



masson
cairns ESTD 1985

solicitors and estate agents

CLOSING DATE - Bracklinn, Grant Road, Grantown on Spey, PH26 3LD
UNDER OFFER £240,000

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

UNDER OFFER - Bracklinn is an attractive and generously proportioned three-bedroom detached bungalow, set within established garden grounds on Grant Road in Granttown on Spey. A welcoming entrance vestibule opens into the central hallway, which provides access throughout the accommodation. The sitting room is a comfortable, bright reception space to the front of the property with windows drawing in plenty of natural light and a focal fireplace, while the impressive dining/family room forms a superb everyday living area, enjoying windows on several sides, French doors to the garden and a contemporary wood-burning stove as well as a central island with gas range and extractor. This space flows directly into the well-equipped kitchen, fitted with an extensive range of base, wall and drawer units, contrasting worktops and tiled splash backs, together with space for white goods, a wine fridge and generous preparation and storage space. A rear porch/utility provides a useful secondary entrance and practical laundry and storage area. There are three well-proportioned bedrooms, including a spacious principal bedroom with an excellent range of built-in wardrobes, while bedrooms two and three provide flexible accommodation for family, guests or home working while the bathroom is fitted with a white suite comprising bath, separate shower enclosure, WC and wash hand basin. Outside, the property occupies a particularly generous plot, with a broad lawned front garden edged by mature planting and stone walling to the front with a generous tarmac driveway leads to a large rear garden area which is predominantly gravelled and offers substantial off-street parking and scope for further landscaping or outdoor use. A timber deck provides space for outdoor seating, and there are two sheds, one timber and one steel which offer valuable secure workshop or storage space. EPC E, Council Tax E, Home report available online at massoncairns.com

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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

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

EPC Rating E

Entrance Vestibule

1.28m x 0.79m (4'2" x 2'7")

The front of the property enjoys a covered porch with double doors that lead into a practical entrance vestibule which provides a welcoming approach into the property, with a further inner door opening into the main hallway. Finished with flooring suitable for everyday use and ceiling lighting.

Hallway

The central hallway provides access to the principal accommodation and bedrooms, creating a natural flow through the property. There is recessed down lighting and carpet flooring.

Sitting Room

5.25m x 3.24m (17'2" x 10'7")

A bright and generously proportioned reception room enjoying excellent natural light from windows to two elevations, including a wide bay window to the front overlooking the gardens. A feature fireplace with a polished hearth provides an attractive focal point, with fitted carpet, wall lighting and recessed ceiling lighting completing the room.

Kitchen / Dining / Family Room

3.06m x 4.01m / 3.87m x 6.07m (10'0" x 13'1" / 12'8" x 19'10")

A superb open-plan space forming the heart of the home, combining a well-equipped kitchen with generous dining and family areas. The kitchen is fitted with an extensive range of base, drawer, wall and full-height units complemented by dark worktops and tiled splash backs, incorporating a stainless-steel sink, integrated wine cooler and space

for additional appliances. The kitchen opens naturally into the impressive dining and family room, where a central peninsula accommodates the range-style cooker with contemporary overhead extractor. Numerous windows to several elevations flood the space with natural light and provide pleasant outlooks, while glazed doors give direct access outside. There is ample room for a substantial dining table alongside comfortable lounge furniture, with a freestanding wood-burning stove providing an attractive focal point. Laminate tile-effect flooring runs throughout, complemented by extensive recessed ceiling downlighting and doors connecting to the hallway and rear porch/utility area.

Rear Porch / Utility

1.20m x 2.41m (3'11" x 7'10")

A useful rear porch and utility area providing additional everyday storage and laundry space, with a window bringing in good natural light and an external door giving direct access to the rear garden. There is space for a tumble dryer together with additional under-counter storage, while practical laminate tile-effect flooring and recessed ceiling downlighting complete the room.

Bedroom One

3.64m x 3.25m (11'11" x 10'7")

A spacious double bedroom with a wide window to the front of the property providing good natural light and pleasant garden outlooks. An excellent range of integral cupboards and wardrobes provides generous hanging and shelved storage, while the room is finished with fitted carpet and recessed ceiling lighting.

Bedroom Two

3.14m x 3.99m (10'3" x 13'1")

Another generously proportioned double bedroom located to the rear of the home with a large window providing plenty of natural light and an outlook over the gardens. There is ample space for freestanding bedroom furniture, together with fitted carpet and recessed ceiling lighting.

Bedroom Three

2.90m x 2.95m (9'6" x 9'8")

A comfortable third bedroom which is well suited for use as a single or double bedroom, guest room or home office. A window provides natural light and looks out to the rear garden, with the room also benefiting from fitted carpet and recessed ceiling lighting.



