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2 Auchroisk Place, Cromdale, Grantown on Spey, PH26 3QF

**SOLD £315,000**

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

SOLD - Set within a peaceful residential enclave in the Cairngorms National Park, this beautifully finished detached home offers impressive space, modern comfort, and a wonderful quality of natural light throughout. Thoughtfully designed and impeccably maintained, the property delivers an ideal blend of contemporary styling and warm Highland character, making it an exceptional family home. Approached via a sweeping lock block driveway with generous parking and a large detached garage/workshop, the property immediately conveys a sense of quality and privacy. The entrance vestibule opens into a bright and welcoming hallway and then flows into the superb open-plan sitting, dining and kitchen space—undoubtedly the heart of the home. This expansive space enjoys dual aspects, French doors to the garden, and a feature wood-burning stove that anchors the space with a cosy, inviting atmosphere. The kitchen is modern and contemporary, featuring excellent worktop space, integrated Bosch appliances and a layout ideal for both daily living and entertaining. Also on the ground floor is a generous double bedroom, a stylish bathroom, and a useful utility room with garden access, making the layout exceptionally flexible—perfect for visiting guests, multigenerational living, or those seeking a ground-floor bedroom option. Upstairs, the landing leads to two particularly spacious double bedrooms, each with charming dormer windows, excellent storage, and elevated views across the surrounding rooftops to the hills beyond. A beautifully appointed shower room with contemporary tiling and quality fixtures completes the upper floor, creating a calm and luxurious space. Outside, the gardens are well established and designed for ease of maintenance. The rear garden is ideal for family enjoyment, outdoor dining or simply relaxing and the detached garage is a standout feature. EPC C Council Tax E Home report available from 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

1.62m x 2.07m (5'3" x 6'9")

Approached via a decorative lock-block driveway, the home opens through an impressive high-performance front door with a glazed side panel, setting an immediate tone of quality. The generous entrance vestibule is bright and welcoming, enhanced by windows to either side that flood the space with natural light. There is ample room for coats, footwear and everyday essentials, while ceiling lighting and warm timber detailing add to the refined feel. A timber and glazed internal door leads seamlessly through to the attractive hallway beyond.

### Hallway

The high-quality hallway is enhanced by a beautifully crafted feature staircase and warm solid oak flooring that continues the property's refined aesthetic. Thoughtfully designed, it includes an under-stair cupboard housing the water tank and Grant solar panel system pumps, ensuring essential services remain neatly concealed. The space provides direct access to the further ground-floor accommodation and is served by ceiling lighting. The heating and hot water controls are also conveniently situated here.

### Open Plan Sitting / Dining / Kitchen

7.15m x 4.58m / 2.77m x 3.52m (23'5" x 15'0" / 9'1" x 11'6")

The heart of the home is a beautifully appointed open-plan living space, designed to offer both generous proportions and an elegant flow. Filled with natural light from multiple aspects, the room combines modern comfort with a warm Highland character. The sitting area is anchored by a contemporary wood-burning stove set on a slate hearth, creating an inviting focal point. Oak flooring extends throughout this section of the room and there is ceiling lighting. Large picture windows frame garden views, while the layout offers ample space for both relaxation and entertaining. Seamlessly connected is the dining area, where full-height glazed French doors open onto the rear garden and patio, encouraging indoor/outdoor living and allowing natural light to pour in. A feature wall showcasing a detailed map of Scotland adds interest while directional spotlighting highlights the space.

The kitchen blends clean, modern design with excellent practicality. High-gloss white cabinetry is paired with quality, hard-wearing Gemstone 'eco' worktops, which provide expansive preparation space and house an inset modern black sink with mixer tap. A suite of integrated Bosch appliances—including oven, dishwasher,

fridge, freezer and hob with an illuminated stainless-steel extractor—ensures full contemporary convenience. A striking coloured glass splashback adds vibrancy, while under-counter lighting and recessed ceiling lighting provide both ambient and task illumination. To the rear there are wide picture windows that bathe the space in natural light, enhancing its bright and airy feel, and the high-quality tiled flooring transitions effortlessly from the dining area. A further door leads to the utility room.

### Utility Room

1.97m x 2.79m (6'5" x 9'1")

This highly practical utility room offers excellent additional worktop space and base-level storage, ideal for day-to-day organisation. It is well equipped with plumbing for a washing machine and space for a tumble dryer, as well as a modern sink with mixer tap and drainer set into the generous countertop. A rear-facing window brings in natural light, complemented by recessed downlighting while tiled flooring ensures durability. A high-performance external door provides direct access to the garden grounds, and an integral storage cupboard offers further useful storage.

