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Braemoray, Woodlands Terrace, Grantown on Spey, PH26 3JU

Fixed Asking Price £525,000

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

A striking, substantial and superb detached five bedroom property of character which has been carefully upgraded, is well presented and boasts a wealth of period features including original ornate cornicing, bay window and fire places with decorative stone inlays and intricate stone surrounds tied in with modern amenity. The graceful bathrooms, luxurious family spaces, a spacious and impressive kitchen and peaceful bedrooms combine to offer exceptional living spaces and a sense of grandeur rarely seen. Situated in sizeable and well stocked grounds extending to approximately 0.45 acres, the property enjoys an enviable position overlooking woodland to the Cromdale hills beyond. Within a short walking distant of town and other amenities the property offers extensive accommodation over three floors with additional outbuildings, Braemoray would suit a variety of purchasers and would be ideal as a large family home or has scope for guest house/ boutique hotel use. Viewing is essential for this rarely available opportunity. Energy Performance Certificate Rating E, Council Tax Band G

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Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

### 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.

### 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 E

### Ground Floor

Entrance Vestibule, Grand Hall, Sitting Room, Dining Room, Home Working Space/ Study, Kitchen, Utility Room, and WC (water closet) with wash hand basin.

### Description

The entrance to this magnificent house opens through a door into a sunlit vestibule, which ushers you into the grand hall. This hall is a spectacle in itself, boasting high ceilings, beautifully ornate cornicing, an elegant ceiling rose, and an impressive staircase that adds to the grandeur of the space. From this central hall, doors open into large dining and sitting rooms. These rooms are adorned with intricately detailed timber panelling on bay windows and feature exquisite fireplaces that enhance their charm and warmth.

Another door from the hall reveals a versatile home working space or study, designed with the flexibility to serve as a sixth double bedroom if needed. As you move further, a final door at the end of the hall opens to a rear hall, which leads to an adjacent, impressive kitchen space. The kitchen is a chef's dream, equipped with a large Falcon gas range cooker topped with an illuminated hood, and a stone-topped kitchen island that includes an integral sink with a sleek chrome mixer tap. Designed as the heart of the home for entertaining, the kitchen boasts several high-quality Neff integral appliances, including a double oven, microwave, plate warmer, steam oven, microwave oven, fridge freezer and separate fridge in addition to a Falcon wine cooler, adding to the luxury and functionality of the space. Moving beyond the kitchen, a door opens to a utility room, offering additional practical space. For

outdoor access, the rear hall and kitchen area provide a gateway to the garden, allowing for a seamless integration of indoor and outdoor living spaces. This spaces combines elegance, luxury, and practicality, making it an ideal abode for both comfortable living and sophisticated entertaining.

### First Floor

Landing, Principal Bedroom with En-suite and Dressing Room, Bedroom Two, with En-suite, Bedroom Three/Home Cinema Space with En-suite, Family Bathroom and Library

### Description

On the first floor of this elegant residence, the theme of style and sophistication continues. The principal bedroom is a haven of tranquillity, featuring large windows that offer stunning views, creating a serene and bright atmosphere. It's equipped with a cosy fireplace, boasting a slate hearth and an inset wood burner that adds warmth and character to the room. Adjacent to the bedroom is a separate dressing room, providing ample wardrobe storage and dressing tables, making organization and preparation for the day a luxurious experience.

The principal bedroom also includes an en-suite bathroom, which is designed with a four-piece suite and adorned with full height tiling, offering a spa-like ambiance. The second bedroom, located at the front of the house, is equally impressive. It is bright and airy, featuring its own fireplace with an inset wood burning stove. This room also has an en-suite, equipped with an oversized bath, a separate walk-in shower, a WC, and a pedestal wash hand basin, all set against the backdrop of full-height tiling, enhancing the sense of luxury.

Additionally, there's a library room at the front of the house, an ideal space that could be utilised as a home working area, offering versatility and practicality. Moving on, a half landing leads to a third cavernous bedroom. This room is not only spacious but also features an en-suite shower room with full height tiling. Uniquely, this bedroom is wired for the inclusion of a home cinema and surround sound system, making it a perfect retreat for entertainment and relaxation. The first floor of this house combines elegance with functional luxury, ensuring comfort and style in every corner.

### Second Floor

Landing, Bedroom Four, Bedroom Five with En-Suite and Dressing / Lounge Area



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### Description

The second-floor landing of this exquisite home is a sanctuary of light and openness, bathed in natural sunlight streaming through two large windows that face the rear. This airy and inviting space serves as a passage to the final two bedrooms, each a testament to the home's luxurious design and thoughtful layout.

