



masson
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New Build Plot 5, Dulicht Court, Grantown On Spey, PH26 3JQ
Fixed asking price £450,000

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

solicitors and estate agents

A magnificent new build family home located in a magnificent elevated site on this prestigious development in the Cairngorms National Park. This contemporary home is arranged over one floor with a stunning design and with excellent levels of natural light throughout. The developer has strived to create a luxurious and contemporary home that benefits from the ultimate in quality, style, comfort, practicality, innovation and beauty. This gem of a home offers an idyllic setting in which to fulfil the dream of a laid back lifestyle and to enjoy the many benefits of the wider National Park area.

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

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Fax: 01479 874806

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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, 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.

Rooms

Layout

Hall | Kitchen / Lounge / Dining Room | Family Room | Utility | Master Bedroom Suite with Dressing Room & Separate En-Suite Shower Room | Guest Shower Room | 2 Further Double Bedrooms | Office / Bedroom 4

Overview

This four bedroom luxury home offers large open plan spaces epitomising comfortable living and contemporary styling including floor to ceiling glazing and outstanding elevated views. With an option available to choose your own bespoke kitchen this is a property that will be suited to your individual taste and lifestyle.

All the above will be complemented with superior fittings and you can see why this home will be every bit as desirable as the location itself.

The focus of the development has been to use quality materials throughout. This includes bespoke kitchens, engineered Oak flooring to the reception rooms, underfloor heating and high insulation levels. The bathrooms are fitted with quality white sanitary ware and chrome fittings. Finally, the house can be decorated in a choice of contemporary colours to complement the fine detail and light. All these details help to create an environment fit to complement the stunning architectural detail, location & landscaped grounds.

Energy Reduction Features

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 CO2 emissions. By purchasing this home, you will be better insulated and thus producing less carbon dioxide per annum, than a property complying with 2007 legislation levels. Heating is via Air Source heat pump, underfloor heating and double glazing and high performance external doors.

Luxurious 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. A particular feature of the home is the excellent use and positioning of full height glazing to accentuate the magnificent views and which fills the rooms with natural light.

Blissful Bedrooms

All bedrooms are of generous proportions with abundant natural light. There is ample storage including double wardrobes. The bedrooms have full height glazed doors with outside access and the master bedroom also enjoys a large walk in dressing room, luxury en-suite shower room and full height glazing to maximise light and views.

Individually Designed Kitchens

The stylish kitchen has been individually studio designed to maximise both workspace and storage.

High quality integrated appliances are fitted throughout the home as detailed below:

Stainless steel oven & cooker hood
Ceramic hob
Integrated fridge/freezer
Integrated dishwasher
Stainless steel single electric hot air oven
Stainless steel microwave oven

Quality Bathrooms

Contemporary sanitary ware is provided in white, and will be complemented with stylish taps and fittings. There are silver finished shower enclosures and walk in showers, 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 heated towel rail will be fitted as standard to bathrooms. Wall tiling will be provided to full height around baths and shower enclosures.

Heating, Electrical & Lighting

Energy efficient air source heat pump with underfloor heating throughout the property
LED down lighters.

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, Dining Areas and Bedrooms.
Wired for satellite to Lounge / Dining and Bedrooms.
Telephone points to Lounge and Master Bedroom.

External & Grounds

Landscaped and seeded gardens with tree planting and fencing.
Beautiful gravel chipped private driveway access and parking for several vehicles.
Large detached double garage with power and light

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.

Entry

By arrangement

Price

Fixed Asking price of £450,000 for this house on plot 5. Extras can be added by potential purchasers and can be priced on individual requirements.
Other house types as shown are available on the other available plots -

Type B - £435,000
Type C - £420,000
Type D - £415,000
Type E - £440,000

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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House Type B



