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**Braeside, Golf Course Road, Grantown On Spey, PH26 3HY**  
**Offers over £415,000**

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)



A magnificent family home of distinction located in a special location bordering the golf course in the beautiful Highland town in the spectacular Cairngorms National Park. This amazing contemporary home is arranged over two floors with stunning proportions extending to approximately 207 square metres and designed with excellent levels of natural light throughout. From the moment you walk into this luxurious and contemporary home the quality of build, style, design, comfort, practicality, innovation and beauty are apparent. Outside there is a large detached garage with power and light in addition to parking for several vehicles and gardens which look out over the fairways and golf course to the Cromdale Hills and Cairngorm Mountains. This gem of a home offers an idyllic setting in which to fulfil the dream of a laid back lifestyle. Yet, there are all the connections and facilities one could wish for, just minutes away in the town or a short drive to Aviemore and the wider National Park area. Energy Performance Certificate Rating C, Council Tax Band E

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## Grantown On Spey

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

## Entrance Hall

A door opens into the inviting and spacious hall where beautiful engineered oak flooring flows throughout and a window to the front allows in excellent levels of natural light. This lovely hall is open to the kitchen / breakfast room, doors allow access to the lounge and the master bedroom and carpeted stairs lead up to the first floor. There is Matwell flooring at the entrance door, a radiator and ceiling lighting.

## Lounge

5.82m x 5.0m 19'1" x 16'5"

A beautifully bright and large lounge enjoying a full wall of windows to the front which enjoy fantastic views out over the golf course towards the impressive Cromdale Hills and Cairngorm Mountains. A lovely feature of the spacious lounge is an open fireplace with marble hearth and surround with timber mantle. There is carpet flooring, wall lighting, a radiator and a further window to the side.

## Kitchen / Breakfast Room

3.44m x 6.28m 11'3" x 20'7"

A stunning, bright and extremely stylish kitchen providing a fabulous range of soft close Cashmere base, drawer and wall units with beautiful Quartz workspaces all under ambience lighting and with a marvellous matching breakfast island. Integrated appliances are in abundance and include a Zanussi auto defrost fridge / freezer, a Neff induction hob with hotplate and stainless steel extractor above, a Neff self cleaning slide and hide oven / grill, combination microwave with grill and plate warmer and integrated within the breakfast island is stainless steel one and a half sink with mixer tap, recycle bin and a Neue dishwasher. A sizeable storage cupboard houses the electrics, enjoys ceiling lighting and provides hooks for hanging outerwear. Twin windows and a large Velux window situated to the rear flood the kitchen with natural light, double doors open to the family / dining room and another door provides entry to the shower room and there is laminate tiled flooring, recessed ceiling lighting and a radiator.

## Family / Dining Room

5.95m x 7.44m 19'6" x 24'5"

Beautiful engineered oak flooring with under floor heating flows throughout this capacious deluxe room which centres around a homely and modern Aduro circular wood burning stove which sits on a glass hearth and provides an excellent place for the entire family to gather together to relax, eat, drink and chat. Full height windows to the rear and both sides allow in excellent levels of light and a glazed door to the rear and glazed French doors to the side provide access to the delightful garden where you can enjoy al-fresco dining. Double doors open to the kitchen, a further door opens to the utility room and there is wall lighting and a Danfoss thermostat.

## Utility Room

2.48m x 3.0m 8'2" x 9'10"

This wonderful utility room provides a good range of Cashmere base units with complementary timber effect worktop featuring a stainless steel sink with mixer tap. There is plumbing for a washing machine, space for a tumble dryer, the Grant boiler is placed here and a large cupboard houses the Aquasystem water tank. A quality upvc door to

the side provides access out into the garden and there is vinyl flooring, ceiling lighting and Danfoss heating and hot water controls.

## Shower Room

2.30m x 1.86m 7'7" x 6'1"

An alluring shower room comprising of a modern WC, a vanity unit with storage under housing a wash hand basin with mixer tap which features an illuminated mirror with integral shaver point situated above and a spacious walk in shower enclosure situating a mains pressure shower and superb quality wet wall surrounding. There is vinyl flooring, recessed ceiling lighting and an extractor.