Bedroom four is a generously sized retreat, characterised by its dual aspect windows that frame some captivating views. These expansive windows not only flood the room with light but also provide a panoramic experience, bringing the beauty of the outside world into this private haven.

Bedroom five, is another extremely generous space and is infused with natural light with some gorgeous hill views adding a serene and tranquil backdrop to the room. This bedroom is designed not just for rest but also for relaxation and versatility, featuring a dressing or lounge area, a perfect spot for unwinding or preparing for the day. Additionally, it includes an en-suite bathroom, complete with a convenient shower attachment and full-height tiling.

### Outside

This charming property boasts a practical and aesthetically pleasing outdoor area extending to circa 0.45 acres in total, starting with a gravel parking area that provides ample room for vehicles. Complementing this functional aspect are three amenity stores, each serving a specific purpose. There's a boiler room, ensuring the efficient operation and maintenance of the home's heating system. Next to it is the oil tank store, safely housing the fuel supply, and lastly a general or wood store, which is perfect for storing various outdoor tools or firewood, adding to the home's rustic charm.

The front gardens of the house are set in an elevated position, creating a sense of exclusivity. These gardens feature a seating area, an ideal spot for relaxation or enjoying outdoor meals while taking in the surroundings. Steps lead down from this area to a lawn area which is bordered with mature planting and shrubbery, which enhances the beauty of the space.

Moving to the rear of the property, there is an additional area of grass, offering more space for outdoor enjoyment and activities. This area is complemented by a timber shed, conveniently placed for additional storage. This shed is perfect for keeping gardening

tools, outdoor equipment, or extra storage items, ensuring the outdoor space remains uncluttered and well-organised. The combination of these well-thought-out outdoor features makes the property both functional and picturesque, creating an ideal setting for an enjoyable living experience.

### Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

### Entry

By mutual agreement.