### Bedroom Three

3.00m x 3.07m (9'10" x 10'0")

Positioned to the front of the property, Bedroom Three is a bright and welcoming double bedroom, enhanced by twin windows that allow natural light to fill the space throughout the day. The room offers excellent practicality, featuring a generous integral double wardrobe providing ample hanging and shelving storage. There is ceiling lighting and soft carpet flooring.

### Bathroom

1.99m x 2.76m (6'6" x 9'0")

The bespoke luxury bathroom is finished to an impressive standard, featuring contemporary white sanitary ware including a WC, wash hand basin with wall mirror and a stylish bath with glazed screen and chrome mixer tap with shower. High-quality floor and full-height wall tiling create a sleek, cohesive aesthetic, while a chrome heated towel rail adds both comfort and practicality. An opaque side window provides natural light whilst maintaining privacy and is complemented by recessed ceiling lighting and an extractor fan for effective ventilation.

### Landing

The bright and welcoming landing provides access to the two first-floor bedrooms and the shower room. A large integrated storage cupboard offers excellent shelving space, ensuring practicality. There is carpet flooring, ceiling lighting and a loft access hatch.

### Bedroom One

3.93m x 4.59m (12'10" x 15'0")

A wonderfully proportioned and inviting bedroom, offering excellent comfort and



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natural light. A wide picture window frames views across the front garden, creating a further sense of space. The room features two substantial integral double wardrobes with elegant sliding timber doors, providing extensive hanging and shelving storage. Soft carpet flooring and ceiling lighting contribute to the calm and restful atmosphere, making this an ideal retreat within the home.

#### Bedroom Two

4.59m x 3.24m (15'0" x 10'7")

Bedroom Two is a spacious and beautifully bright double room, enhanced by twin front-facing windows that draw in generous natural light. Excellent storage is provided by two large integrated wardrobes, each offering extensive hanging and shelving capacity. Soft carpet flooring and ceiling lighting create a warm and comfortable ambience, making this an ideal guest bedroom or flexible family space.

#### Shower Room

2.14m x 1.80m (7'0" x 5'10")

This beautifully presented shower room is finished to an exceptional standard, enhanced by full-height tiling that creates a sleek and cohesive aesthetic. The luxury shower cubicle houses a mains-pressure shower, complemented by a contemporary wash hand basin with mixer tap and a modern WC. Additional features include a chrome heated towel radiator, shaver point and tiled flooring, all illuminated by recessed ceiling lighting. A front-facing Velux window introduces soft natural light, completing this elegant and thoughtfully designed space.

#### Outside

The property sits within generous, beautifully maintained garden grounds that offer both privacy and a sense of space. To the front, a wide lock-block driveway provides excellent parking for several vehicles and leads to the detached garage, while a neatly tended lawn and mature boundary hedging create an attractive approach to the home. To the rear, the garden opens out into a generous and level lawn, bordered by mixed planting and timber fencing, making it ideal for families, outdoor dining or simply enjoying the peaceful surroundings. A large stone-paved patio provides the perfect setting for alfresco seating and entertaining, with French doors from the main living area allowing a seamless indoor-outdoor flow. There is also a timber shed with log store in addition to an outside tap, external weather proof power points, lighting and external oil boiler with storage tank. The garden enjoys excellent natural light throughout the day and together the grounds create a superb outdoor environment—spacious, versatile and perfectly suited to Highland living.

#### Garage

6.42m x 4.23m (21'0" x 13'10")

The property benefits from a substantial detached garage, offering excellent versatility for storage, workshop use or housing outdoor equipment. Measuring an impressive 6.42m x 4.23m, it features a electrically powered up-and-over door, concrete flooring and full interior lining, creating a robust and practical workspace. Ample shelving and wall-mounted storage provide further organisation, while overhead trusses allow for additional storage capacity. A high-performance side door offers convenient pedestrian access, linking directly to a sheltered covered seating area beside the rear of the house—an ideal spot for relaxing outdoors in all weathers or for practical use when accessing the garden. With lighting and multiple power points, the garage is exceptionally well suited to hobby use, bike and ski storage, or general household needs.

#### Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating and a high efficiency Grant solar thermal water heating system.

#### Entry

By mutual agreement.