## Master Bedroom

4.13m x 3.34m 13'7" x 10'11"

A marvellous enchanting en-suite double bedroom which has a large window to the front overlooking the beautifully kept golf course and benefitting from a superbly spacious integral wardrobe with triple sliding doors and internal light, providing excellent shelving and hanging storage. A door opens to the en-suite and there is carpet flooring, ceiling lighting and a radiator.

## En-Suite Shower Room

3.0m x 2.03m 9'10" x 6'8"

This contemporary en-suite shower room enjoys a modern WC, a Cashmere vanity unit with storage underneath housing a wash hand basin with mixer tap and enjoying an illuminated mirror with integral shaver point above and a smart and spacious walk-in shower enclosure housing a mains pressure shower with quality wet wall surrounding. An opaque window to the side allows in lovely natural light. There is vinyl flooring, recessed ceiling lighting, a white towel radiator and an extractor.

## Landing

A beautiful oak stairwell with carpet flooring leads up to the light and airy landing where doors open to bedrooms two and three and the bathroom. The spacious landing is currently being used as a study area and enjoys a Velux window to the front allowing in lovely natural light. There is carpet flooring, a radiator and ceiling lighting.



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### Bedroom Two

4.56m x 5.06m 15'0" x 16'7"

A wonderfully spacious double bedroom enjoying dual aspect twin windows to the front and side providing stunning views over the golf course and to the hills beyond. There is the benefit of a large integrated wardrobe offering great hanging and shelved storage.

### Bedroom Three

4.55m x 3.20m 14'11" x 10'6"

A welcoming double bedroom benefitting from twin windows to the front overlooking the last five holes of the course and out to the woodland and hills beyond. A large wardrobe provides good storage and there is carpet flooring, ceiling lighting and a radiator.

### Bathroom

4.40m x 3.70m 14'5" x 12'2"

Soak your cares away in this fabulously sleek and contemporary bathroom. This spacious and indulgent room comprises of a modern WC, a wall hung vanity unit with drawer storage underneath with inset wash hand basin and chrome mixer tap, a double ended bath with mixer tap which enjoys integral display shelving behind and a smart sizeable walk in shower enclosure situating a mains pressure rainfall shower with separate attachment and quality wet wall surrounding. Velux windows situated to either side allow natural light to flow through, a large shelved cupboard provides great storage and there is laminate tile effect flooring, recessed ceiling lighting, an envirovent profile 100 extractor, radiator and a white towel radiator.

### Garage

6.65m x 6.28m 21'10" x 20'7"

A quality Hormann ribbed electric up and over double garage door opens into this fabulous garage which provides a generous space to store vehicles, sports and gardening equipment. A door provides access at the side, a window allows in natural light and there is concrete flooring, power and light. Some of the loft area is floored for further storage.

### Outside

The location of this outstanding property is unique and very rarely available. The home is approached via a private road

which runs alongside the impressive and beautiful Grantown On Spey Golf Course to provide a spectacular approach. The house enjoys excellent parking with a large sweeping gravel driveway and has gardens which are mainly laid to lawn to the front and that overlook the fairways with quite spectacular views of the Cromdale Hills and Cairngorm Mountains. In addition there is a quality detached double garage, patio areas to enjoy the views and ambience in addition to a neatly manicured raised lawn with planting. There is a Titan 2500 litre oil tank and an outside tap.

### Services

It is understood that there is mains electricity, water and drainage. There is oil fired central heating and under floor heating in the family / dining room.

### Home Report

To obtain a copy of the home report, please visit [www.massoncairns.com](http://www.massoncairns.com) where an online copy is available to download.

EPC Rating C

### Entry

By arrangement

### Price

Offers over £415,000 are invited.

Some furniture is available by separate negotiation.

### Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House

Grantown on Spey

Moray

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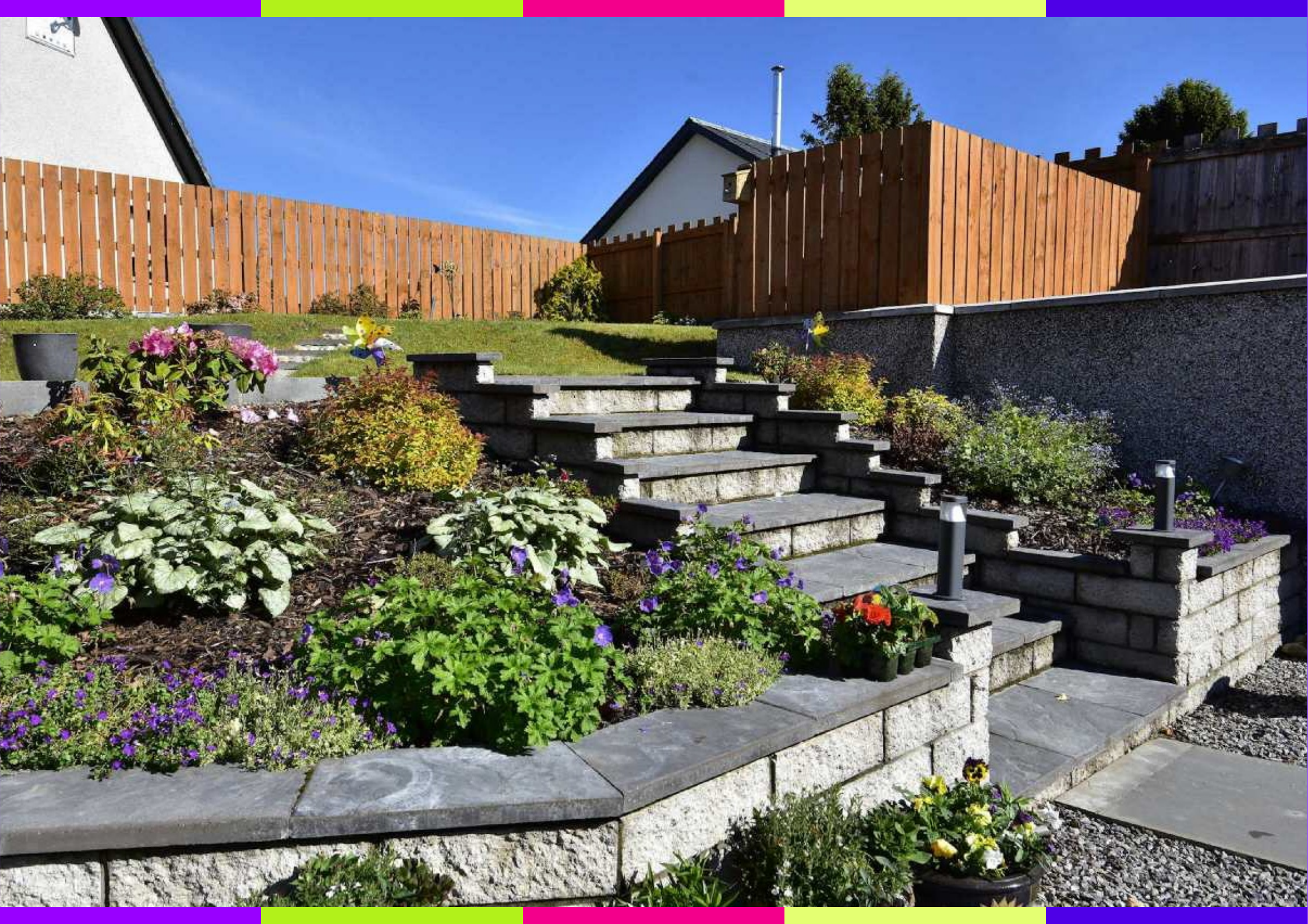














