



masson
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4 Auchroisk Place, Cromdale, Grantown on Spey, PH26 3QF

Fixed Asking Price £390,000

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

solicitors and estate agents

Nestled in the popular Highland village of Cromdale within the beautiful Cairngorms National Park, this desirable and unique four bedroom detached home features many attractive aspects, with an emphasis on quality finishing, modern styling and comfortable open plan living. This Architect Designed home has been thoughtfully planned with an emphasis on style, efficiency and contemporary open plan living. The property offers high specification fixtures and fittings throughout, including high-performance floor to ceiling double-glazed windows and doors, high-quality handcrafted kitchen with integrated appliances, bespoke bathrooms, oak internal doors and log burning stove. The welcoming entrance hall leads through to the expansive open plan lounge, dining area and elegant kitchen. There is also a handy utility room. The property comprises 4 double bedrooms, all with built-in storage, as well as 3 bathrooms. There is an enviable and clever amount of storage throughout. Outside, there is a private driveway, an attached garage and wrap around gardens with 1.8m privacy fencing to the rear. Energy Performance Certificate Rating B

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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.

Open Plan Living

With an emphasis on modern living, generous floor to ceiling windows provide an abundance of natural light giving an inviting feeling of space, flowing through the open plan lounge and dining area to the well-equipped kitchen. This creates an enviable and

spacious entertaining area, with the added comfort of a modern log burning stove.

Lounge 6.1m x 5.02m

Kitchen and Dining Area

The stylish kitchen has been bespoke designed and hand built by a local craftsman to maximise both workspace and storage. Including integrated appliances such as fridge freezer, dishwasher, oven, electric hob and contemporary over-head extractor fan. There is a generous breakfast bar leading to the spacious dining area which is ample for a large dining suite. There are sliding doors to the rear patio and garden area.

Kitchen: 4.37m x 4.18m

Dining: 3.63m x 3.43m

Bedrooms

All 4 double bedrooms are of plentiful proportions with an abundance of natural light. There is generous fitted storage including double wardrobes with oak sliding doors, shelves and hanging rails. Bedroom 1 enjoys the luxury of a sumptuous en-suite shower room and double walk-in-wardrobe storage.

Bedroom 1: 6.02m x 4.94m

Bedroom 2: 4.87m x 4.53m

Bedroom 3: 4.17m x 3.46m

Bedroom 4: 4.59m x 3.12m

Bathrooms

Contemporary white sanitary ware with stylish chrome fittings. Silver finished shower enclosures, with quality chrome valves and heads. Fitted vanity units with wash hand basins and chrome mixer taps. White WC with concealed cistern and chrome push flush. Chrome heated towel warmers.

Bathroom: 3.12m x 2.80m

Shower room: 2.89m x 1.47m

Ensuite Shower room: 2.73m x 1.47m

Lighting and Electricals

Telephone, Satellite and TV points are incorporated throughout.

Feature lighting and Low energy LED downlighters.

Shaver sockets to bathroom.

Mains-wired smoke detectors, CO2 and heat detectors, with battery back-up.

Outside

The property is approached via a large driveway, offering excellent parking for several cars. Sitting within a generous plot and bounded by timber fencing, the garden grounds to the front and rear are turfed. The rear enclosed garden can be accessed along either side of the property via a paved pathway leading to the delightful patio area ideal for outside entertaining. There is also an outside tap.



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Attached Garage

There is a large attached garage (c. 24sqm) with an electric up and over garage door, and door to the rear garden. The garage is lined and insulated with a separate loft accessed via a hatch. The space provides excellent additional storage.

Garage: 6.00m x 3.90m

Services

This highly efficient modern property has the benefit of underfloor heating to the ground floor and radiators to the first floor.

Heating is via a high efficiency air source heat pump.

The property is served by mains water, drainage and electricity.

Multi point locking system to external doors.

PIR lighting at all external entrance points.

Lockable windows.

Mains operated smoke / CO2 detectors with battery back-up.

Architects Certificate.

Home Report

The property is a new build there is no requirement for a home report.

EPC Rating

This highly efficient modern property has an excellent EPC rating of B.

Entry

By mutual agreement.