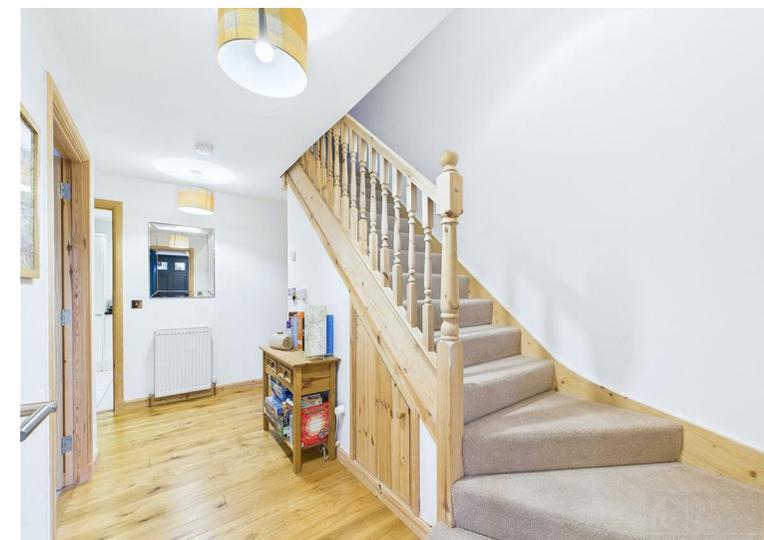
#### Price

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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Tel: (01479) 874800  
