masson cairns LTD

solicitors and estate agents

Kylintra, Plot 61 Dulicht Court, Grantown On Spey, PH26 3AB

RESERVED £445,000

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

RESERVED - *Part Exchange Available* This beautifully designed new build property, part of the exclusive Dulicht Homes development, presents a superb opportunity to enjoy contemporary, energy-efficient living in the heart of the Cairngorms National Park. Spanning approximately 140 sqm across two levels, the home offers a spacious and thoughtfully arranged layout with a strong focus on modern comforts, sustainability, and quality finishes. The ground floor features an impressive open-plan living space that seamlessly blends the kitchen, dining and lounge areas. The kitchen is well-equipped with high-quality fittings and appliances, and the generous footprint allows for relaxed family life or entertaining. Also on this level are two double bedrooms, a cloakroom WC that also serves as a versatile en-suite shower room for bedroom one. Upstairs, two further spacious bedrooms, including a principal suite with dedicated walk-in wardrobe and private en-suite, are served by a spacious family bathroom. Excellent storage is built in throughout the property. Designed with both comfort and efficiency in mind, the house benefits from underfloor heating powered by an air source heat pump and exceptionally high levels of insulation, contributing to its impressive EPC and environmental performance ratings (B and A respectively). Fibre To The Premises (FTTP) connectivity is available as standard, making remote working and streaming effortless. Outside, the property offers a large private garden with ample space for outdoor living and landscaping, and the property also includes an EV charging station, supporting a sustainable lifestyle. This is an exceptional home for families, professionals or downsizers seeking a balance of rural charm and future-forward living. EPC B

RESERVED £445,000

masson cairns LTD

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ
Tel: 01479 874800
Fax: 01479 874806
property@lawscot.com
https://www.massoncairns.com

solicitors and estate agents

Situation
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, Cottage Hospital 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. The A9 is easily accessible with Inverness 34 miles northbound which provides excellent shopping facilities, cathedral, theatre, leisure centre and castle. There is a railway station in the village with links to North and South and Inverness Airport has regular daily flights to London, Manchester, Birmingham and other UK destinations.

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.

Energy Efficiency
The developer has focused on building the home to encompass excellent energy reduction features to create an efficient home with sustainable materials and features that matter to you and your family, such as comfort, durability, and efficiency. We are proud to offer this home that demonstrates a commitment to excellence and a respect for the environment. The developer has chosen to go beyond minimum regulation levels for CO_2 emissions. By purchasing this home, you will be better insulated and thus producing less carbon dioxide per annum. Heating is via Air Source heat pump, underfloor heating and there is double glazing and high performance external doors.

Heating, Electrical & Lighting
Energy efficient air source heat pump with underfloor heating to the ground floor and radiators to the first floor
LED down lighters and Pendant Lighting.
Feature lighting.
Mood Lighting to Kitchen.
Shaver sockets to bathroom.
Mains-wired smoke detectors, CO and heat detectors.

Home Entertainment & Communications
TV points to Lounge and Principal Bedroom.
Telephone points to Lounge.
The development also offers cutting-edge connectivity, providing Fibre To The Premises (FTTP) for ultra-fast internet.

External & Grounds
The gardens to the front are turfed (Plot 63 turfed to rear) and benefit from privacy fencing and there is a further area of wild planted ground to the rear which stretches to the woodland behind. Spacious private driveway access and parking for several vehicles. Electric Vehicle Charging Point

Security & Peace Of Mind
High energy efficient secure external doors with multi point locking system. External lighting with PIR control. Lockable windows. Mains powered smoke detectors with battery back up. 10 Year NHBC or equivalent guarantee.

Customer Journey
Reserving your new home - To secure your future home, you'll need to pay a reservation fee of £150. The reservation form outlines what you are agreeing to at this stage, including the cancellation policy.

The developers solicitor will issue an 'offer to sell' to your solicitor and the property will be marked as 'Under Offer'

masson cairns LTD
solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ
Tel: 01479 874800
Fax: 01479 874806
property@lawscot.com
https://www.massoncairns.com

The ‘Choices’ stage begins – you’ll be able to select bespoke additions if you wish. The level of choice depends on the build stage of your home which the sales team will be able to provide.

Missives are concluded

Missives to handover period – Your solicitor will keep in touch with you during this time, keeping you informed about the progress of your home and your entry date.

Settlement / Handover day arrives, funds are received, keys are released and you’re ready to move in.

