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48 Dulaig Court, Grantown On Spey, PH26 3QQ  
Offers Over £155,000

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

Set in the scenic Cairngorms National Park in Granttown on Spey, this immaculate mid-terrace home boasts three bedrooms and exudes charm and elegance. Upon entering, you're greeted by a welcoming hallway leading to a cosy sitting room which is illuminated by double windows. The separate, bright kitchen is features a comprehensive array of units, ample dining space, and a breakfast bar for casual meals. The ground floor also offers practical under-stair storage and access to the beautifully maintained gardens on either side of the home. Upstairs, the landing, complete with a loft hatch and airing cupboard, connects to three well-appointed bedrooms, each with storage and some offering picturesque hill views. A stylish bathroom completes the upper level complete with integral vanity units and an over bath shower with glazed screen. The outdoor space offers excellent amenity and privacy, with well kept gardens, useful patios, a lawned area and mature planting. Backing onto a quiet open area and large private garden, this home offers an affordable walk in proposition in a popular town. Viewing is advised to appreciate the quality of accommodation on offer. Energy Performance Rating C, Council Tax Band B

## Offers Over £155,000



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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, the Craigellachie Nature Reserve, 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.

### Entrance Hall

The entrance to this home is through a covered undercroft, offering both shelter and an inviting approach. This area also includes a secure storage cupboard, providing a convenient space for outdoor essentials or additional storage needs. Upon entering the home, the layout flows seamlessly with stairs leading to the first-floor accommodation. A door from the entrance hall opens into the kitchen and dining area whilst further double timber and glazed doors lead into the sitting room. This design choice not only adds a touch of elegance but also allows natural light to filter through, enhancing the spaciousness of the area. Furthermore, an additional door from the hall provides direct access to the rear patio and lawn offering an easy transition between indoor and outdoor spaces. Finally, there is a large integral storage cupboard which is shelved and offers ample space for footwear and outdoor clothing in addition to housing the electrical consumer unit.

### Kitchen / Dining Area

2.49m x 3.16m / 1.59m x 3.16m (8'2" x 10'4" / 5'2" x 10'4")  
A well-equipped kitchen that combines functionality and style, offering a comprehensive range of timber base, wall, and drawer units. The units are complemented by tasteful worktops and splash back tiling, adding both durability and aesthetic appeal. A stainless steel sink with a mixer tap and drainer is perfectly positioned beneath twin windows, flooding the space with natural light. The kitchen is thoughtfully designed for convenience, featuring plumbing for both a washing machine and dishwasher, along with space for a fridge freezer. There is also an integral double oven and hob, topped with an illuminated extractor and a breakfast bar, boasting integral wine storage in addition to ample room for a dining table with chairs in the dining space, making the kitchen ideal for both entertaining guests and enjoying family meals.

### Sitting Room

4.18m x 3.68m (13'8" x 12'0")

The spacious sitting room in this home is a perfect blend of comfort and elegance. It offers generous space to accommodate a variety of lounge furniture, allowing for a flexible and cosy layout. The room is centred around an eye-catching decorative mantle with a hearth, which houses an inset electric feature fire. This creates a warm, inviting focal point for the room, perfect for relaxing evenings or social gatherings. Illuminating the space are two windows at the rear, which bathe the room in natural light, enhancing its welcoming ambiance. Additionally, the room is equipped with recessed down lighting for a subtle, modern touch, and a feature centre light which adds a sense of sophistication and style to the space.

### Landing

The light and spacious landing offers access to the three bedrooms and bathroom in addition to the loft via a hatch. There is a sizeable airing cupboard housing the water cylinder in addition to being shelved, providing excellent storage.

### Principal Bedroom

2.95m x 4.11m (9'8" x 13'5")

The principal bedroom in this home is a double room, thoughtfully designed to offer both comfort and style. It features a window facing the rear, framing some distant hill views. Adding to the convenience and functionality of the room is an integral double wardrobe providing hanging and shelved storage.

### Bedroom Two

2.15m x 3.10m (7'0" x 10'2")

Adjacent to the principal bedroom is another bedroom, similarly graced with captivating views of distant hills. This bedroom is thoughtfully equipped with a single integral shelved storage solution.