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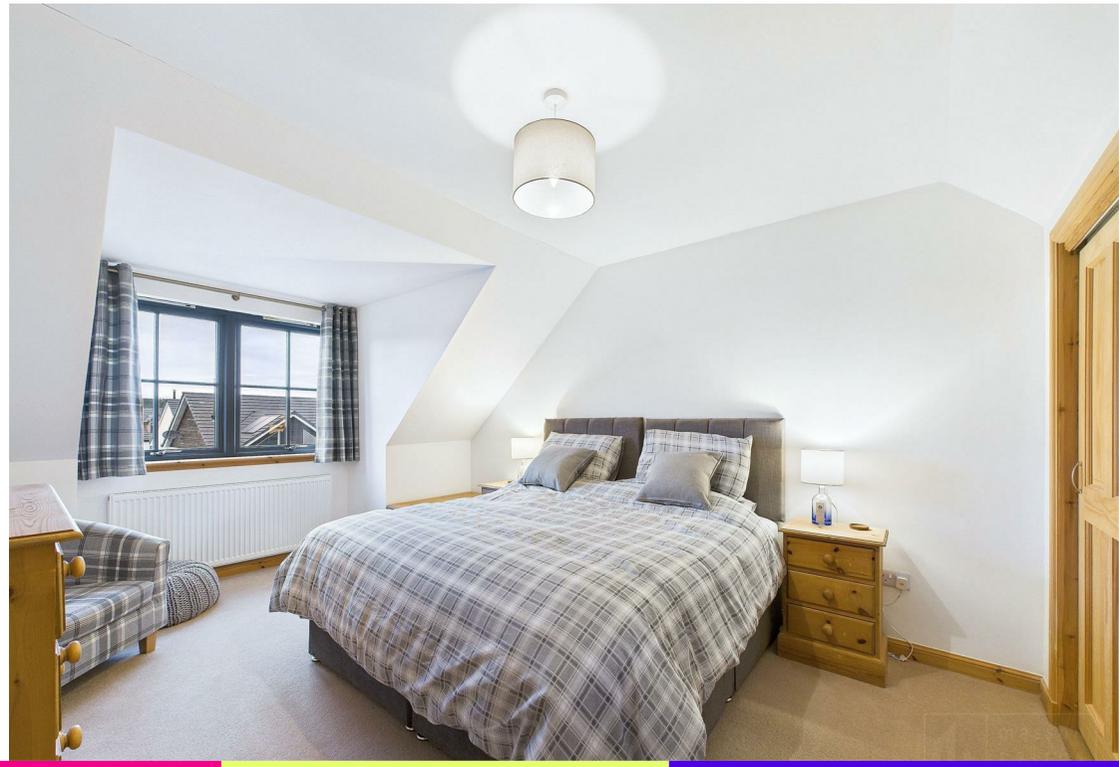
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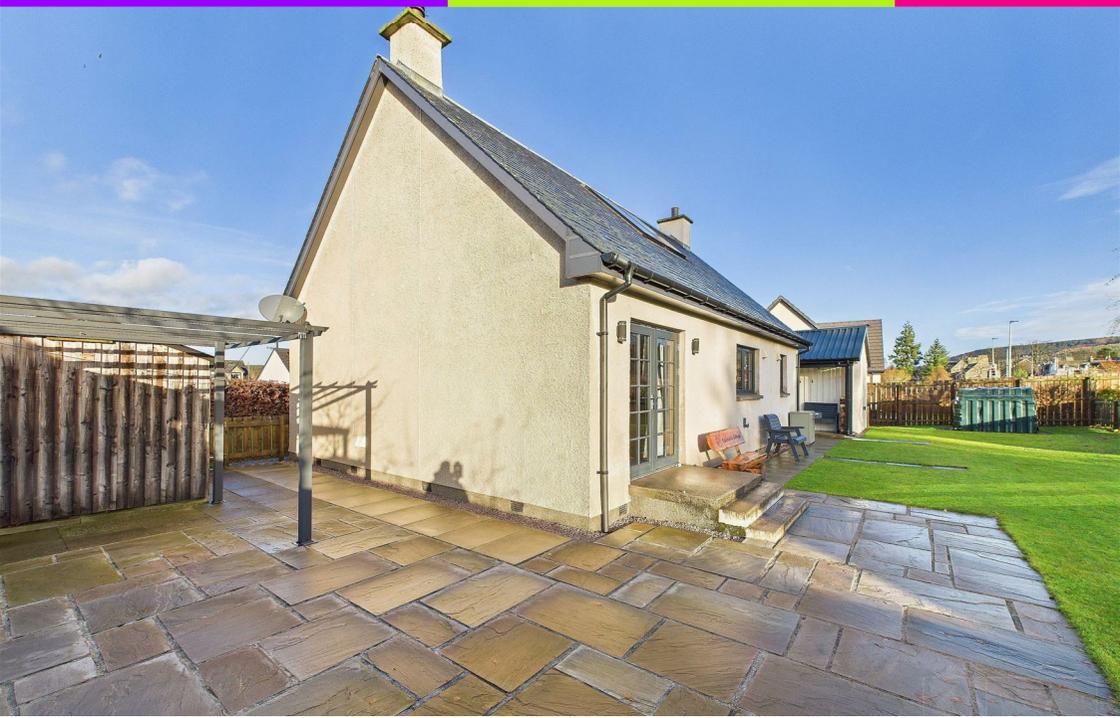