House Type C



House Type D

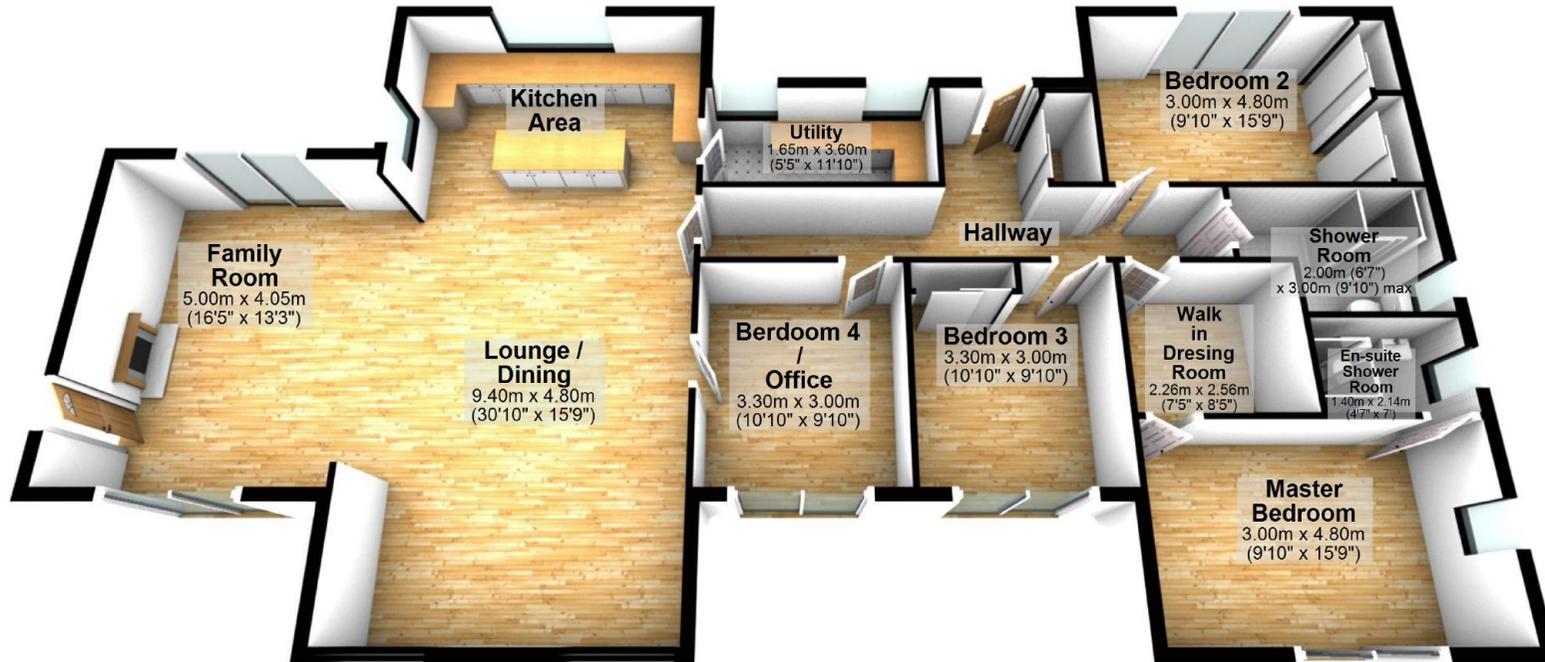


House Type E





House Type A - Plot 5



Plans not to scale, for illustration only



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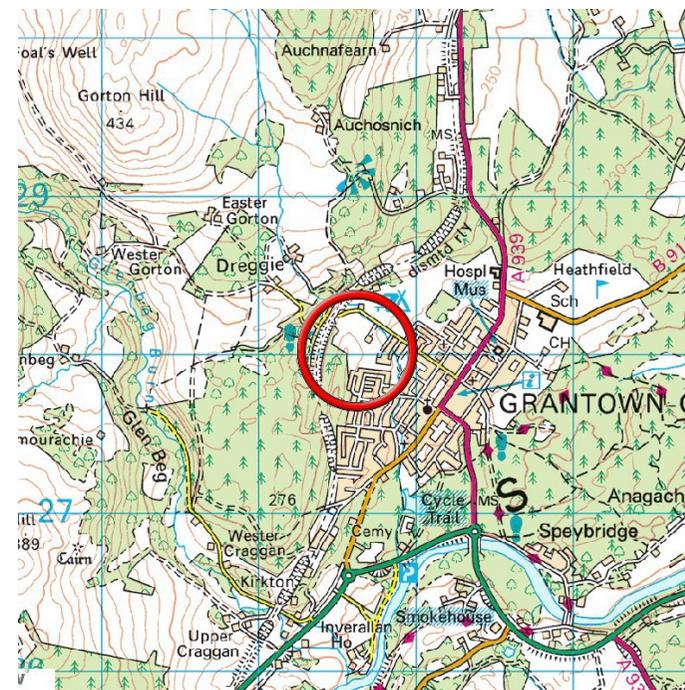
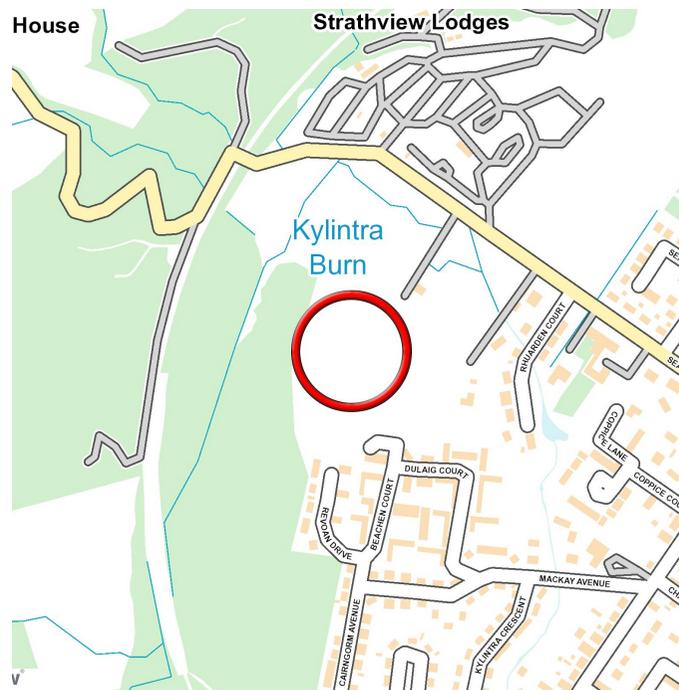
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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