



masson  
cairns ESTD 1988

4 Auchroisk Road, Cromdale, Granttown on Spey, PH26 3QN  
Offers Over £390,000

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

solicitors and estate agents

**\*\*Now £55,000 Below Valuation \*\*** This newly built, covered by a 10 year NHBC warranty, home has been finished to the highest standard with an exciting succession of impressive features, from the stylishly open plan sitting room with attractive stove and superbly equipped kitchen focal centre island, through to the luxurious en-suite principal bedroom with its very generous shower room. The emphasis is on the outstanding quality of this superior home which is flooded with natural light from the clever and ample use of glazing to provide light and airy family living spaces. Whilst the sitting room has access to the raised decking area, the utility room is accessed from the kitchen and enjoys a good range of units with a door to the rear garden. The insulated and lined integral garage with remote operated power door has an abundance of power sockets and lighting. With a choice of four large bedrooms, working from home is possible with both comfortable and practical connectivity should you need that extra little bit of privacy to focus on work or gaming. The landing is highlighted with an impressive oak staircase which rises from the sitting room, whilst a breathtaking family bathroom with separate walk in shower completes the internal specification. Outside attention to detail is followed through with a large lock block driveway leading to the garage and front door which is completed with a raised composite decked area and bounded with smooth k rendered walls. To the sides and rear there are lawned areas with timber vertical privacy fencing area which provides the ideal space for outside living. Available for purchase through a separate negotiation, the adjacent plot provides an exciting prospect for those looking to customize or enhance their property investment. With the benefit of expert design focused with attention on style, space and light, this incredible home in the Highlands would suit a variety of purchasers. EPC-C, Council Tax Band F

## Offers Over £390,000



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## 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 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.

## Entrance Vestibule

2.31m x 1.27m (7'6" x 4'1")

From the moment you step into the matwell of this bright, wide and airy entrance vestibule, you get a flavour of what lies ahead in terms of quality and craftsmanship. The full height strip windows allow for excellent natural light levels in addition to recessed ceiling lights and the integral shelved storage cupboard provides a superb shoe and boot storage space in addition to room for hanging outerwear. The room enjoys an oak glazed door that leads into the kitchen / dining / family area.

## Kitchen / Dining / Sitting Room

12.32m x 5.91m (40'5" x 19'4")

This multi functional and light filled space provides the perfect sociable and inclusive environment for today's family living. The contemporary kitchen is designed to make the most of the space with an extensive range of glazed and high gloss, wall and drawer units topped with Bellagio quartz and with a range of quality integrated AEG appliances. These include a double oven, microwave, dishwasher, 5 burner induction hob with flush to counter downdraft extractor. Additionally there is and a stand alone American fridge freezer with water dispenser and a sink with PORTEAU boiler tap for instant hot water. The family / dining area can be utilised in a number of ways to

make the most of this combined space but the impressive Klover Thermoaura Pellet fuelled biomass boiler is certainly a warm central focus with the whole area bathed in natural light from multiple windows plus the patio doors which lead out to the composite decking and allow for an easy transition between these fantastic living spaces. There are recessed and feature hanging ceiling lights above the kitchen island and dining area. Designer brushed aluminium radiators controlled via a Hive Smart Thermostat allow for efficient heat transfer. The impressive solid oak block staircase leads to the first floor and is finished with brushed aluminium decorative hardware.

## Utility Room

3.44m x 2.18m (11'3" x 7'1")

The spacious utility area has a high quality glazed NorDan door leading out to the rear of the property. In addition to the door there is a window to the rear allowing for superb levels of natural light in addition to recessed ceiling lights. There are a range of base units with solid oak block worktop and integrated stainless steel sink with drainer and mixer tap. There is space and plumbing for a washing machine, as well as a large shelved storage cupboard / larder.

## Bathroom

4.23m x 3.31m (13'10" x 10'10")

This spacious bathroom is a particular highlight of this property featuring a 4 piece suit that includes a walk-in rainforest shower, sunken bath, WC and wall hung vanity unit. The shower enjoys a large Brazilian slate tray with discrete linear drain. Floor to ceiling tiling and a minimalist glazed panel enclose the space which also features a handheld shower, powerful body jets in addition to the rainforest head and an illuminated nook. The large sunken bath features a wall mounted waterfall spout, chrome taps, Brazilian slate surround, further illuminated nooks and an integral recessed radiator. Large format tiles cover the floor and there is recessed ceiling lighting with a large privacy window to the front of the property allowing for an abundance of natural light.

## Hall

A bright spacious hall leads on from the Kitchen / Dining / Sitting area and provides access to the impressive bathroom, garage and fourth bedroom. A large cupboard houses the Gledhill hot water tank currently serviced by the Klover Thermoaura pellet fuelled biomass boiler but has the option to incorporate a parallel solar heating source. There is recessed ceiling lighting.

