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cairns ESTD 1984

solicitors and estate agents

5 Kirk Road, Cromdale, Grantown on Spey, PH26 3LH

SOLD £275,000

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

SOLD - This attractive and well-proportioned detached four-bedroom home is situated in a peaceful village within the Cairngorms National Park, offering spacious accommodation over two floors. The property is filled with natural light, starting with a bright entrance vestibule and a welcoming hall with ample storage. The open-plan living space includes a dual-aspect sitting room with a cosy wood burner, flowing into a large dining area with patio doors leading to the garden. The well-equipped kitchen, utility room, and shower room add to the practicality of the ground floor, which also features a fourth guest bedroom. Upstairs, the landing provides access to three further bedrooms, including the principal bedroom with an en-suite and a walk-in dressing room. A separate family bathroom serves the remaining bedrooms. Outside, the property is centrally positioned within the plot, with a gravel drive offering parking and turning space, surrounded by lawns, mature trees, and two garden sheds. This home is a must-see for those seeking comfort, style, and a tranquil village lifestyle. Energy Performance Rating C, Council Tax Band E

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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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

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EPC Rating C

Entrance Vestibule

1.77m x 1.63m (5'9" x 5'4")

Entry is gained via a paved ramp, leading to a timber and glass-panelled door that opens into a bright and welcoming entrance vestibule. This practical space features durable vinyl flooring, a convenient coat rack, and ample room for shoes and boots, making it ideal for keeping outdoor gear organised. An outside light ensures the area is well-lit.

Hallway

The light and airy L-shaped hall provides a welcoming entryway, complete with stairs leading to the first floor. It offers practical storage with two cupboards—one with shelving and housing the electric board. Carpet flooring enhances the cosy feel, and further doors lead to the open plan sitting room with dining area and kitchen, and bedroom four.

Sitting Room / Dining / Kitchen

4.18m x 4.68m / 3.23m x 3.54m / 3.67m x 3.54m (13'8" x 15'4" / 10'7" x 11'7" / 12'0" x 11'7")

The spacious sitting room flows seamlessly into the open-plan dining area and kitchen, creating a perfect space for both relaxation and entertaining. The sitting room features dual aspect windows, filling the room with natural light, and a cosy wood-burning stove, ideal for those cooler evenings. The dining area offers ample space for a large dining suite and accompanying furniture, with sliding patio doors that open directly to the garden, providing a lovely indoor-outdoor connection.

The well-equipped kitchen boasts a good range of base, wall, and drawer units, complemented by stylish worktops and tiled splash backs. It features an integral oven with an electric hob and ceiling extractor, plumbing for a dishwasher and a sink with a chrome mixer

tap and drainer positioned under a double window that overlooks the rear gardens. A shelved airing cupboard houses the water cylinder, offering practical storage, there is vinyl flooring, and a further door leads through to the utility room.

Utility Room

2.48m x 1.65m (8'1" x 5'4")

The utility room is fitted with base units, complementary worktops, and tiled splash backs, providing practical and efficient workspace. A stainless steel sink with a chrome mixer tap sits under a window to the rear, offering a pleasant view of the garden. The room is equipped with plumbing for a washing machine and space for a tumble dryer, making laundry tasks convenient. The oil-fired boiler is also located here, ensuring easy access for maintenance. Finished with vinyl flooring, the utility room has a door leading directly to the rear garden and another door that opens into a shower room, adding to the functionality of this space.

Shower Room

2.48m x 1.79m (8'1" x 5'10")

The shower room is a bright and functional space, featuring an opaque window for privacy while still allowing natural light to fill the room. It includes a WC and a pedestal wash hand basin with twin taps, complemented by a tiled splash back and a wall mirror with a shaver light for added convenience. The shower enclosure is fitted with wet wall panels and a mains pressure shower and there is an extractor fan and vinyl flooring.

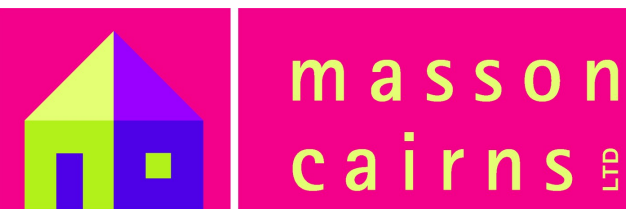
Bedroom Four

2.92m x 4.68m (9'6" x 15'4")

This well-proportioned and bright bedroom features a large double window to the front, allowing plenty of natural light to fill the space. The room is finished with soft carpet flooring.

Landing

The landing is a bright and airy space, featuring a Velux window that brings in natural light. A convenient shelved cupboard provides additional storage, and there is soft carpet flooring. From the landing, doors lead to three bedrooms and the bathroom, offering easy access to the home's upper-level living spaces.



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Principal Bedroom & En-suite

4.18m x 4.35m & 2.12m x 2.73m (13'8" x 14'3" & 6'11" x 8'11")

The principal bedroom is light-filled, thanks to a large window at the front, creating a bright and welcoming space. A door leads to a spacious walk-in wardrobe, offering ample hanging and shelved storage. Another door provides access to the en-suite, which includes a WC, pedestal wash hand basin, wall mirror, shaver socket extractor and towel radiator. The shower enclosure is finished with wet wall panels and a Velux window brings additional light into the space, which is finished with durable vinyl flooring.

Bedroom Two

2.92m x 3.49m (9'6" x 11'5")

The second bedroom is located at the front of the home and features a large picture window, allowing plenty of natural light to fill the space. It includes carpet flooring and a double integral storage wardrobe with both shelves and hanging space.