### Fixed Price

Fixed Price of £525,000

### 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](mailto:property@lawscot.com)  
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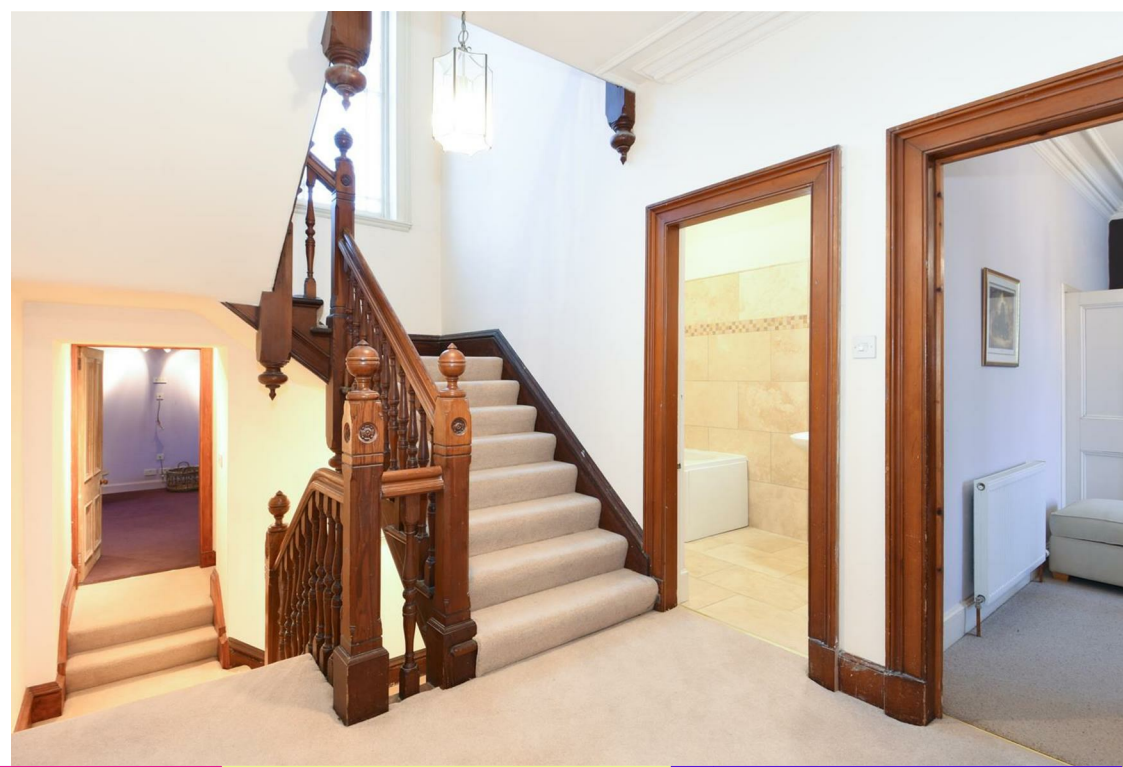
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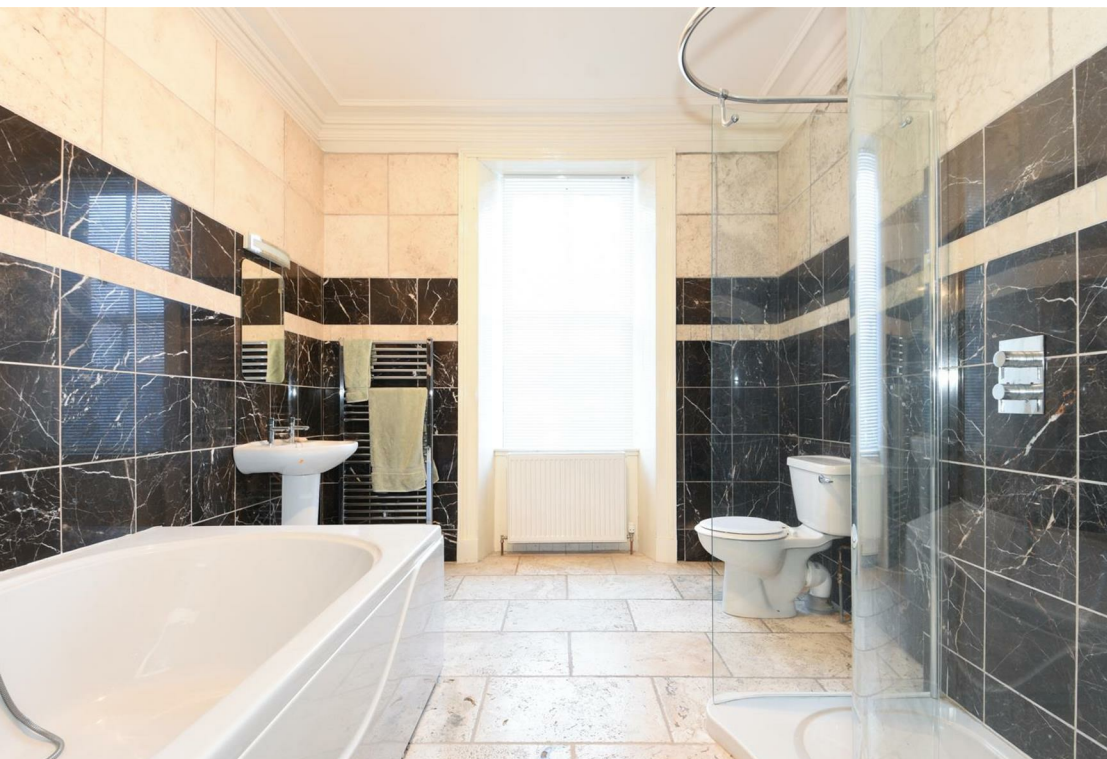