## Bedroom Four

3.46m x 4.42m (11'4" x 14'6"18'7" x 15'2")

A bright and spacious double room, there is a large integral storage area with lighting, shelving and hanging space. The room features recessed ceiling lights and a large window to the rear of the property.

## Landing

This bright spacious landing accessed via the solid oak staircase leads on to the three impressive bedrooms. There is a large storage cupboard, recessed ceiling lights and a Velux window to the front of the property above the staircase.

## Principal Bedroom

7.05m x 4.64m (23'1" x 15'2")

A bright and generously sized principal bedroom, there is a large integral storage area with shelving and hanging space. The room features recessed ceiling lights and a large double Velux window to the rear of the property and high level windows to side. The room has shared access, with the second bedroom, to the impressive Jack and Jill shower room. The whole space would be ideal for conversion into two separate rooms further accommodation or separate home working space subject to the necessary consents.

## Jack & Jill Shower Room

3.36m x 3.69m (11'0" x 12'1")

This bright spacious shower room features a 3 piece suit that includes a large corner shower, WC and wall hung vanity unit. The shower enjoys floor to ceiling tiling and a curved glazed panel that enclose the space which also features a handheld shower, in addition to the rainforest head. There is recessed ceiling lighting with a large Velux window to the rear of the property allowing for an abundance of natural light.

## Bedroom Two

3.36m x 5.70m (11'0" x 18'8")

A bright and spacious double room, there is a large integral storage area with shelving and hanging space. The room features recessed ceiling lights and a large double Velux window to the rear of the property. The room has shared access, with the principal bedroom, to the impressive Jack and Jill shower room.



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### Bedroom Three

4.09m x 4.53m (13'5" x 14'10")

A bright and spacious double room, there is a large integral storage area with shelving and hanging space. The room features recessed ceiling lights and a large double dormer window to the front of the property. The room has access to an ensuite shower room.

### En-Suite Shower Room

2.37m x 2.45m (7'9" x 8'0")

This bright spacious shower room features a 3 piece suit that includes a corner shower, WC and wall hung vanity unit. The shower enjoys floor to ceiling tiling and a curved glazed panel that enclose the space which also features a handheld shower, in addition to the rainforest head. There is recessed ceiling lighting with a large Velux window to the front of the property allowing for an abundance of natural light.

### Garage

5.67m x 4.63m (18'7" x 15'2")

There is a large integral garage (circa 26sqm) with a Horman electric up and over garage door, concrete base and further door into the property. The garage is lined and insulated with a high-level window to the side of the property for admission of natural light. There are number of electrical sockets and ceiling lighting. The whole space would be ideal for a number of uses including conversion into further accommodation / separate home working space subject to the necessary consents or, of course, for vehicle or ample sports and garden equipment storage.

### Outside

The attention to detail, reliance on quality and emphasis on ultra low maintenance, continues outside where there is a Marshalls Drivesett Tegula block driveway, a large composite decking area, bound by a solid block wall finished in K Rend render. The main front gable is clad in whinstone and PVC cladding. The decked area allows for easy outdoor living with doors leading from the house allowing access in addition to access from the side of the property. Limestone paved exterior walkways lead to the sides and rear of the property where the grassed private gardens are enclosed with timber fencing.

### Adjacent Plot

Adjacent to the property for sale, a fantastic opportunity awaits in

the form of an available building plot extending to approximately 0.13 acres or 538 square meters. This plot stands as a separate entity, offering potential buyers the chance to expand or develop further according to their vision. Available for purchase through a separate negotiation, this area provides an exciting prospect for those looking to customize or enhance their property investment.

### Services

It is understood that there is mains water, drainage and electricity. Heating and hot water from a wood pellet "Klover" stove fitted within the living room. This serves steel panel radiators distributed throughout the property. We understand that the property is covered by a 10 year NHBC warranty and there is also the added value of over six years of transferable RHI payments for the biomass boiler which is £273 pounds per quarter with a total of circa £6500.