Bedroom Three

3.64m x 2.24m (11'11" x 7'4")

The third bedroom is situated at the rear of the home, offering peaceful hill views through the window. This versatile space features carpet flooring for comfort and an integral wardrobe for convenient storage. Whether used as a restful bedroom or a quiet home office, it provides a quiet environment ideal for work or relaxation.

Bathroom

2.71m x 2.24m (8'10" x 7'4")

The bathroom features a bath with twin taps and a tiled splash back and also includes a WC and a pedestal wash hand basin with twin taps and tiled splash back. A wall mirror and shaver socket add convenience, while the Velux window brings in natural light. The room is finished with vinyl flooring and a heated towel radiator.

Outside

The property is bordered at the front by a post and wire fence, with a large timber gate providing access to a gravel drive, offering ample parking and turning space. The front gardens are mainly laid to lawn, complemented by a few flower beds and mature tree and shrub plantings, adding a touch of greenery. The rear and side gardens are enclosed by a combination of timber fencing and walls, ensuring privacy. Within the garden, there are two timber sheds for additional storage and an oil storage tank.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

Entry

By mutual agreement.

Fixed 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

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

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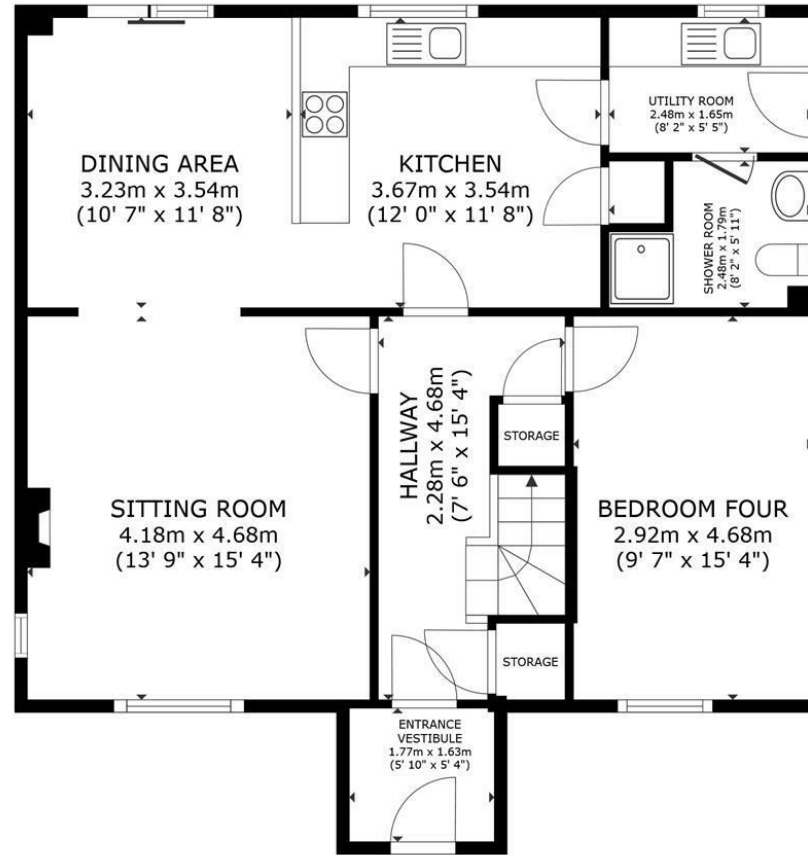












FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 82.8 m² (891 sq.ft.) FLOOR 2 53.4 m² (575 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 8.7 m² (94 sq.ft.)
 TOTAL : 136.2 m² (1,466 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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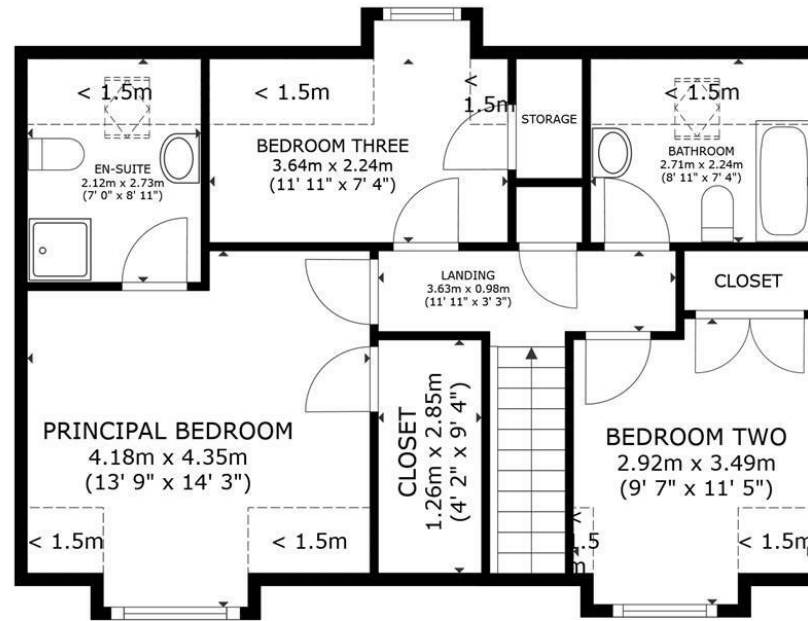
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FLOOR 2



GROSS INTERNAL AREA
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(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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