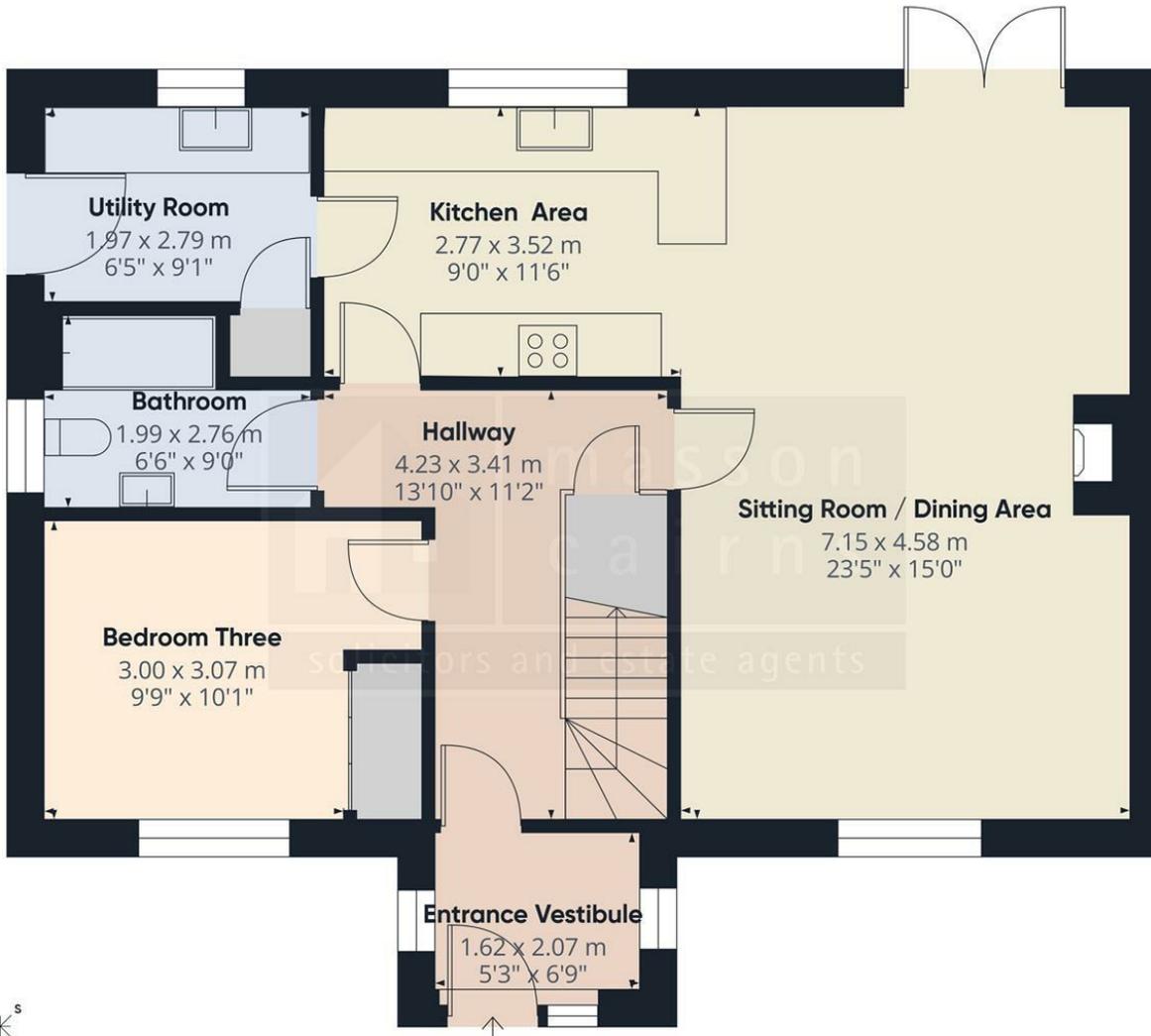












Floor 0 Building 1



Approximate total area<sup>(1)</sup>  
79.7 m<sup>2</sup>  
859 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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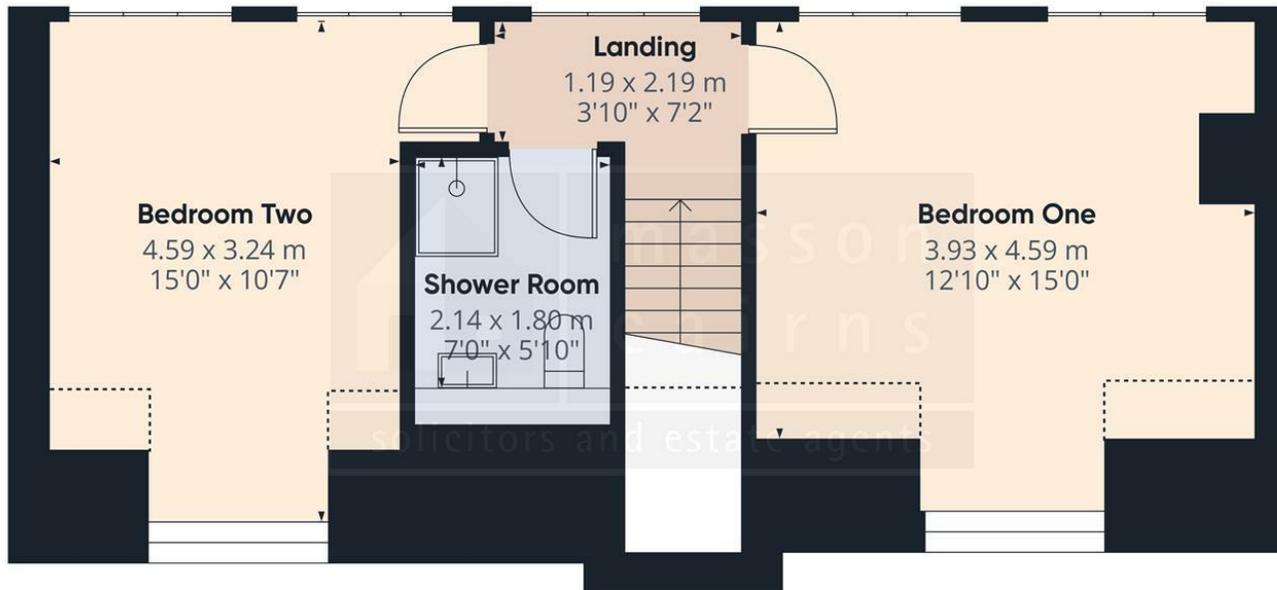
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**Approximate total area<sup>(1)</sup>**