### 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 £390,000 are invited

The seller would offer the house and additional plot next door at an inclusive price of £450,000. The plot is available to view separately on our website, currently advertised at £75,000

### Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

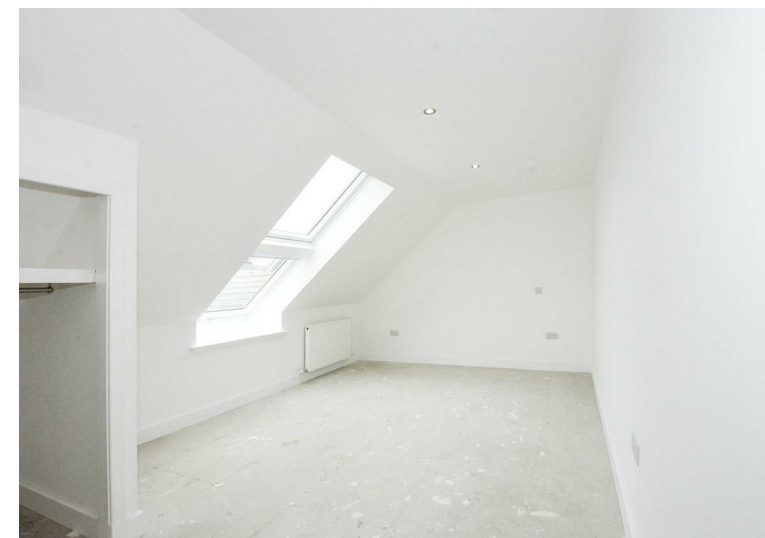
