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solicitors and estate agents

New Build, Auchroisk Park, Cromdale, PH26 3LH
Fixed asking price £305,000

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

This aesthetically pleasing and bespoke four bedroom detached home, which has been newly built to the highest standards, combines luxury finishings with bright and spacious open plan living accommodation to provide a one off property extending to some 190 square metres in the centre of the Cairngorms National Park. Generously scaled and elegantly designed to allow natural light to bathe every room and hallway, the quality is evident from the private bedrooms (master en-suite) to the spacious luxury kitchen and family areas with doors leading to the generous patio and gardens and detached garage beyond. This stylish home is wonderfully bright, enjoys a flexible interior and high specification as standard throughout making it easy to see why this home is as beautiful as the location itself.

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Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

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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, 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. Other distances from Grantown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles.

Overview

Nestled in the picturesque Highland village of Cromdale within the beautiful Cairngorms National Park, this desirable and unique four bedroom detached home features many attractive features and offers large open plan spaces optimising comfortable living and contemporary styling. This property enjoys quality fittings throughout including high performance double glazed windows and doors, bespoke bathrooms, high quality kitchen and appliances in addition to a pitched roof garage and fenced garden grounds.

Design

The property is at first fix stage and if you commit to purchase in good time, you can add your own decorative touches, by choosing a kitchen, bathroom and en suite finishes, to make it distinctively yours.

Living Areas

With an emphasis on open plan living the natural light and flow of these rooms are highlighted with glazing and individual touches that provide inviting family living and entertaining spaces including a feature lounge with floor to

ceiling glazing and magnificent views.

Bedrooms

All bedrooms are of generous proportions with abundant natural light. There is ample storage including double wardrobes with matching shelves and hanging rails provided. The master bedroom enjoys a sumptuous en-suite shower room and walk in dressing room whilst the remaining three bedrooms enjoy fantastic views and integral wardrobes.

Kitchen

The bespoke kitchen has been individually designed to maximise on the amount of workspace and storage including integrated appliances to include:

Stainless steel canopy hood

Stainless steel double oven and micro tower

Ceramic hob

Integrated fridge freezer

Integrated dishwasher

Lighting & Electricals

Telephone and Satellite TV points are incorporated throughout.

Low energy downlighters to all areas.

Feature lighting.

Shaver sockets to bathroom.

Mains-wired smoke detectors, CO and heat detectors.

Bathrooms

Contemporary sanitary ware is provided in white, and will be complemented with stylish taps and fittings. Silver finished shower enclosures, with white shower trays and quality shower valves and heads. Wash hand basins to wall, mounted with chrome mixer and pop up waste. White back to wall WC pan with concealed cistern and chrome push flush button. Chrome towel warmers will be fitted as standard to bathrooms. Wall tiling will be provided to full height around baths and shower enclosures.

Outside

Standing in a generous plot and bounded by timber fencing, the garden grounds to the front and rear are of an open

style and will be landscaped, turfed and will include delightful patio areas for outside entertaining. The grounds are approached via a decorative gravel driveway providing excellent parking and turning space. The rear garden can be accessed along either the side of the property along a paved pathway leading to the patio area. There is also an outside tap and fantastic open views across the countryside to the hills.

Garage

6.27m x 3.87m 20'7" x 12'8"

There is a large timber clad detached garage with an electric up and over door, concrete base and large window to the rear.

Services

The property is served by mains water, drainage and electricity and there is underfloor heating throughout served by a high efficiency air source heat pump.

Entry

Completion Autumn 2018

Price

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Viewing & 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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*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.



