



masson
cairns

solicitors and estate agents

New Build House, 1 Auchroisk Place, Cromdale, PH26 3QF
Offers over £340,000

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

Well thought out design and practicality are at the heart of your charming new three bedroom home. Large, open plan interiors make spending time together a pleasure, while the bathroom and three generously sized bedrooms (master en-suite) are also perfect for those moments of relaxation. The décor is the utmost in contemporary design, allowing you to enjoy the lifestyle that you have always dreamed of. With all of the useful amenities you could want or need, this is truly a home for the modern family. This bespoke detached home has been newly built to the highest standards and combines luxury finishings with bright and spacious living accommodation to provide a one off property in the centre of the Cairngorms National Park. Inside, there is a contemporary fitted kitchen with quality appliances which opens into the dining area and delightful vaulted lounge with feature glazing and wood burning stove. Further accommodation comprises of a utility room, three double bedrooms with integral storage and master en-suite shower room, luxurious bathroom and entrance vestibule. In addition this property enjoys a pleasing situation on a generous plot with gardens surrounding it and with the benefit of multiple parking on the sizeable driveway and solar pv panels which offer economical amenity.

Offers over £340,000



masson
cairns

solicitors and estate agents

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com

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, 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 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. Other distances from Cromdale - Aviemore 18 miles; Elgin 33 miles and Inverness 37 miles.

Overview

Quality doesn't have to be complicated. Sometimes, the simplest things have an undeniable elegance and charm, as you'll discover in the beautifully laid out home. Simple lines make the most of the space, while inspired designs let the life and light flow freely through the heart of the home.

This beautifully finished home enjoys a luxury rarely seen in other three bedroom homes. A stylish en-suite to the master bedroom ensures all family members have ample space during those busy

morning periods. Additional spaces such as the utility room and bathroom also help to streamline life for today's modern family.

Entrance Vestibule

1.84m x 1.59m 6'0" x 5'3"

A high performance quality exterior door leads into the warm and light entrance vestibule. There is a large cupboard which houses the electrics and has ample space for outerwear. There is quality laminate flooring and recessed down lighting. A further contemporary door with glazed side panels leads through to the L shaped hall and allows natural light to flow through and carry on the bright and airy feel.

Hallway

7.12m x 1.30m 23'4" x 4'3"

The L shaped hallway is very welcoming with warm flooring and double doors leading through to the expansive kitchen/dining/lounge and there are further doors leading to all other rooms. There is recessed down lighting, smoke alarm, loft hatch and a large storage cupboard with shelving.

Lounge

6.84m x 5.34m 22'5" x 17'6"

The bright and contemporary lounge with vaulted ceiling and extensive glazing is flooded with natural light and flows seamlessly through into the dining area and luxury kitchen and enjoys quality laminate flooring. This elegant and generous room benefits from a delightful Termatech wood burning stove standing on a slate hearth with a handy bespoke integral log box located within easy reach. The room is completed with designer ceiling lighting and it offers a perfect place to socialise and relax with family and friends. On open plan with the kitchen / dining area, this really is a wonderfully warm and inviting living space.

Kitchen / Dining Area

5.34m x 3.52m 17'6" x 11'7"

The bespoke open plan kitchen has been thoughtfully planned to provide a bright and well proportioned room which enjoys excellent levels of natural light from the windows to the rear and the sliding doors at the side. The ultra-modern handleless kitchen with deep grey units and complementary silestone worktops benefits from all the modern conveniences that could be desired in such a high specification kitchen with an integrated Zanussi twin oven, microwave, dishwasher, wine rack and double Samsung Fridge Freezer with ice and water dispenser. There is a modern black one and a half sink with drainer and mixer tap which is ideally placed under the rear window overlooking the garden. The impressive island unit enjoys an induction hob with hanging chrome illuminated extractor and storage drawers in addition to excellent drawer and cupboard storage. This special area is completed with an adornment of under counter and plinth mood lighting to provide a wonderfully stylish and useful heart of the home. Towards the patio doors, there is also ample space to site a large dining table and chairs making this the perfect space to entertain family and friends. This