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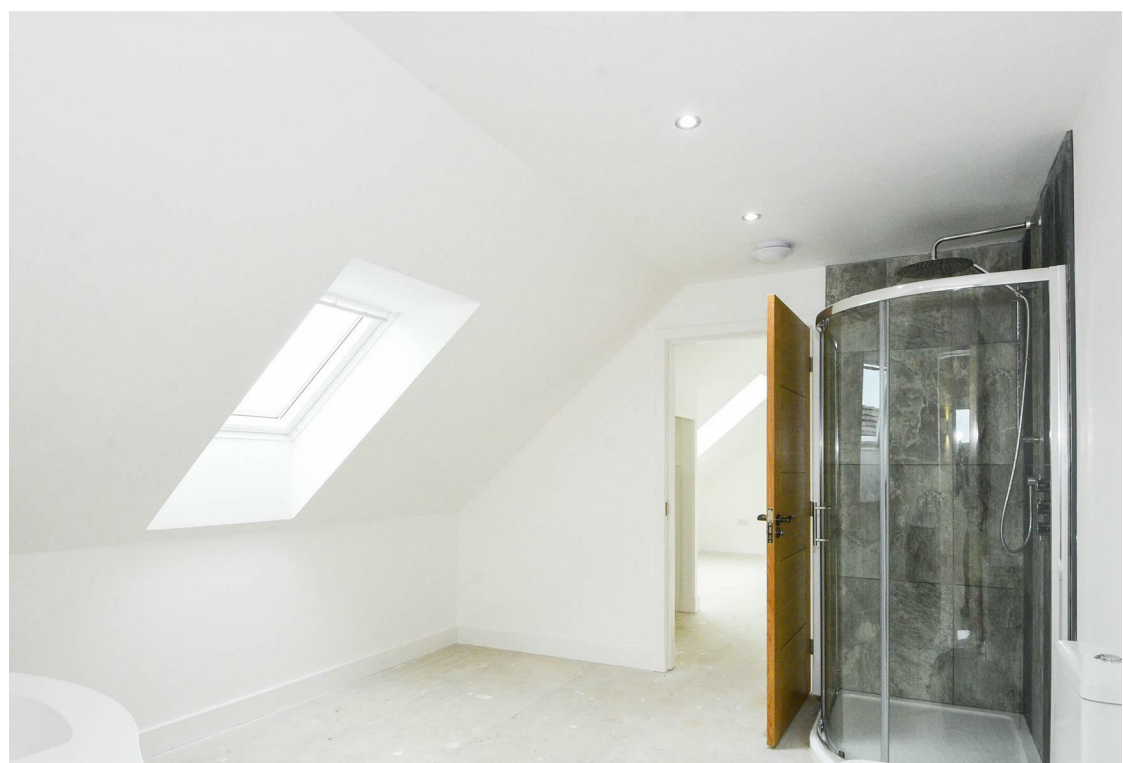
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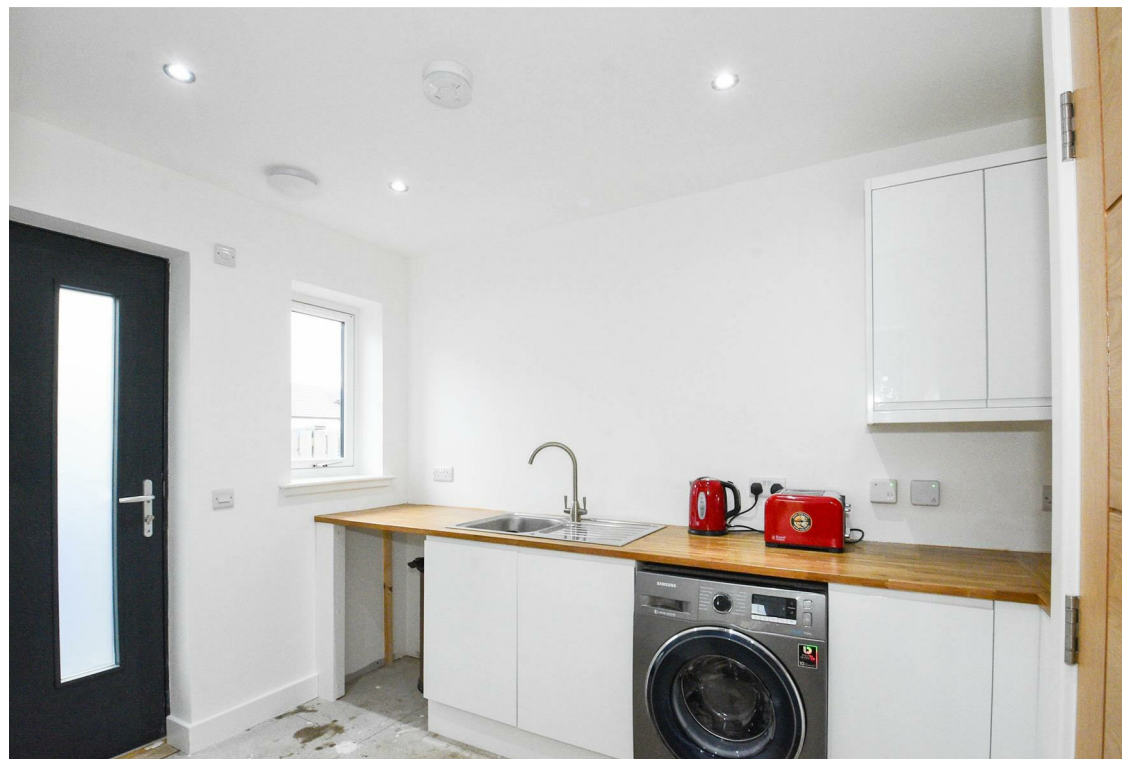
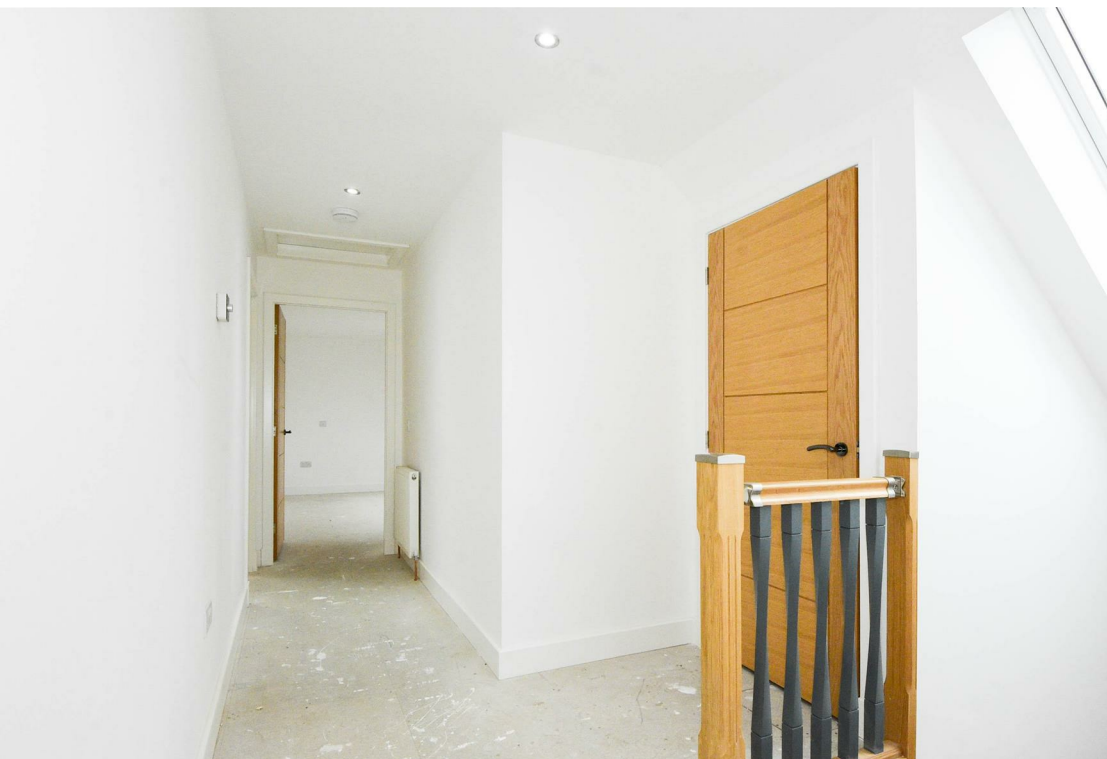