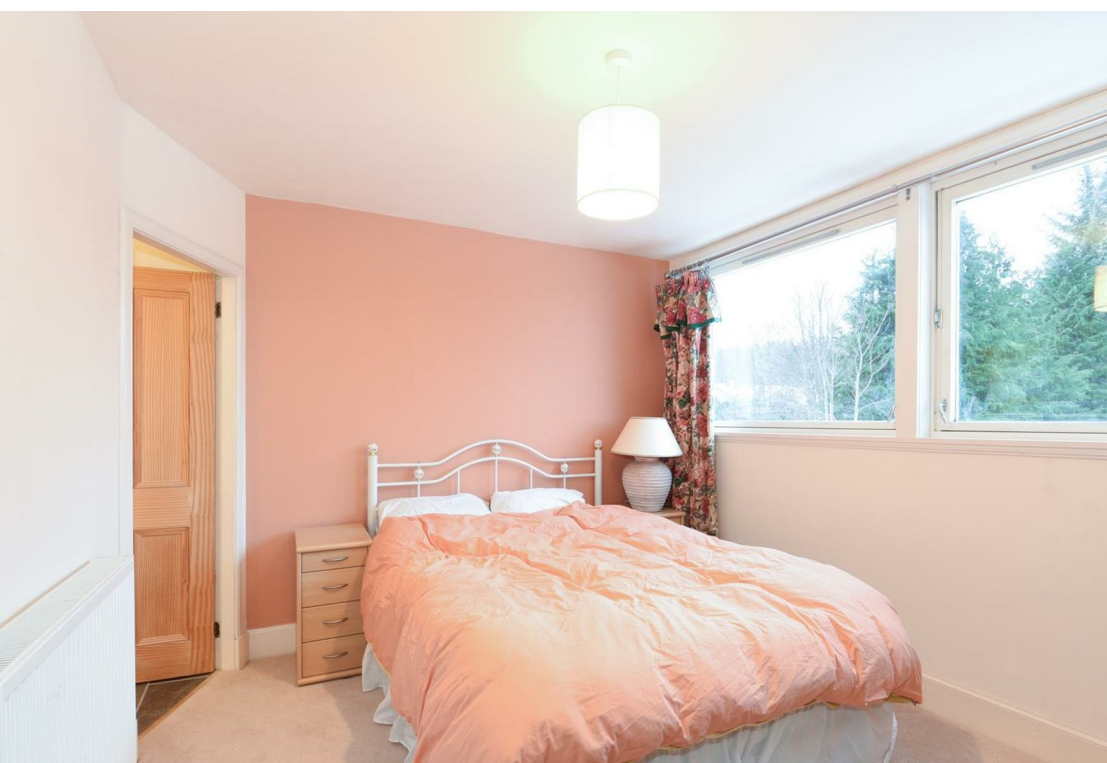




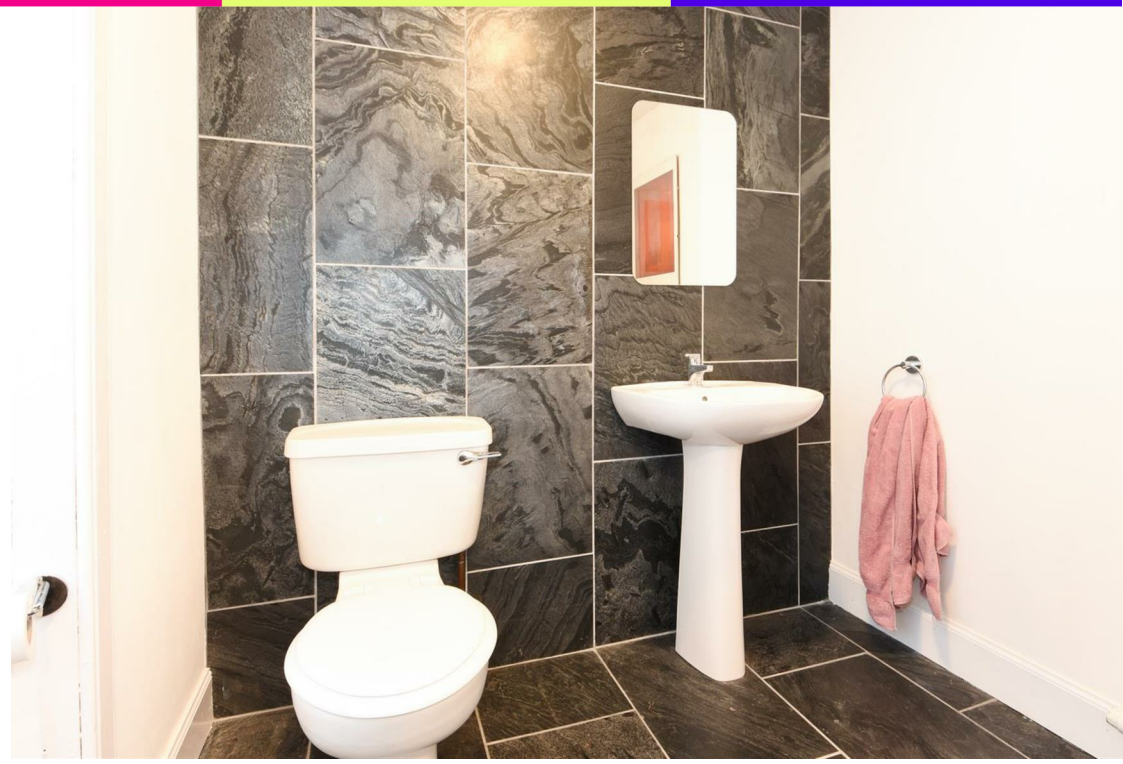