Utility

3.52m x 1.94m 11'7" x 6'4"

The utility room, off the hallway, provides additional useful space with counter worktop and storage units, one of them housing the hot water tank and AES solar controls. The room also has plumbing for a washing machine and space for a tumble drier. There is a sink with drainer, tiled flooring, recessed down lighting, extractor fan, a timber and glazed door providing access to the rear garden.



masson
cairns

solicitors and estate agents

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com

Master Bedroom

3.70m x 3.52m 12'2" x 11'7"

A beautiful, welcoming and peaceful double bedroom with a twin window to the rear and benefitting from a triple sliding door wardrobe providing an abundance of hanging and shelved storage. There is ceiling lighting and deep carpet flooring. A further door leads to the en-suite shower room.

En-suite Shower Room

2.34m x 1.39m 7'8" x 4'7"

A fresh and bright shower room consisting of a modern WC and wash hand basin with mixer tap and double sliding door shower cubicle housing a mains pressure shower with rainforest shower head and additional hand held shower hose. There is an illuminated mirror above the contemporary wash hand basin. An opaque window is situated to the rear and there is a ladder towel radiator, recessed down lighting, tiled flooring and an extractor fan.

Bedroom Two

3.70m x 3.16m 12'2" x 10'4"

A comfortable bedroom with an integral wardrobe, windows to the front, luxurious carpet flooring and ceiling lighting

Bedroom Three

3.32m x 3.16m 10'11" x 10'4"

Another double bedroom with good integral storage space, a window to the front of the property, deep carpet flooring and ceiling lighting.

Bathroom

3.52m x 2.21m 11'7" x 7'3"

An alluring and on trend bathroom with high quality finishes consisting of WC, pedestal, wash hand basin

with monobloc tap, a bath with central chrome mixer tap and a separate double shower cubicle. Sumptuous modern tiling surrounds the room and there is an opaque window to the back, a ladder towel rail and recessed down lighting.

Outside

A wrap around garden is bounded by timber fencing, stone chip driveway and gardens. There is a paved walkway around the house and to the front door.

Services

It is understood that the property has mains water, drainage, electricity and benefits from an electric heating system with photo voltaic feed in to offer economical amenity as well as solar thermal panels which heat the water tank. It is understood from the developer that there is a possibility to apply for RHI payments.

Entry

By mutual agreement.