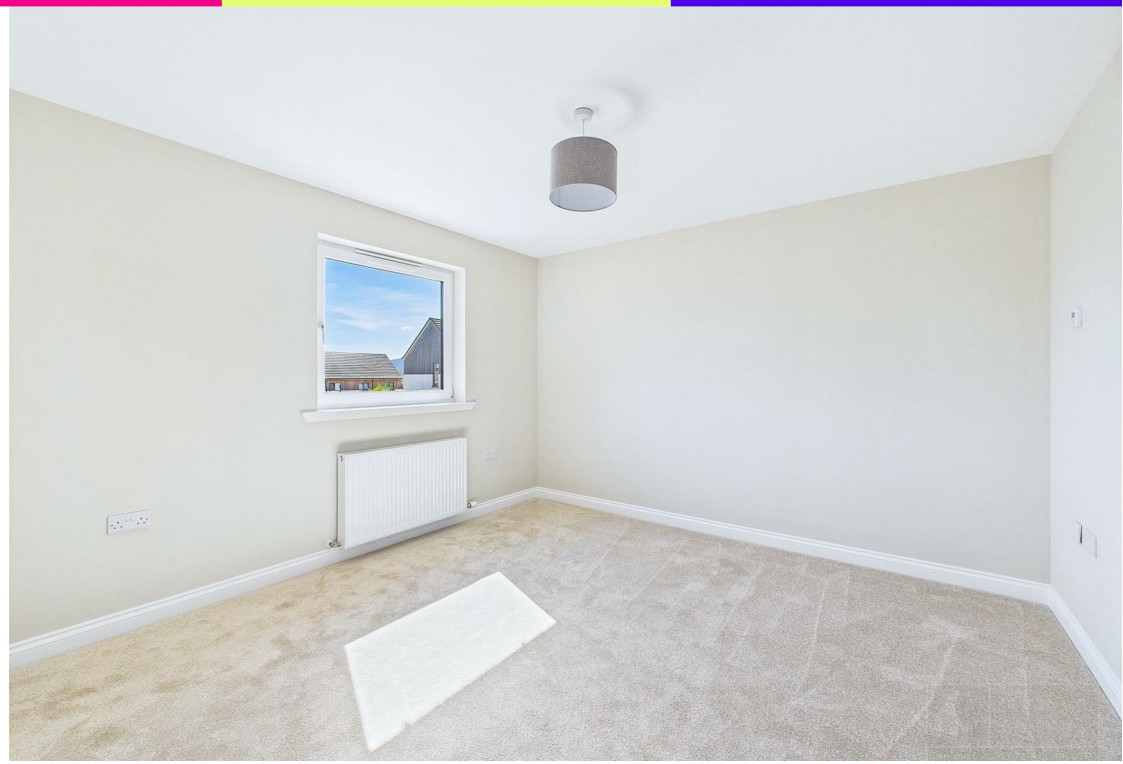
Price
Plots 61 - 64 Kylintra - Semi Detached - Fixed Asking price of £445,000 . Extras can be added by potential purchasers and can be priced on individual requirements.
Plot 61 - RESERVED
Plot 62 - AVAILABLE
Plot 63 - RESERVED
Plot 64 - AVAILABLE
Part Exchange Available * Conditions Apply

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
Fax: (01479) 874806
Email: property@lawscot.com
www.massoncairns.com

*The developer reserves the right to amend the specification depending on material / item availability and will endeavour if necessary to replace such items with similar or better quality.

Factoring
Dulicht Court residents benefit from significant landscaped open space within the development and access to surrounding woodlands. To maintain the amenity of the estate Dulicht Homes have appointed a management company to work on behalf of the home owners.

Copyright Information
All media content produced by Masson Cairns Ltd, including but not limited to images, videos, graphics, and written materials remains the property of Masson Cairns Ltd and is protected by copyright law. No part of this content may be reproduced, distributed, modified, or used in any form without the prior express written permission of Masson Cairns Ltd. Unauthorised use of this material is strictly prohibited and may result in legal action.



masson
cairns
FOR SALE

Key

N

Availability

- Available
- Reserved
- Sold

Property Type

- Kylintra - 4 Bedroom Link-Detached - Front Aspect
- Kylintra - 4 Bedroom Link-Detached - Rear Aspect
- Kylintra - 4 Bedroom Semi-Detached - Rear Aspect
- Kylintra - 4 Bedroom Detached
- Anagach - 2 Bedroom Semi-Detached
- Osprey - 3 Bedroom Semi-Detached
- Inverallan - 3 Bedroom Detached Bungalow

masson cairns LTD

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ
Tel: 01479 874800
Fax: 01479 874806
property@lawscot.com
https://www.massoncairns.com

solicitors and estate agents

masson cairns LTD

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ
Tel: 01479 874800
Fax: 01479 874806
property@lawscot.com
https://www.massoncairns.com

solicitors and estate agents

While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters

masson cairns LTD
solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ
Tel: 01479 874800
Fax: 01479 874806
property@lawscot.com
https://www.massoncairns.com