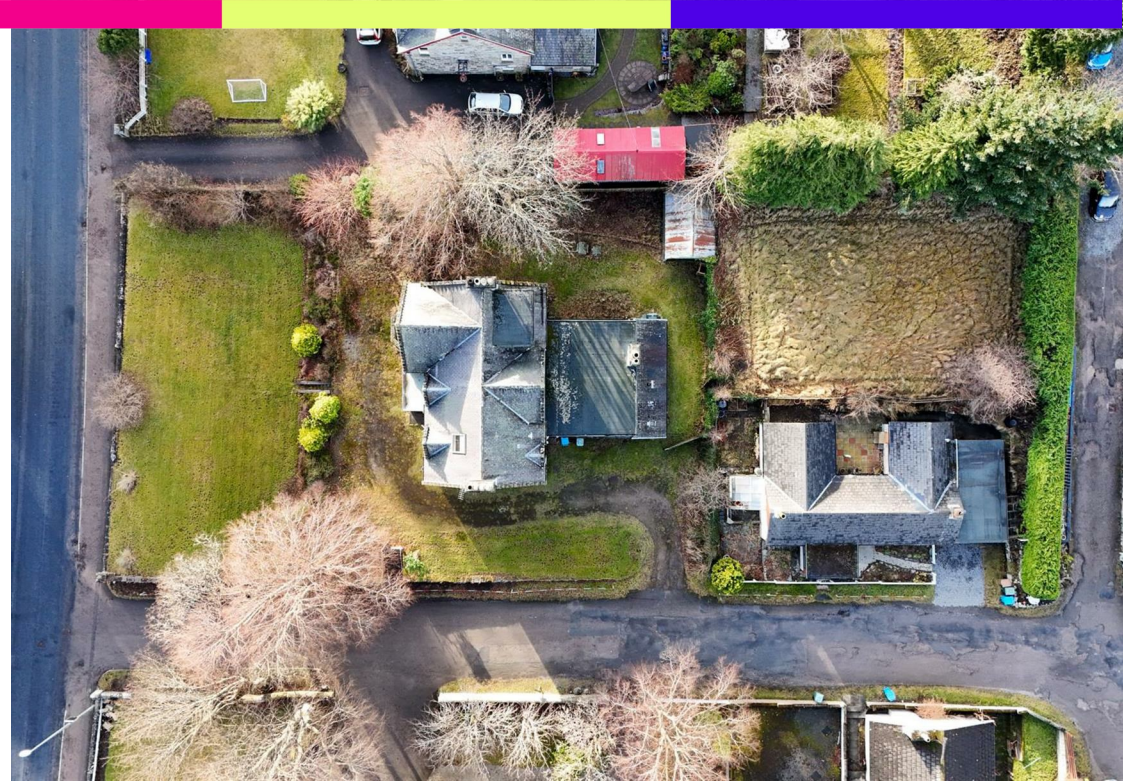
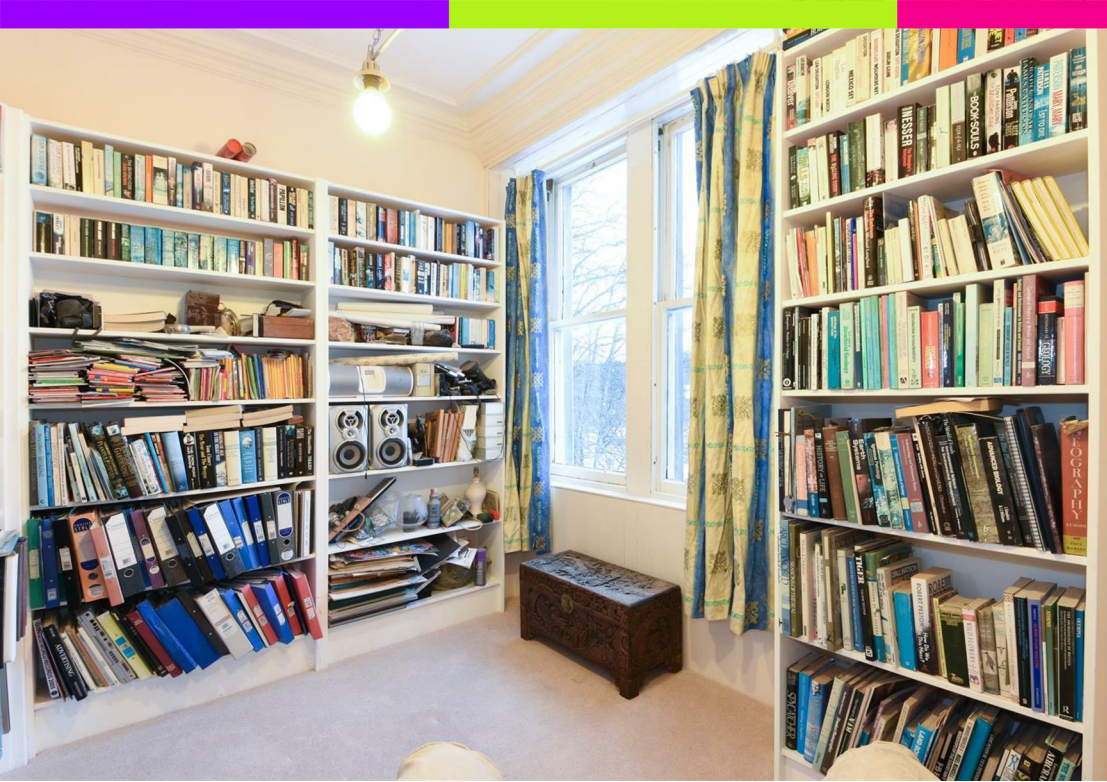