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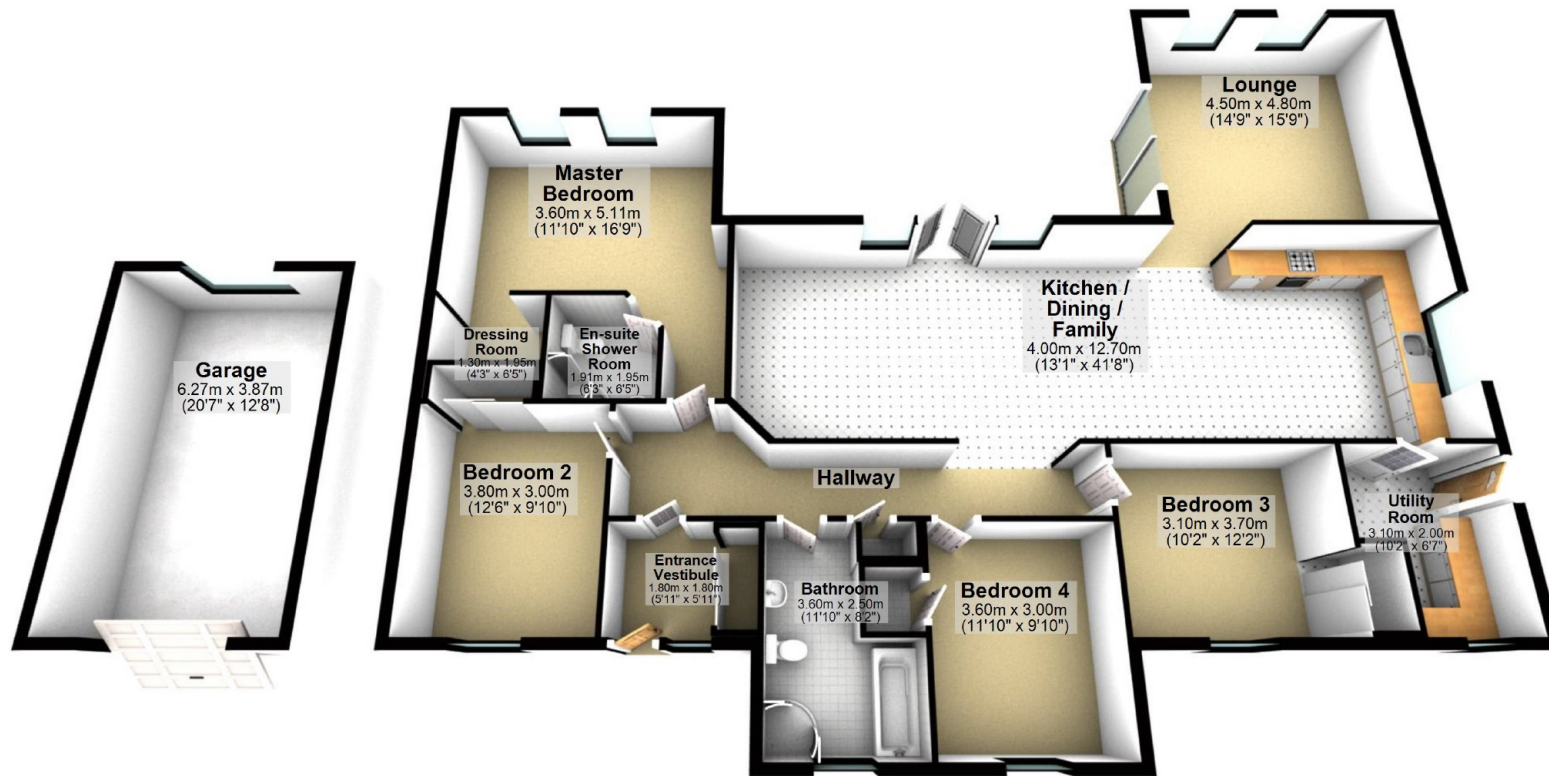
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Ground Floor



Plans not to scale, for illustration only



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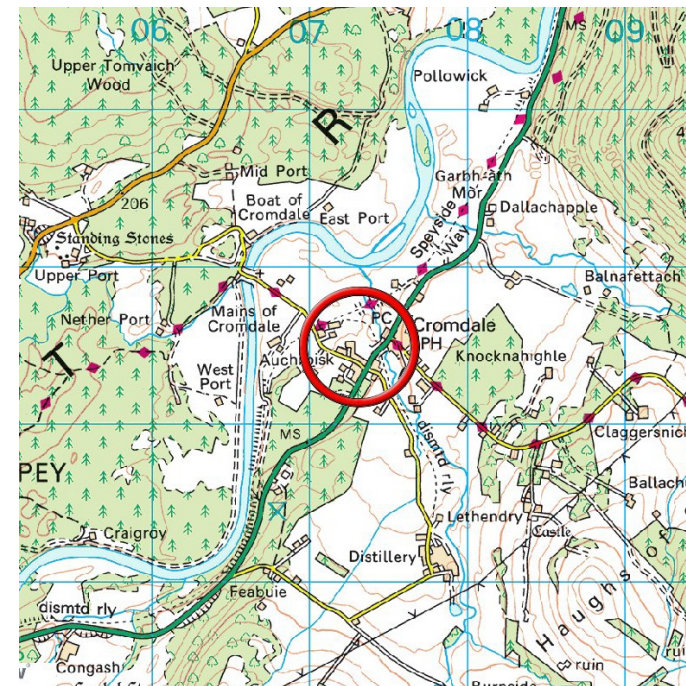
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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