Price

Offers over £340,000 are invited

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

www.massoncairns.com



masson
cairns

solicitors and estate agents

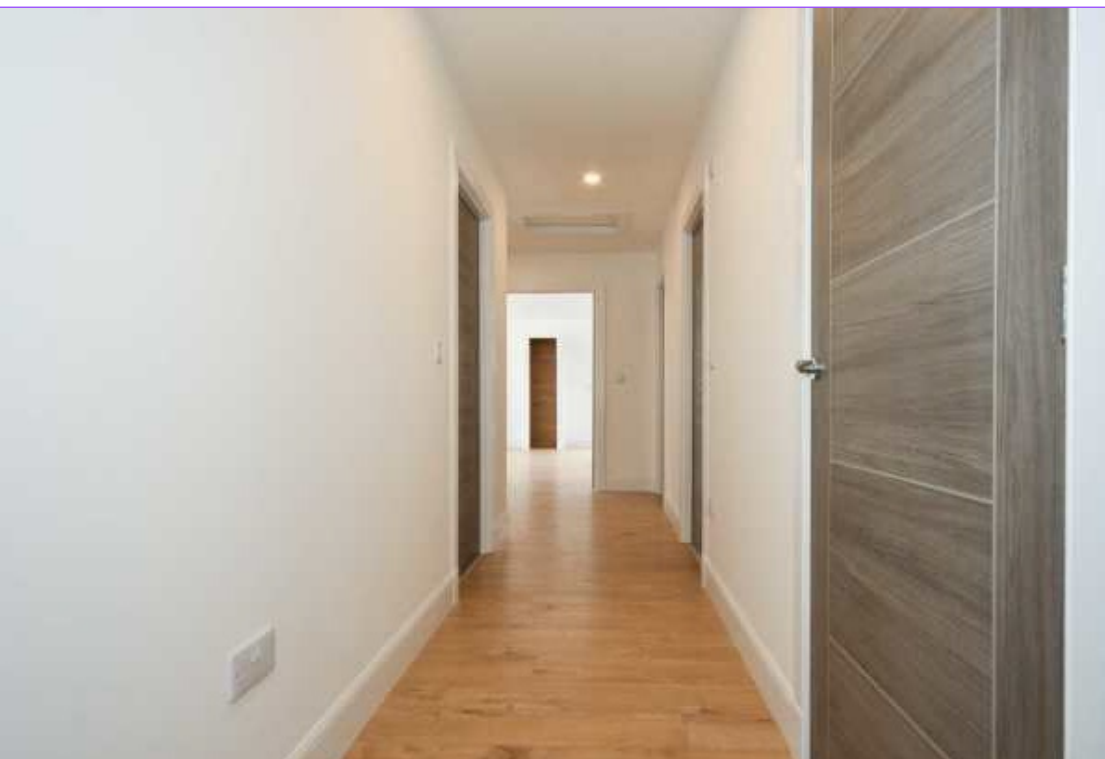
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