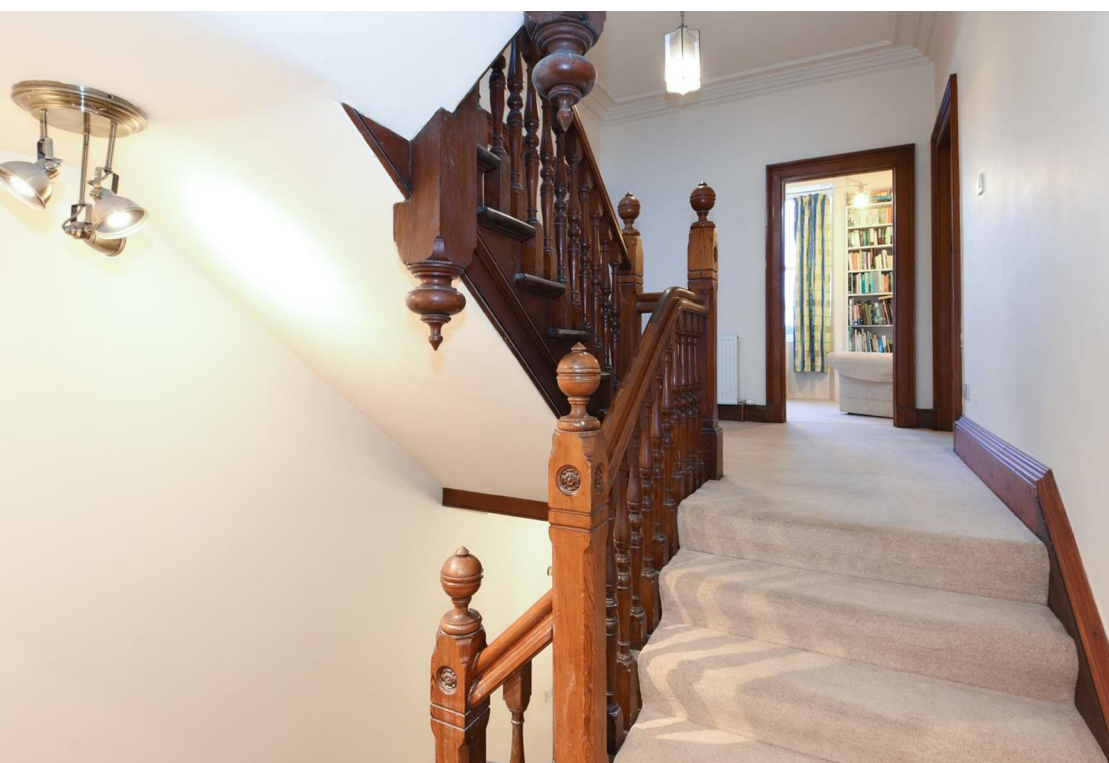


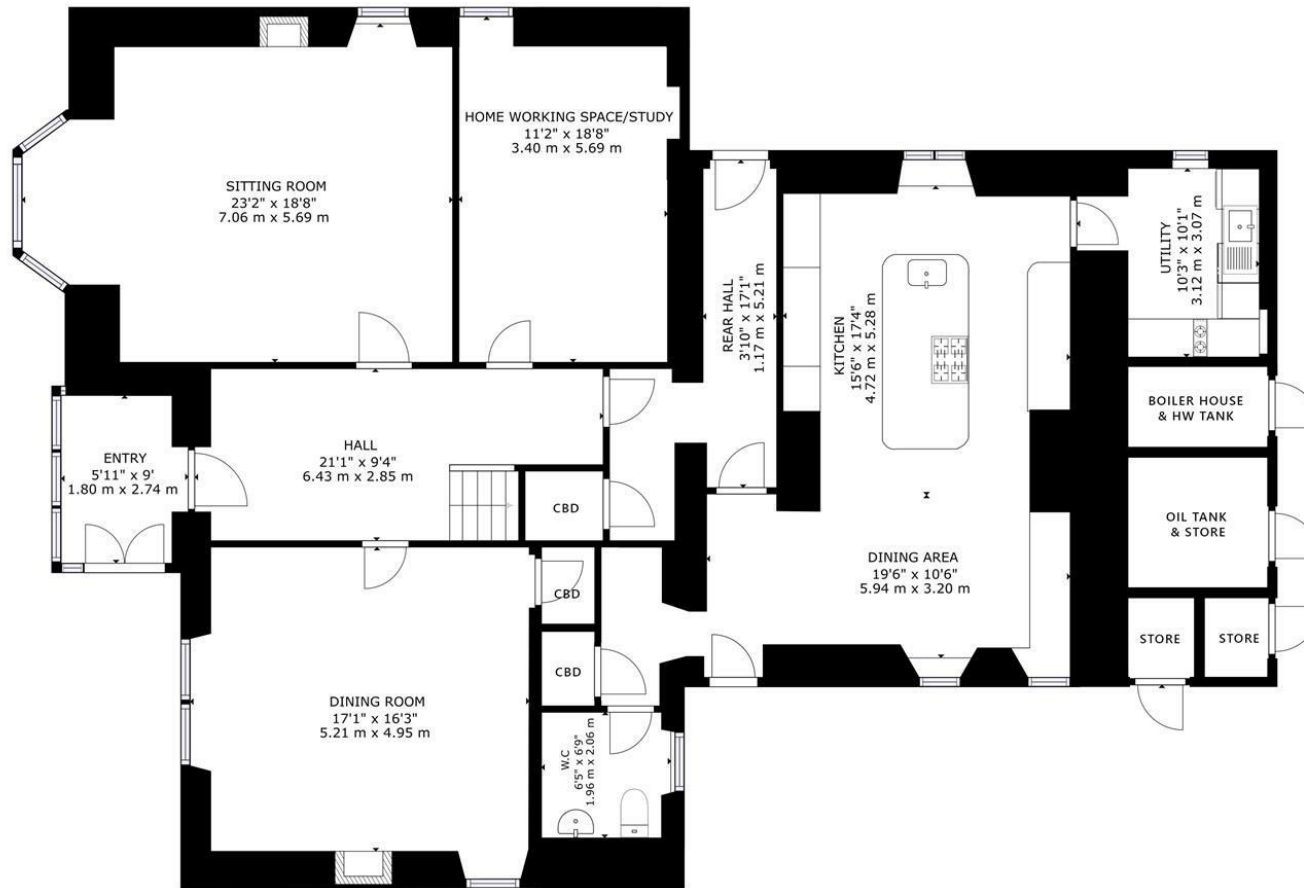












FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1: 2093 sq ft, 194.49 m<sup>2</sup>, FLOOR 2: 1788 sq ft, 166.15 m<sup>2</sup>, FLOOR 3: 649 sq ft, 60.31 m<sup>2</sup>  
 REDUCED HEADROOM: 173 sq ft, 16.1m<sup>2</sup>  
 TOTAL: 4530 sq ft, 420.95 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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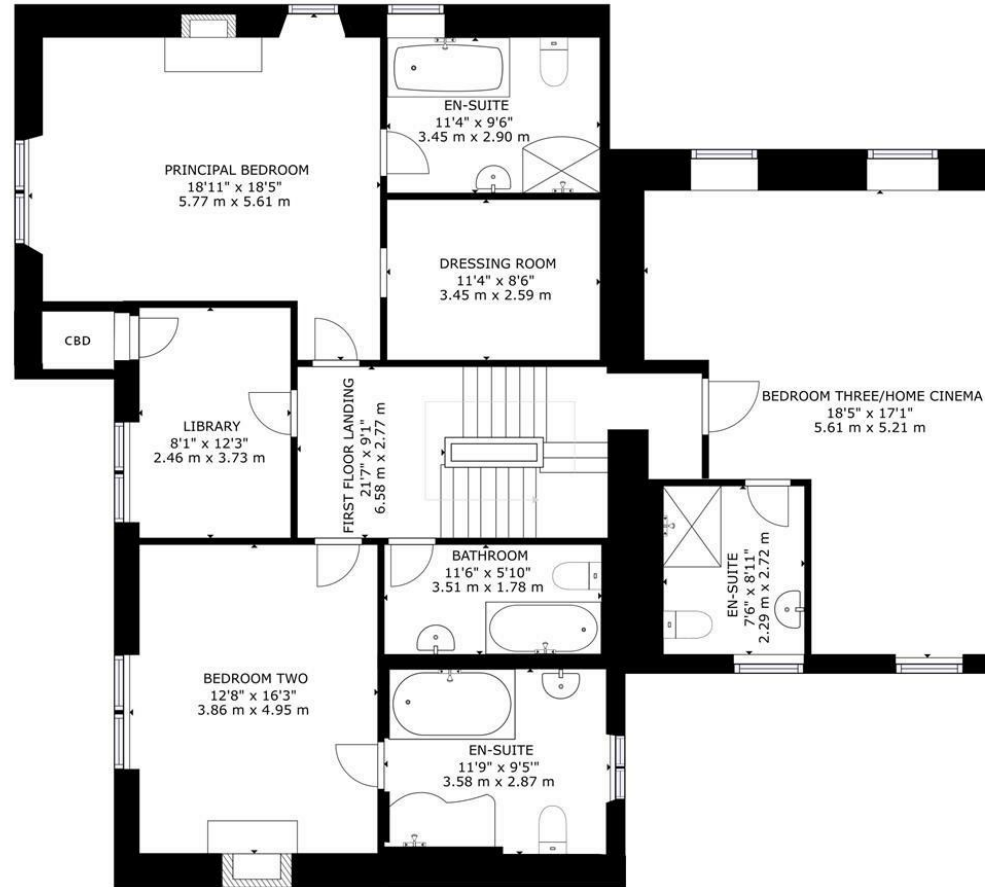
Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