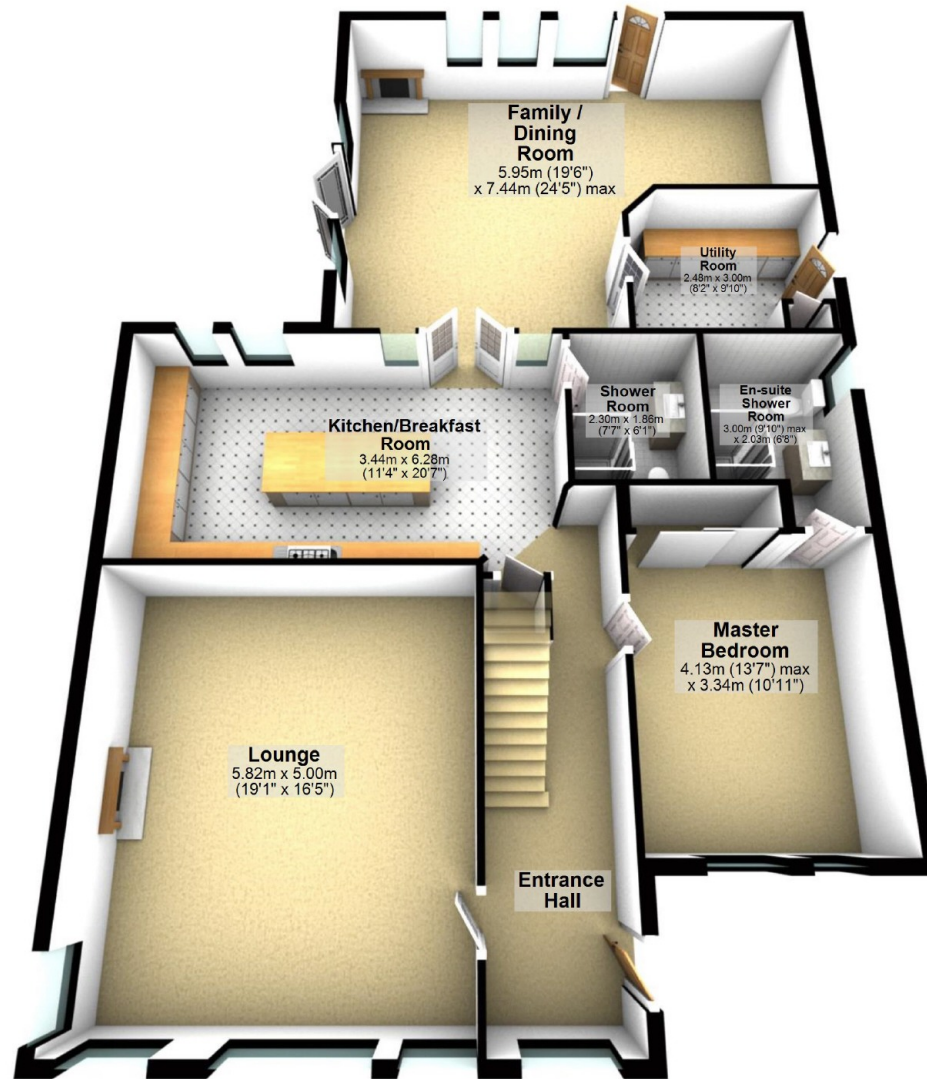








## Ground Floor



Plans not to scale, for illustration only



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First Floor



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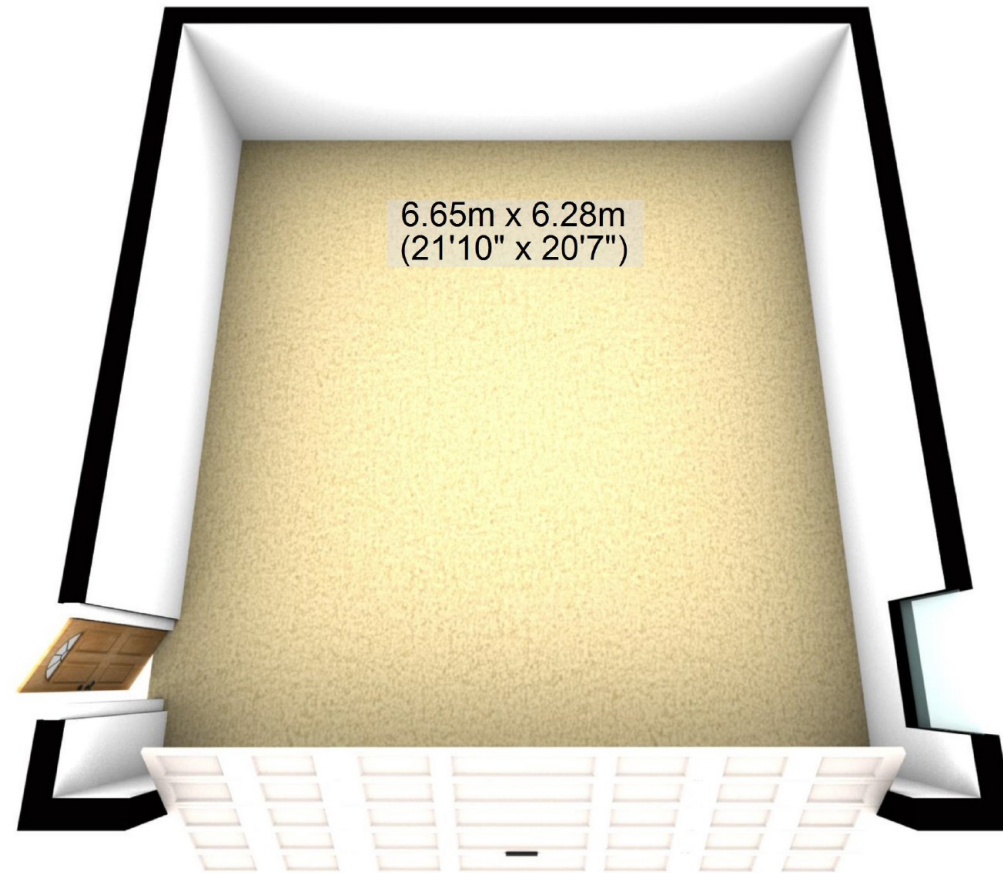
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## Garage