Fixed Price

Fixed Price of £390,000

Viewings and Offers

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

Masson Cairns

Strathspey House

Granttown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

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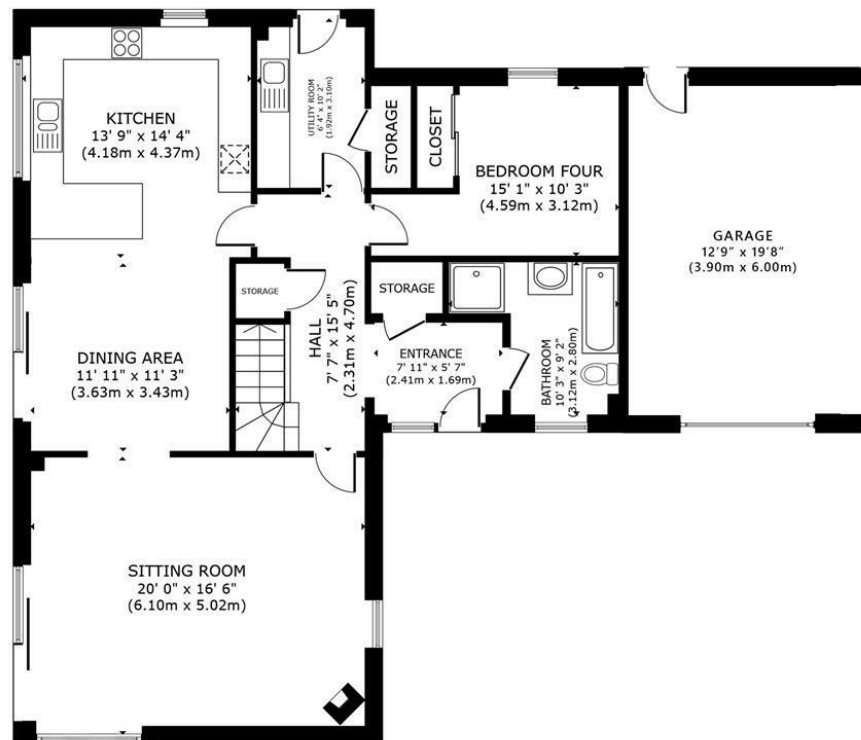












GROUND FLOOR



GROSS INTERNAL AREA
 GROUND FLOOR 1,167 sq.ft. (108.4 sq.m.) FLOOR 1 679 sq.ft. (63.1 sq.m.)
 EXCLUDED AREAS : REDUCED HEADROOM 186 sq.ft. (17.3 sq.m.)
 TOTAL : 1,846 sq.ft. (171.5 sq.m.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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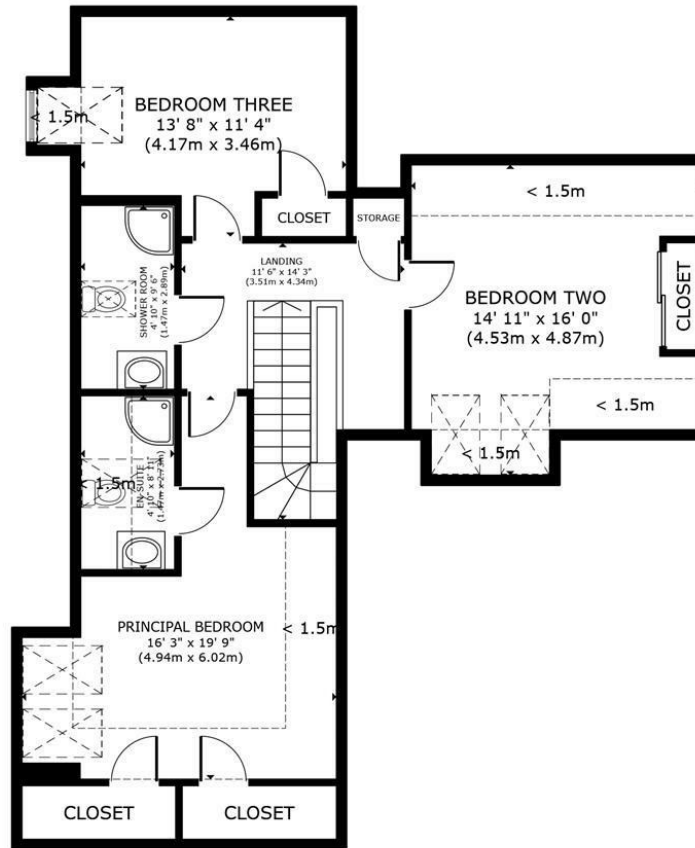
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FLOOR 1



GROSS INTERNAL AREA
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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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