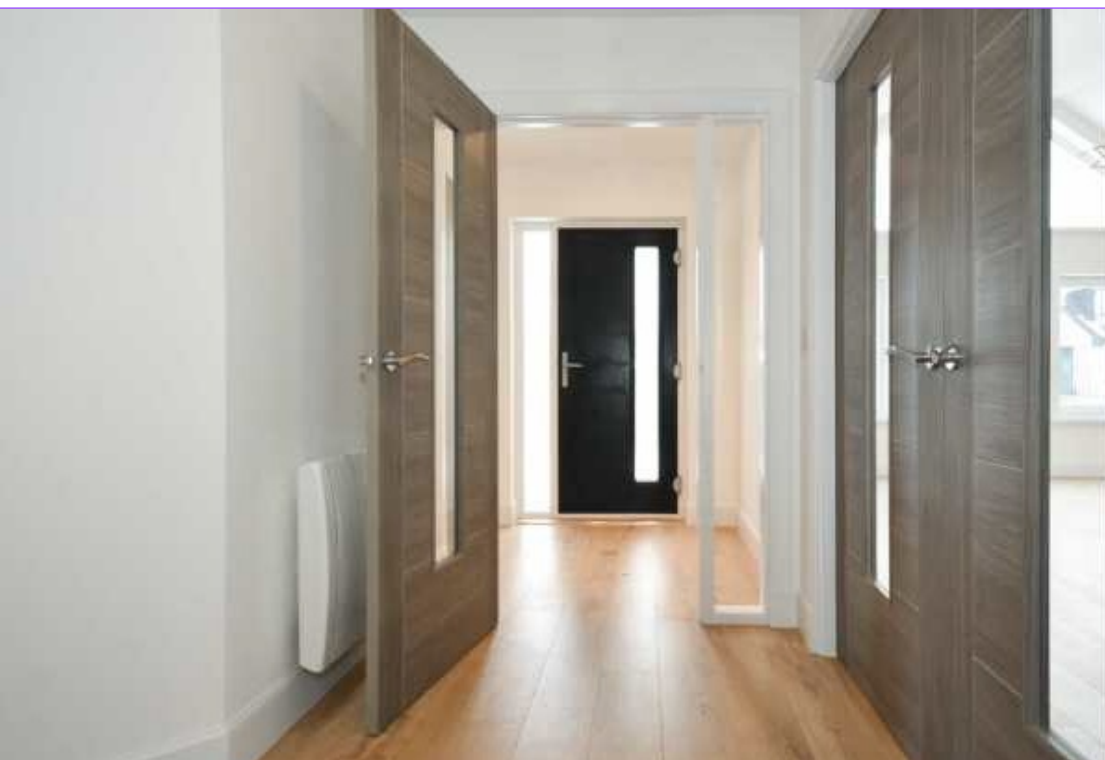
Fax: 01479 874806

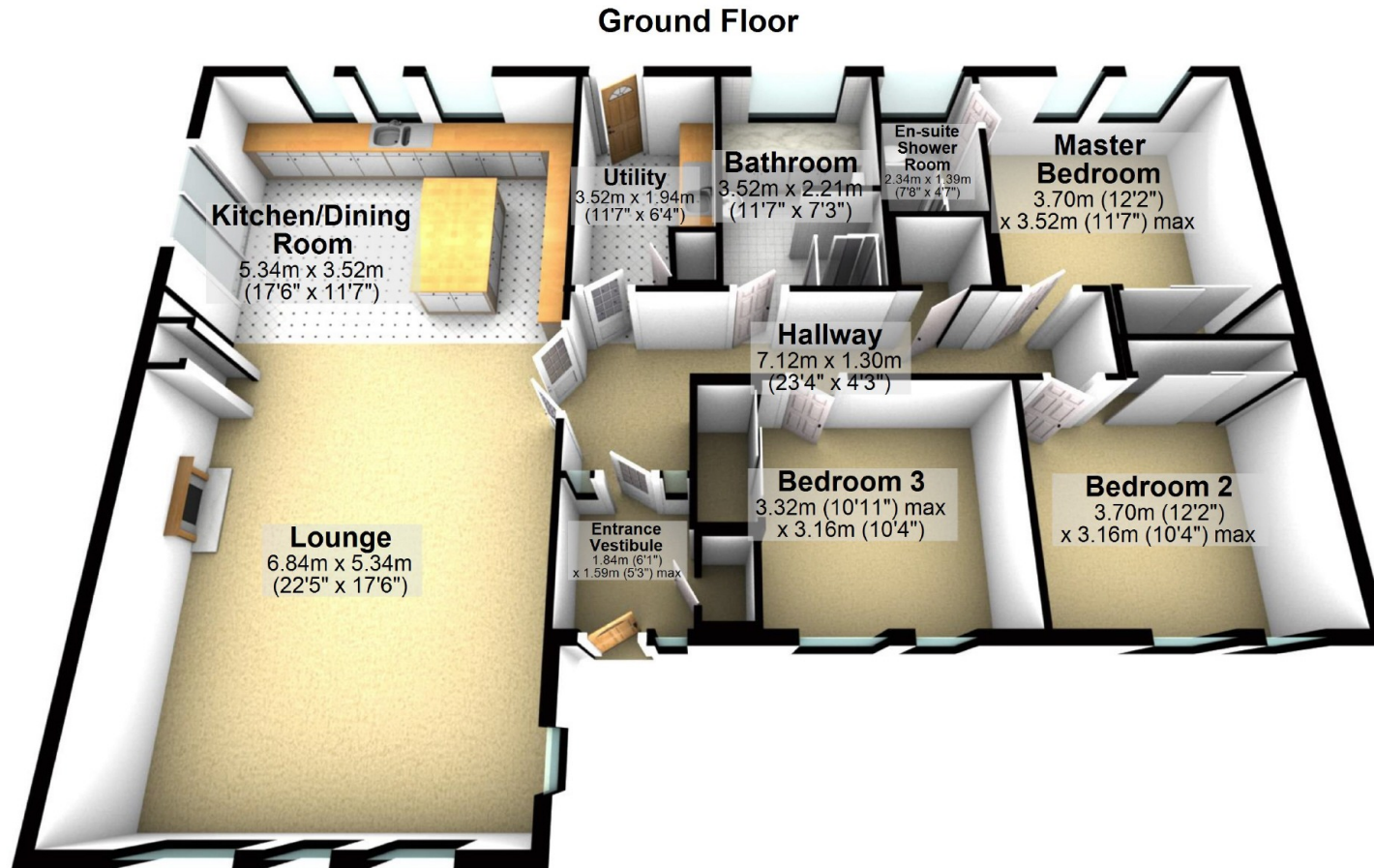
property@lawscot.com

www.massoncairns.com









Plans not to scale, for illustration only