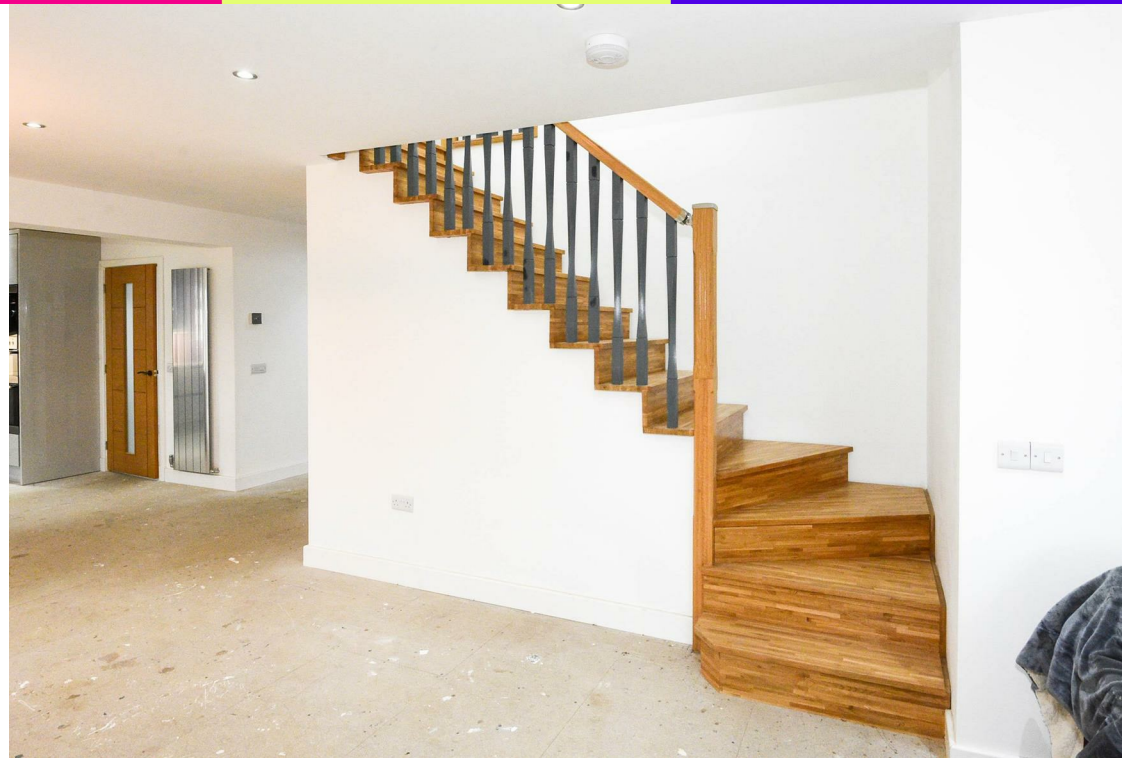
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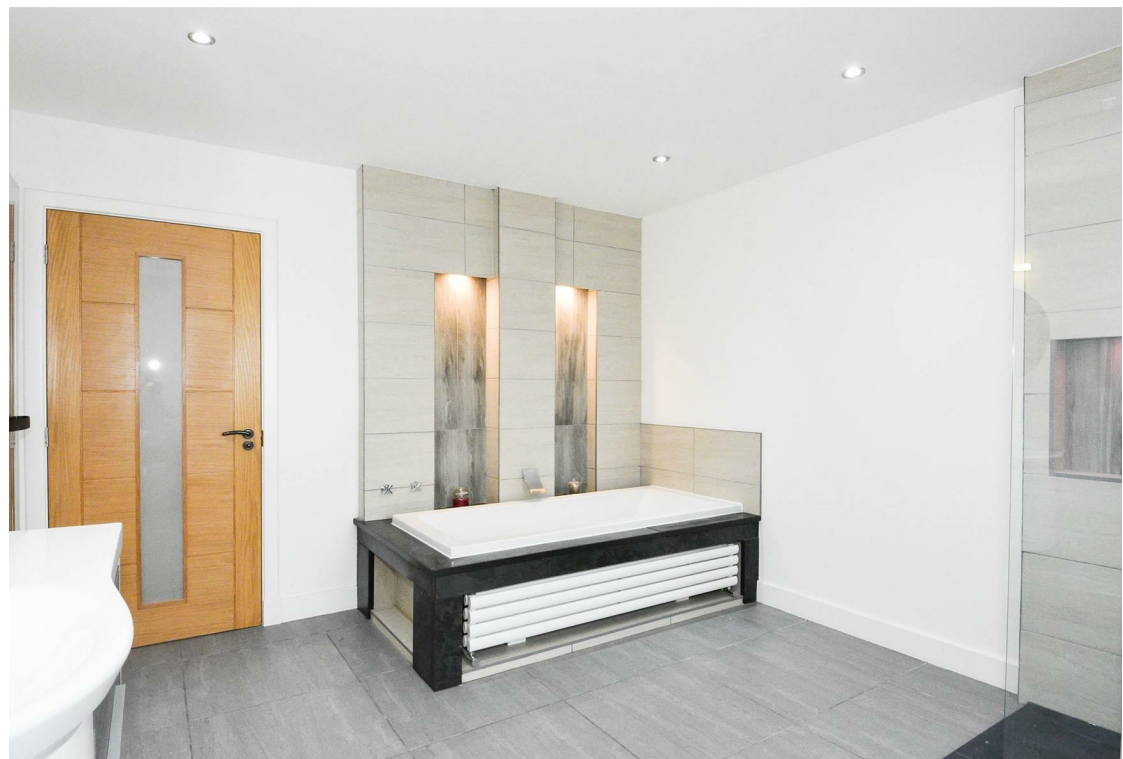
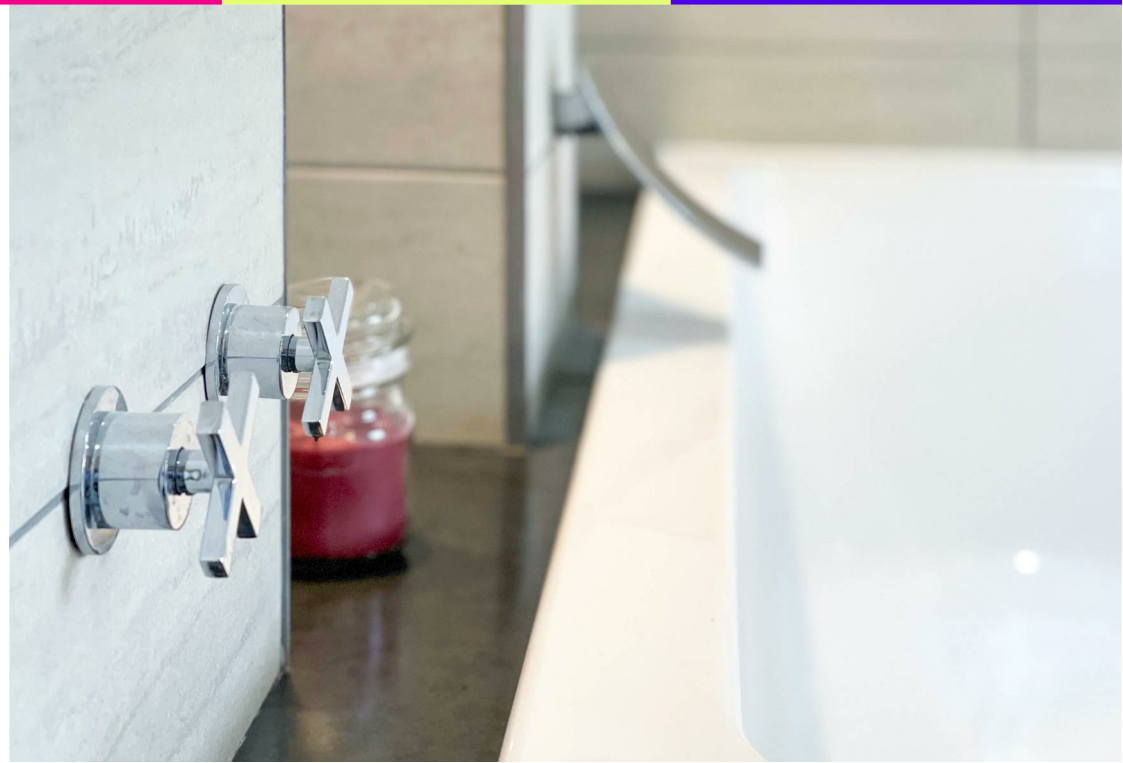