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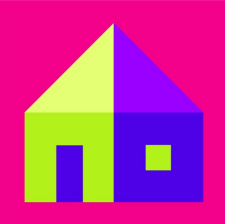
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FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 2093 sq ft, 194.49 m<sup>2</sup>, FLOOR 2: 1788 sq ft, 166.15 m<sup>2</sup>, FLOOR 3: 649 sq ft, 60.31 m<sup>2</sup>  
 REDUCED HEADROOM: 173 sq ft, 16.1m<sup>2</sup>  
 TOTAL: 4530 sq ft, 420.95 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

Tel: 01479 874800

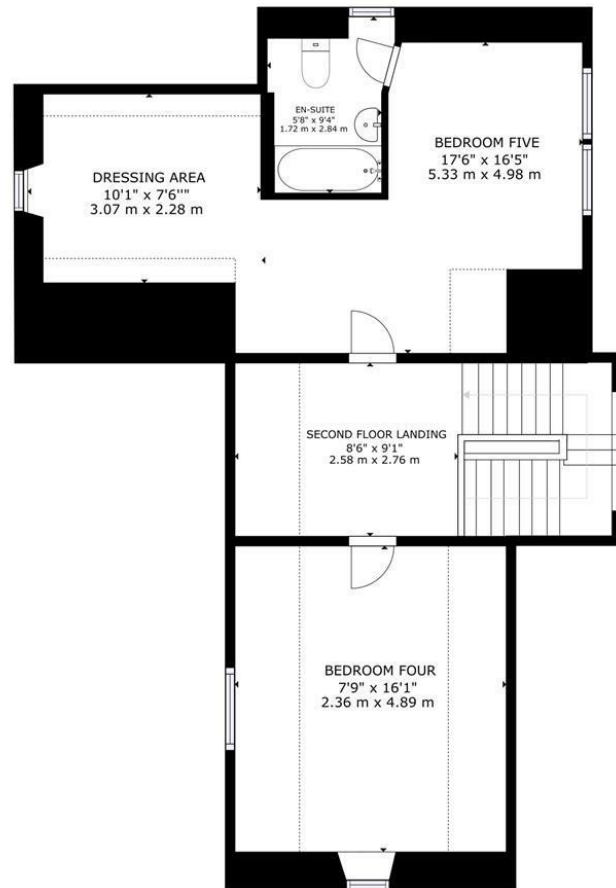
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property@lawscot.com

<https://www.massoncairns.com>

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FLOOR 3




GROSS INTERNAL AREA  
 FLOOR 1: 2093 sq ft, 194.49 m<sup>2</sup>, FLOOR 2: 1788 sq ft, 166.15 m<sup>2</sup>, FLOOR 3: 649 sq ft, 60.31 m<sup>2</sup>  
 REDUCED HEADROOM: 173 sq ft, 16.1m<sup>2</sup>  
 TOTAL: 4530 sq ft, 420.95 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</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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