### Bedroom Three

2.95m x 2.08m (9'8" x 6'9")

The final single bedroom also enjoys integral storage and a large picture window to the front which overlooks the front patio area and communal green space.

### Bathroom

2.06m x 1.83m (6'9" x 6'0")

This stylish bathroom features full-height tiling in a crisp white,



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creating a sleek and modern ambiance. At the heart of the space is an elegant integral vanity unit, complete with a sink and a contemporary chrome mixer tap. The design is further enhanced by a concealed cistern WC, blending functionality with clean aesthetics. A mirrored wall cabinet adds practicality and depth, while an opaque window ensures privacy without sacrificing natural light. Recessed down lighting casts a warm, inviting glow across the room. The bath, fitted with twin chrome taps, invites relaxation, and includes a shower overhead, enclosed by a sleek glazed screen, marrying convenience with luxury in this thoughtfully designed bathroom.

#### Outside

Outside, this home boasts patio areas at both the front and rear, providing versatile spaces for relaxation and outdoor entertaining. The rear patio seamlessly merges with a well-kept lawned area. The garden is further enhanced by mature planting, adding a touch of natural beauty whilst additionally, there's a practical rotary clothes dryer, convenient for outdoor laundry needs. Ensuring privacy, the property enjoys vertical timber fencing, which not only secures the space but also creates a secluded retreat away from the outside world. For added convenience, there is communal parking available, offering easy access for both residents and guests. This outdoor space, with its thoughtful layout and features, complements the home beautifully, making it an ideal place for both relaxation and social gatherings.

#### Services

It is understood that there is mains water, drainage and electricity.

#### Home Report

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

EPC Rating C

#### Entry

By mutual agreement.