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Bathroom

1.69m x 2.92m (5'6" x 9'6")

A bright and well-appointed bathroom comprising a panelled bath, separate glazed shower enclosure with mains shower with rain forest head and separate attachment, pedestal wash hand basin and WC. Wet-wall surrounds provide a practical, easy-maintenance finish, complemented by tile-effect laminate flooring. An opaque window provides natural light and privacy, with further features including a large wall-mounted mirror, glass display shelving, heated towel rail, recessed ceiling downlighting and extractor fan.

Outside

Bracklinn occupies a particularly generous plot, with an attractive and well-established front garden laid principally to lawn and complemented by mature planting, colourful borders and traditional stone walling, creating an appealing approach to the property. A substantial tarmac driveway extends along the side of the house, providing excellent off-street parking and access to the rear. The rear grounds are notably spacious and largely gravelled, offering extensive additional parking together with considerable scope for further landscaping, garden development or the creation of additional outdoor seating areas. A raised timber deck provides a useful space for outdoor dining and entertaining, while paved areas immediately adjoining the house offer further practical amenity space. The grounds are enclosed by a combination of timber fencing, stone walling and established trees and shrubs, helping to provide privacy and definition. Two useful external stores are also provided, comprising a timber garden shed and a separate secure steel store, offering ample space for garden equipment, tools and general storage.

Services

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

Entry

By mutual agreement.

Price

UNDER OFFER

CLOSING DATE - TUESDAY 8 SEPTEMBER 2026 AT 12 NOON

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
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What Three Words Location

What Three Words Location ///riskiest.airfields.handle

Council Tax

Currently Band E £2944.16p.a. (2026/27) including water rates. Single occupiers currently receive a 25% discount.

For 2026/27, the Highland Council charges a 300% council tax premium on second homes, meaning owners pay four times (400%) the standard council tax rate (the base council tax plus a 300% surcharge).

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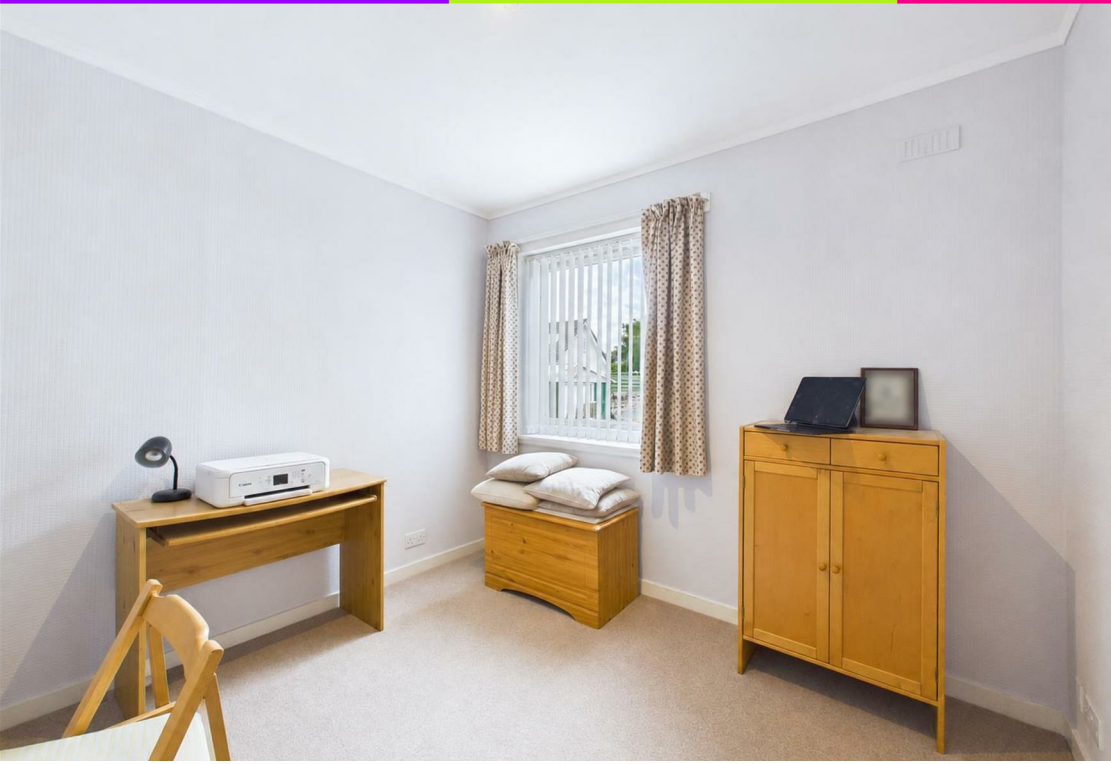
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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