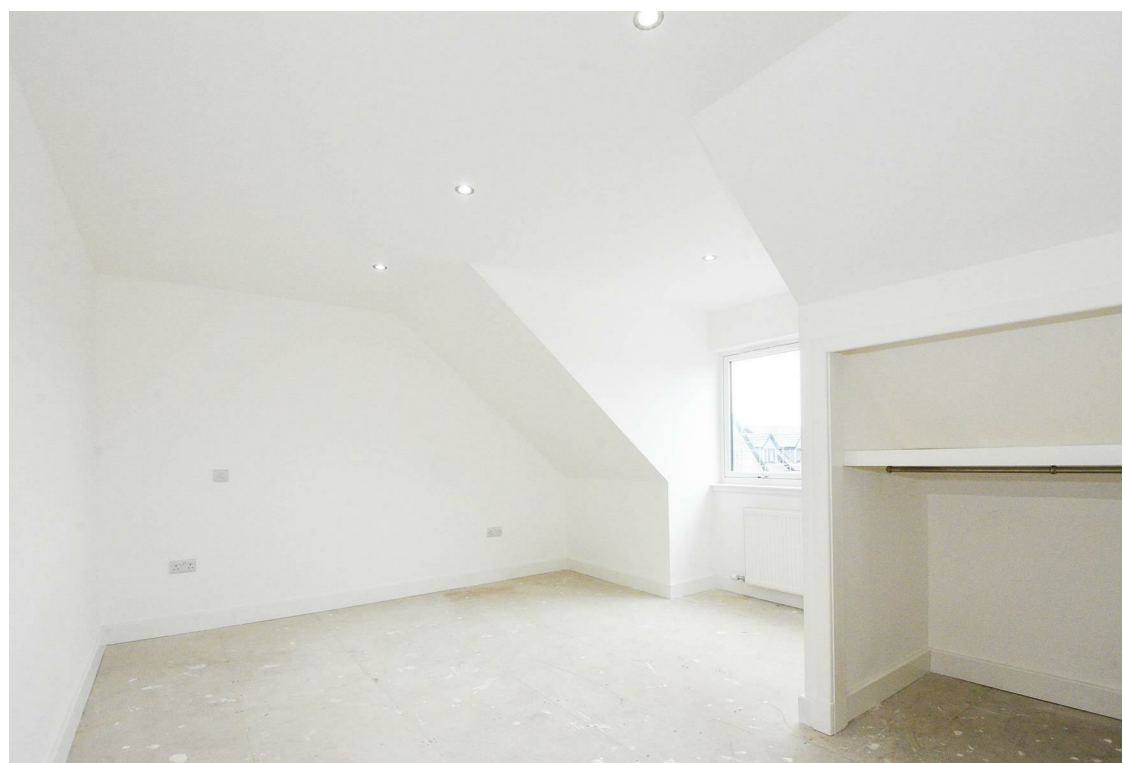
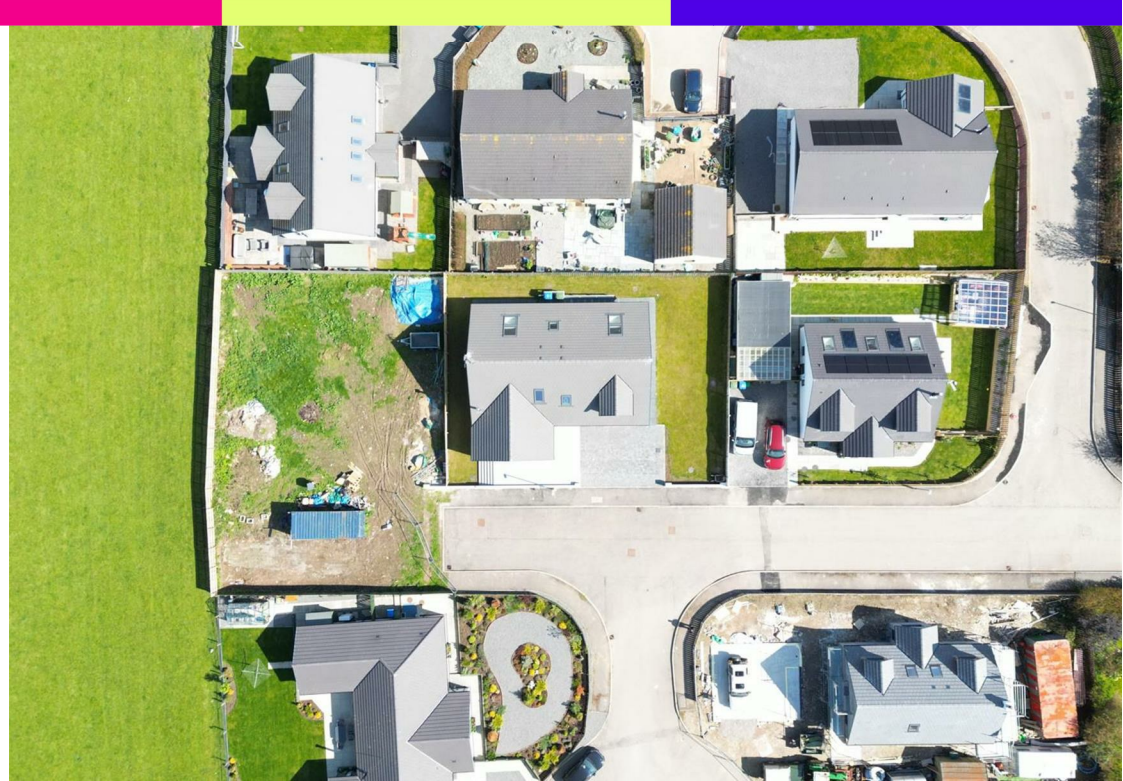