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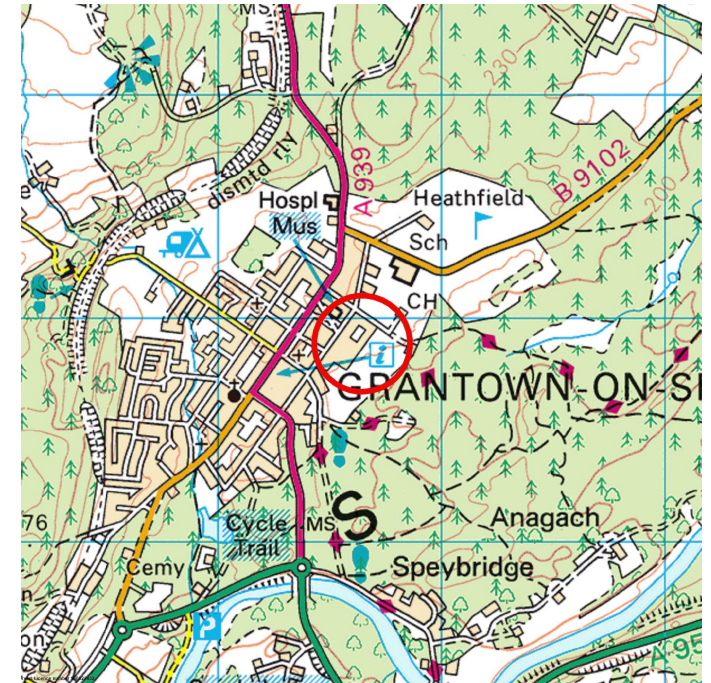
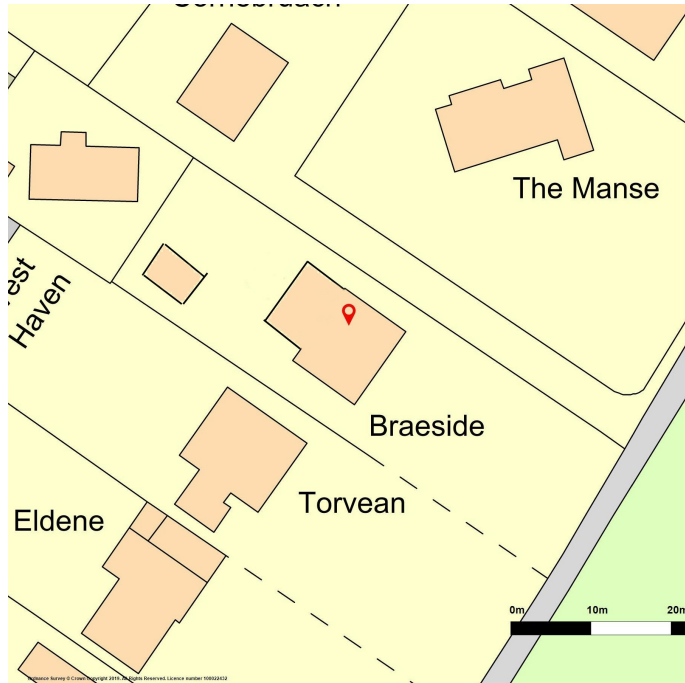
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters**



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