**masson
cairns**

solicitors and estate agents

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

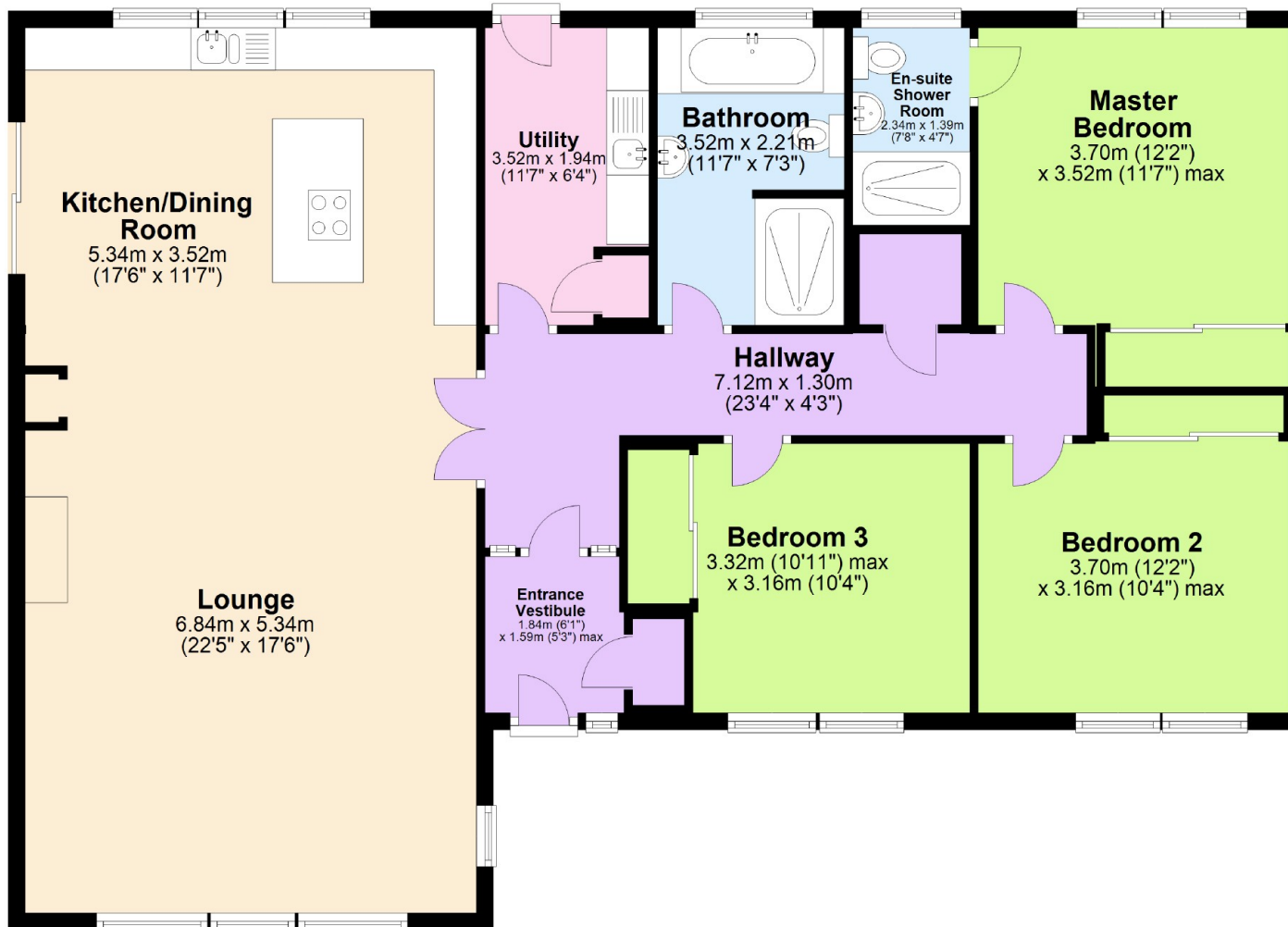
Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com

