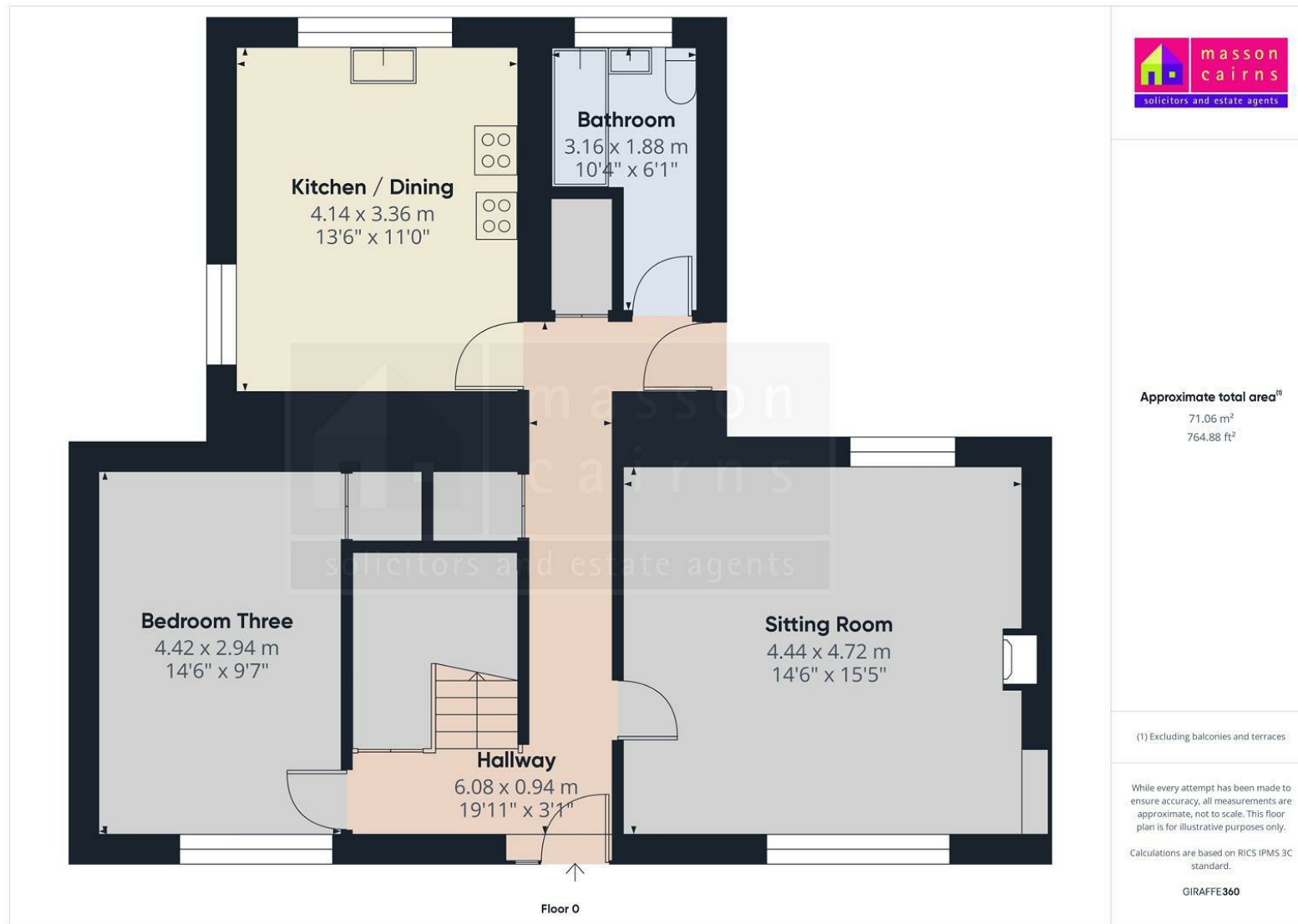






1137.72m²





Approximate total area⁽¹⁾

71.06 m²
764.88 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 are based on RICS IPMS 3C standard.

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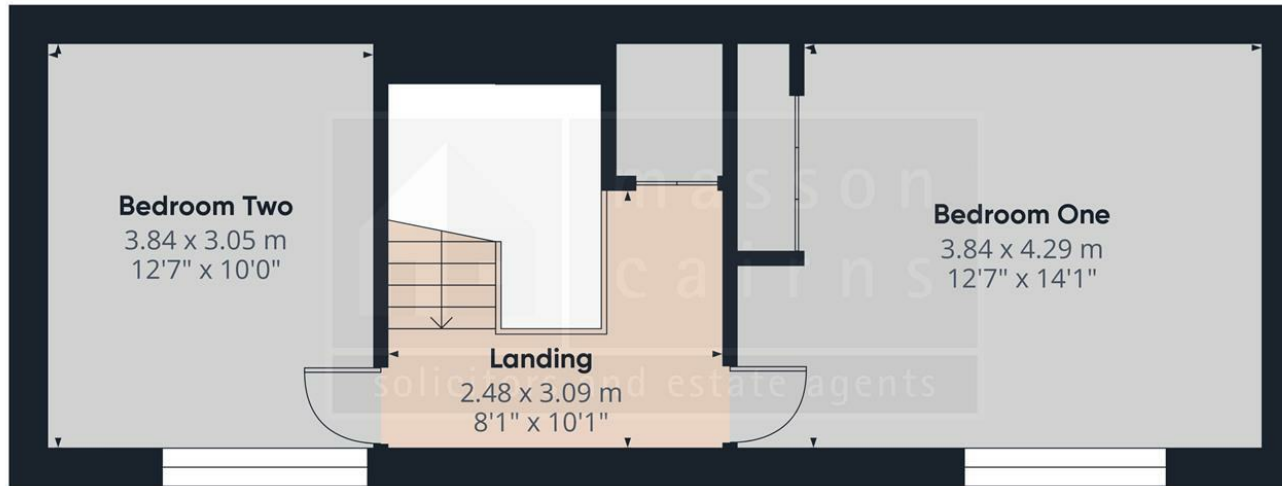
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Floor 1

Approximate total area⁽¹⁾

36.63 m²
394.29 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	26	
(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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