41.1 m<sup>2</sup>  
442 ft<sup>2</sup>

**Reduced headroom**

2.2 m<sup>2</sup>  
23 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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Floor 1 Building 1



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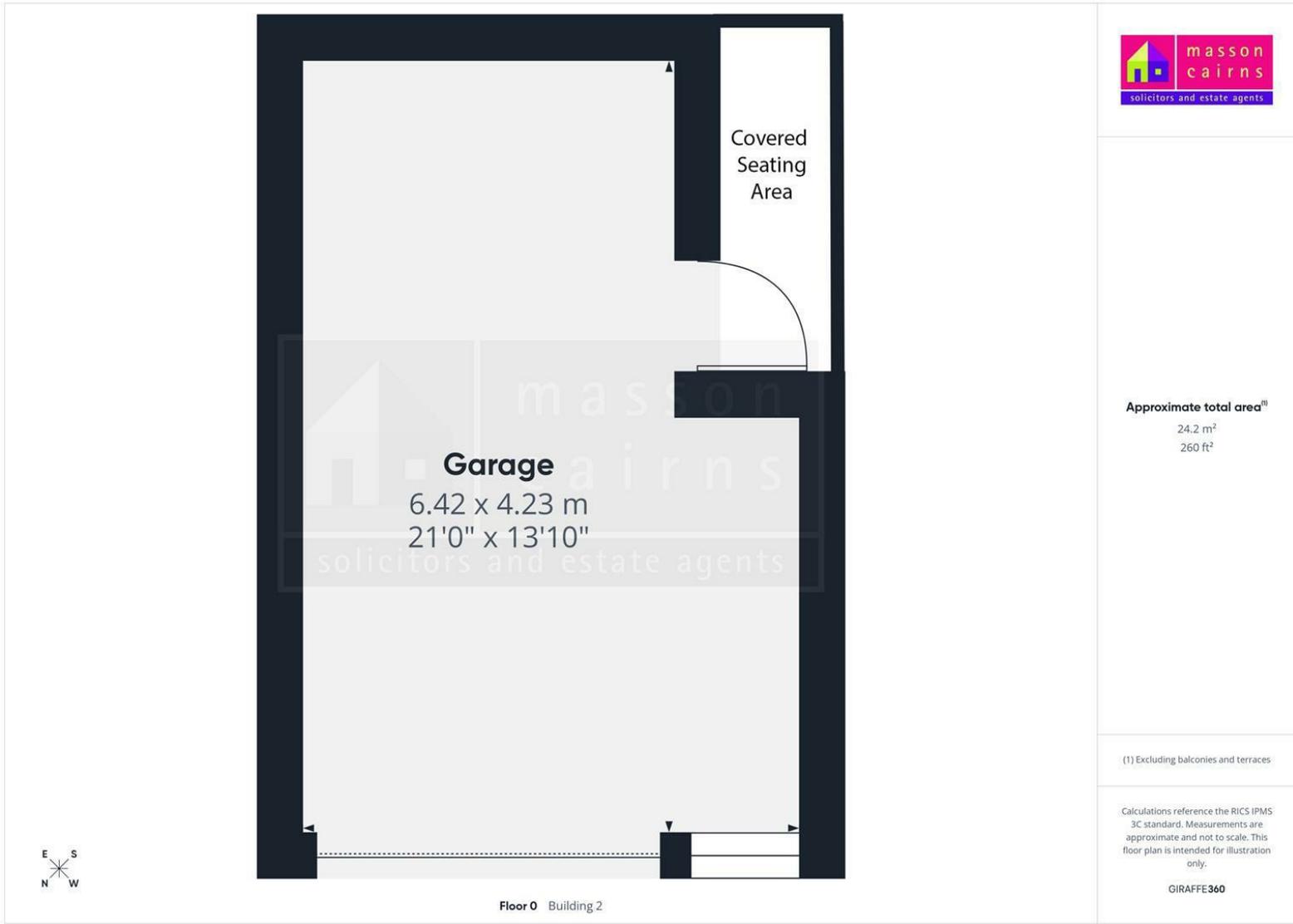
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>82</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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