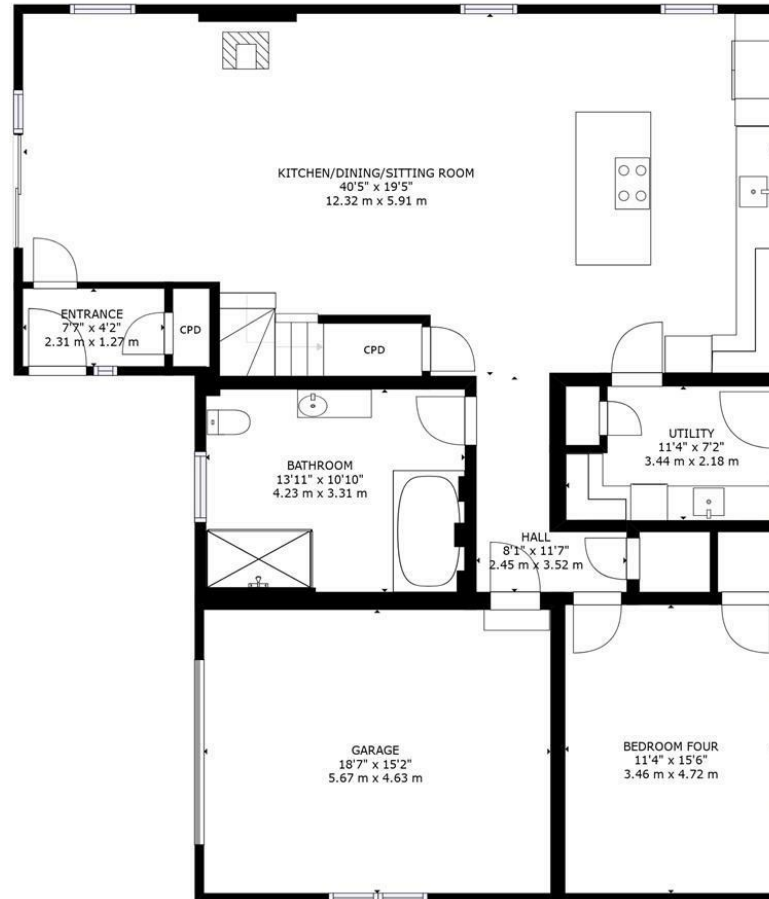












FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 1319 sq. ft, 123 m<sup>2</sup>, FLOOR 2: 959 sq. ft, 89 m<sup>2</sup>  
 EXCLUDED AREAS: , GARAGE: 283 sq. ft, 26 m<sup>2</sup>  
 REDUCED HEADROOM BELOW 1.5M: 158 sq. ft, 15 m<sup>2</sup>  
 TOTAL: 2278 sq. ft, 212 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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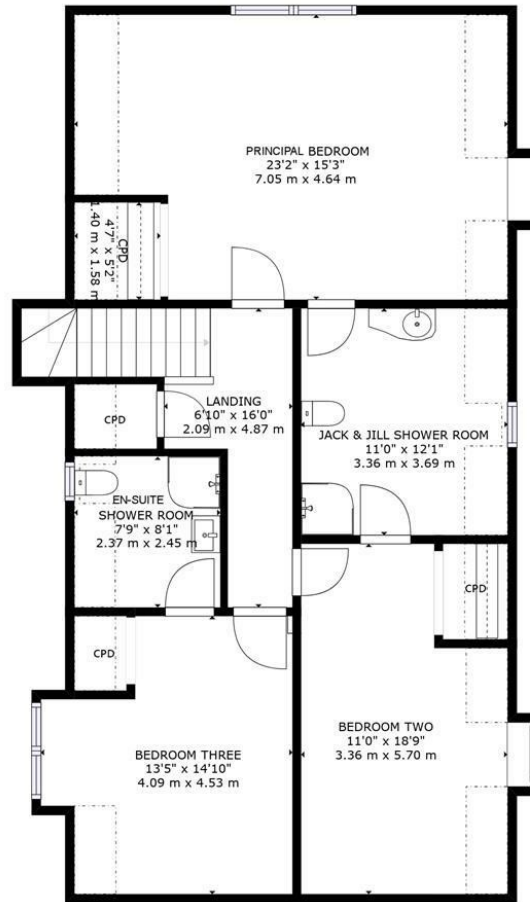
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 REDUCED HEADROOM BELOW 1.5M: 158 sq. ft, 15 m<sup>2</sup>  
 TOTAL: 2278 sq. ft, 212 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



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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>                                   | 69                         | 77  |
| (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<br>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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