Ground Floor



Plans not to scale, for illustration only



**masson
cairns**

solicitors and estate agents

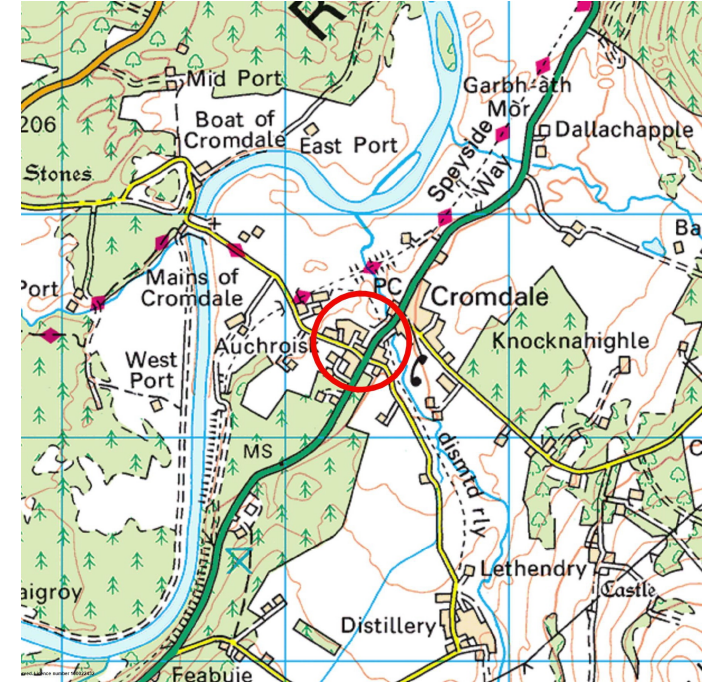
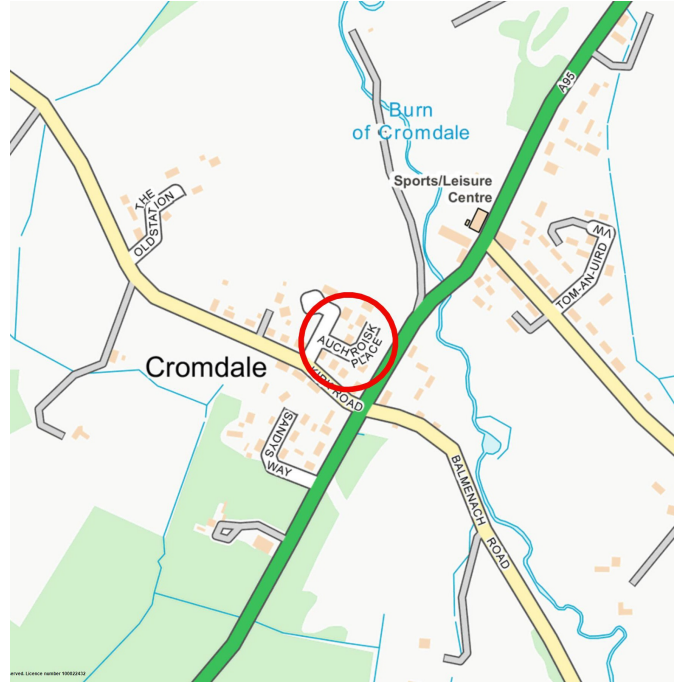
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com



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



**masson
cairns**

solicitors and estate agents

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

www.massoncairns.com