#### Price

Offers over £155,000 are invited

#### Viewings and Offers

Viewing is strictly by arrangement with and all offers to be

submitted to:-Masson Cairns  
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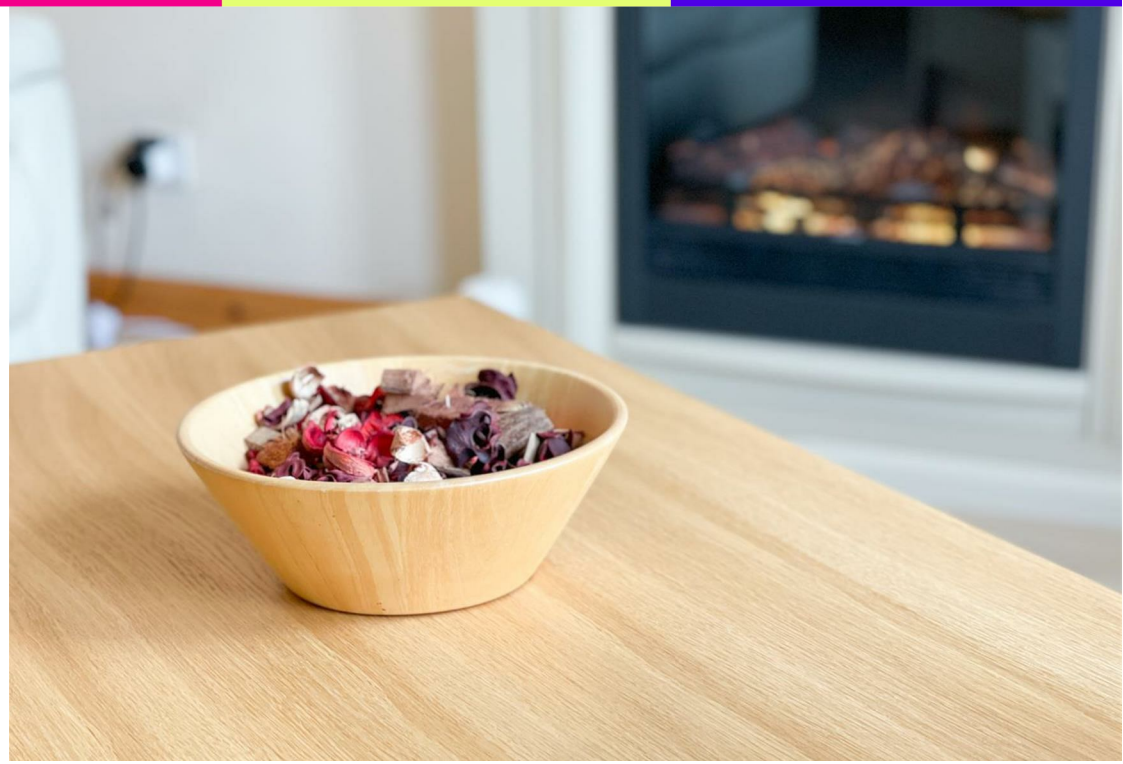
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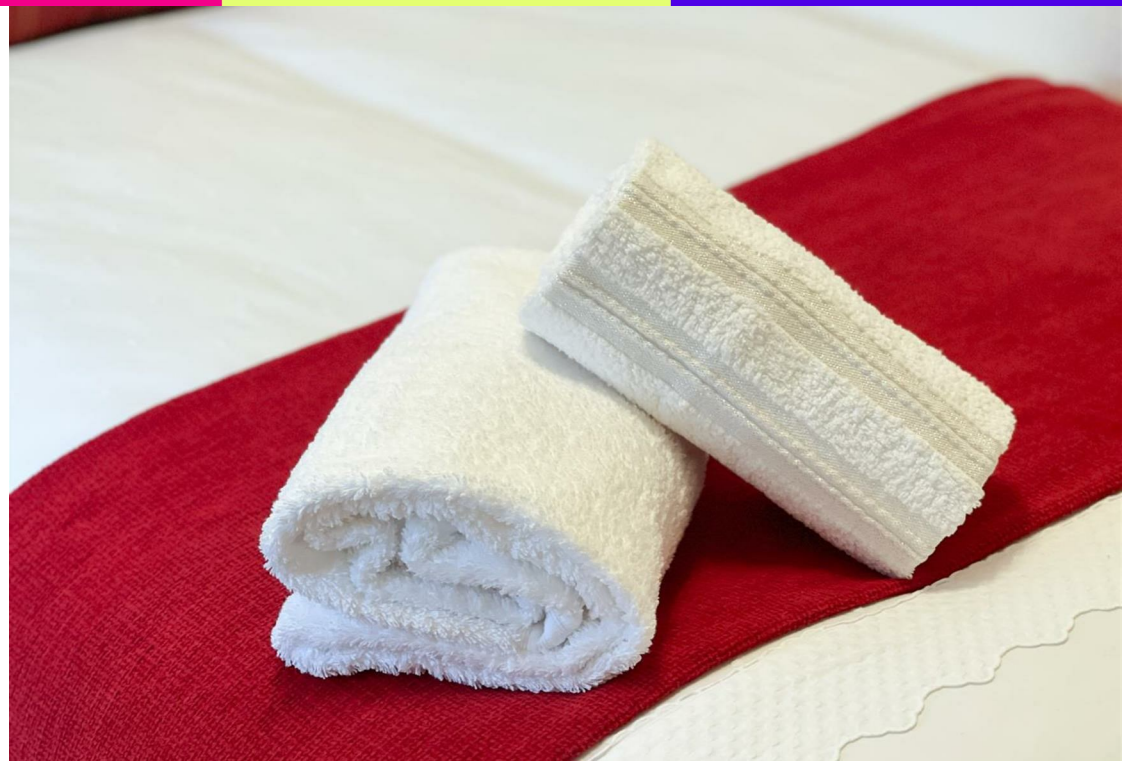
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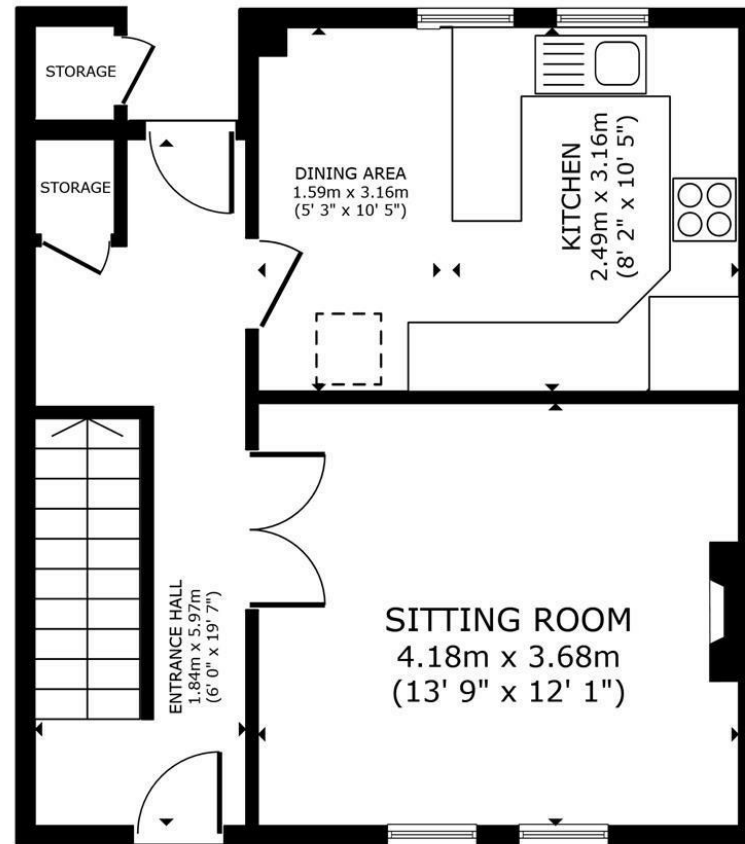












FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1 40.6 m<sup>2</sup> (437 sq.ft.) FLOOR 2 42.5 m<sup>2</sup> (457 sq.ft.)  
 TOTAL : 83.1 m<sup>2</sup> (894 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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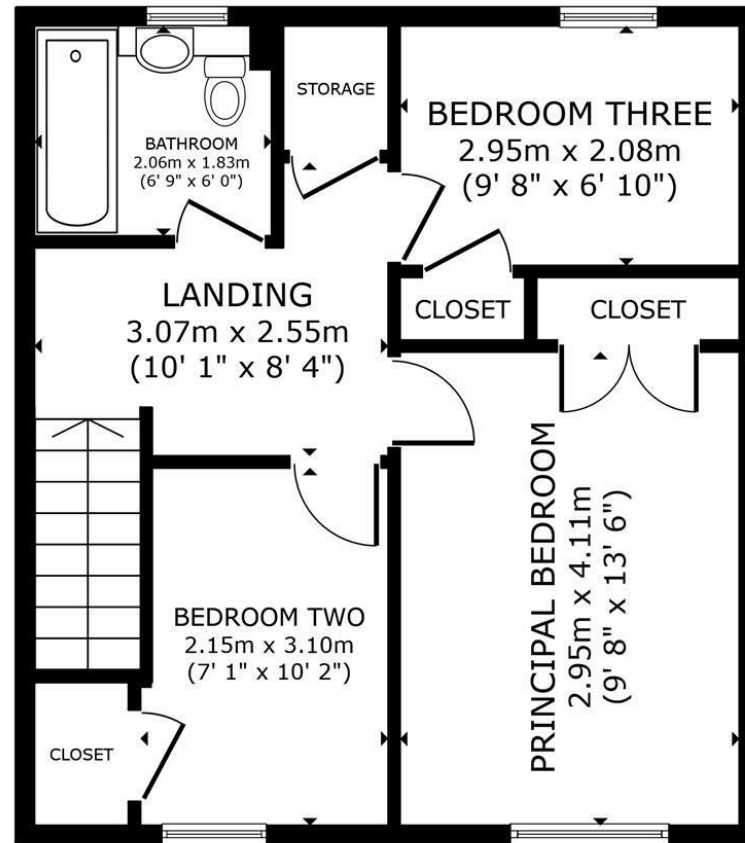
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FLOOR 2



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 FLOOR 1 40.6 m<sup>2</sup> (437 sq.ft.) FLOOR 2 42.5 m<sup>2</sup> (457 sq.ft.)  
 TOTAL : 83.1 m<sup>2</sup> (894 sq.ft.)  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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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