



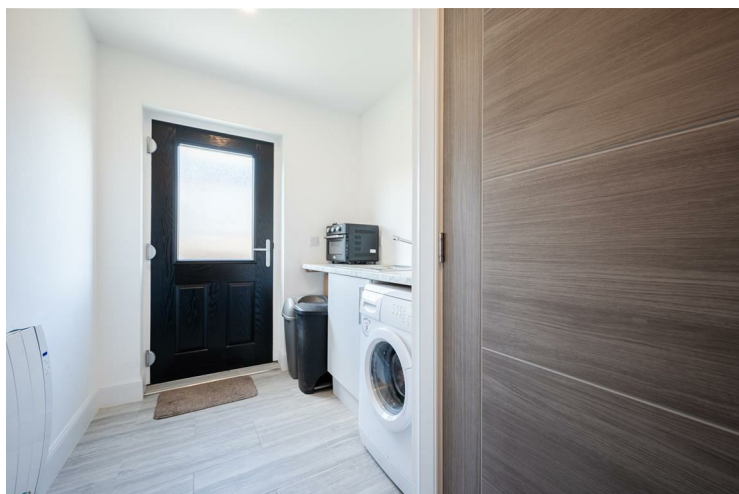
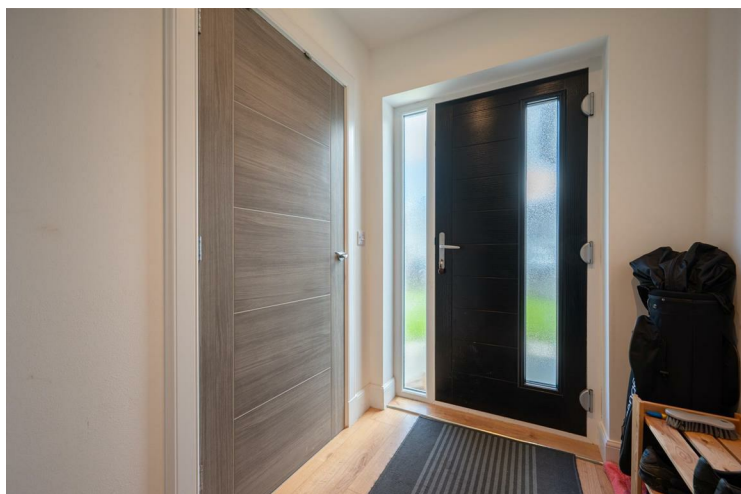
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1 Auchroisk Place Grantown-On-Spey

£310,000
OFFERS OVER (TBC
ON HOME REPORT)

This elegant three-bedroom home in Cairngorms National Park features open-plan interiors, a contemporary kitchen, a vaulted lounge with a wood-burning stove, a luxurious bathroom, and a master en-suite. Built to high standards, it includes solar panels, ample parking, and gardens, combining style, practicality, and energy efficiency for modern family living.



- FANTASTIC FAMILY HOME • STUNNING OPEN PLAN LOUNGE/ DINER WITH WOOD BURNING STOVE • PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM

Full description

At the heart of this elegant and contemporary three-bedroom home is a thoughtful design prioritizing both style and practicality. The spacious, open-plan interiors create an inviting space for family gatherings, while the luxurious bathroom and three generously sized bedrooms, including a master with en-suite, offer perfect retreats for relaxation. The chic décor exemplifies modern sophistication, enabling you to live the lifestyle you've always envisioned. This bespoke detached home, recently constructed to the highest standards, blends luxury finishes with bright, expansive living spaces to create a unique property in the heart of Cairngorms National Park. The contemporary fitted kitchen, equipped with high-quality appliances, seamlessly flows into the dining area and a charming vaulted lounge featuring floor-to-ceiling windows and a cozy wood-burning stove. Additional features include a utility room, three double bedrooms with built-in storage, a master en-suite shower room, a luxurious bathroom, and an entrance vestibule. The property sits on a generous plot with surrounding gardens, ample driveway parking, and solar PV panels for energy efficiency. This is truly a home designed for the modern family.

Location

Nestled in the Cairngorms National Park, Cromdale boasts panoramic views of the Spey Valley and is just 3 miles from Grantown on Spey, a top tourist destination. Grantown offers excellent hotels, guest houses, primary and grammar schools, and a health centre. Its sporting facilities include an 18-hole golf course, a leisure centre with a sports hall, climbing wall, fitness suite, and 20m pool, as well as salmon and trout fishing, tennis courts, a bowling green, a children's park, and forest walks.

The area is the gateway to the famous Speyside Malt Whisky Trail and is close to the Lecht and Cairngorm ski areas for winter sports. The sandy beaches of the Moray Firth are within an hour's drive. Cromdale is 18 miles from Aviemore, 33 miles from Elgin, and 37 miles from Inverness.

Additional Details

Council Tax Band -D
EPC Band - C

Double Glazing
Central Heating

Home Report Available on our website -
www.homesweethomemoves.co.uk

Entry Is By Mutual Agreement

Viewing By Appointment Through Home Sweet Home on 01463 710151

Any offers should be submitted in Scottish legal form to
hello@homesweethomemoves.co.uk

These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only.

Entrance vestibule 6'0" x 5'2"

Kitchen/ Dining 17'6" x 11'6"

Lounge 22'5" x 17'6"



- STUNNING KITCHEN WITH ISLAND • LARGE ENTRANCE HALLWAY • PATIO DOORS TO REAR GARDEN • FAMILY BATHROOM WITH SEPARATE SHOWER • SOLAR PANELS • PARKING TO THE FRONT AND SIDE • EPC BAND C

Utility room 11'6" x 6'4"

Principle Bedroom 12'1" x 11'6"

Ensuite 7'8" x 4'6"

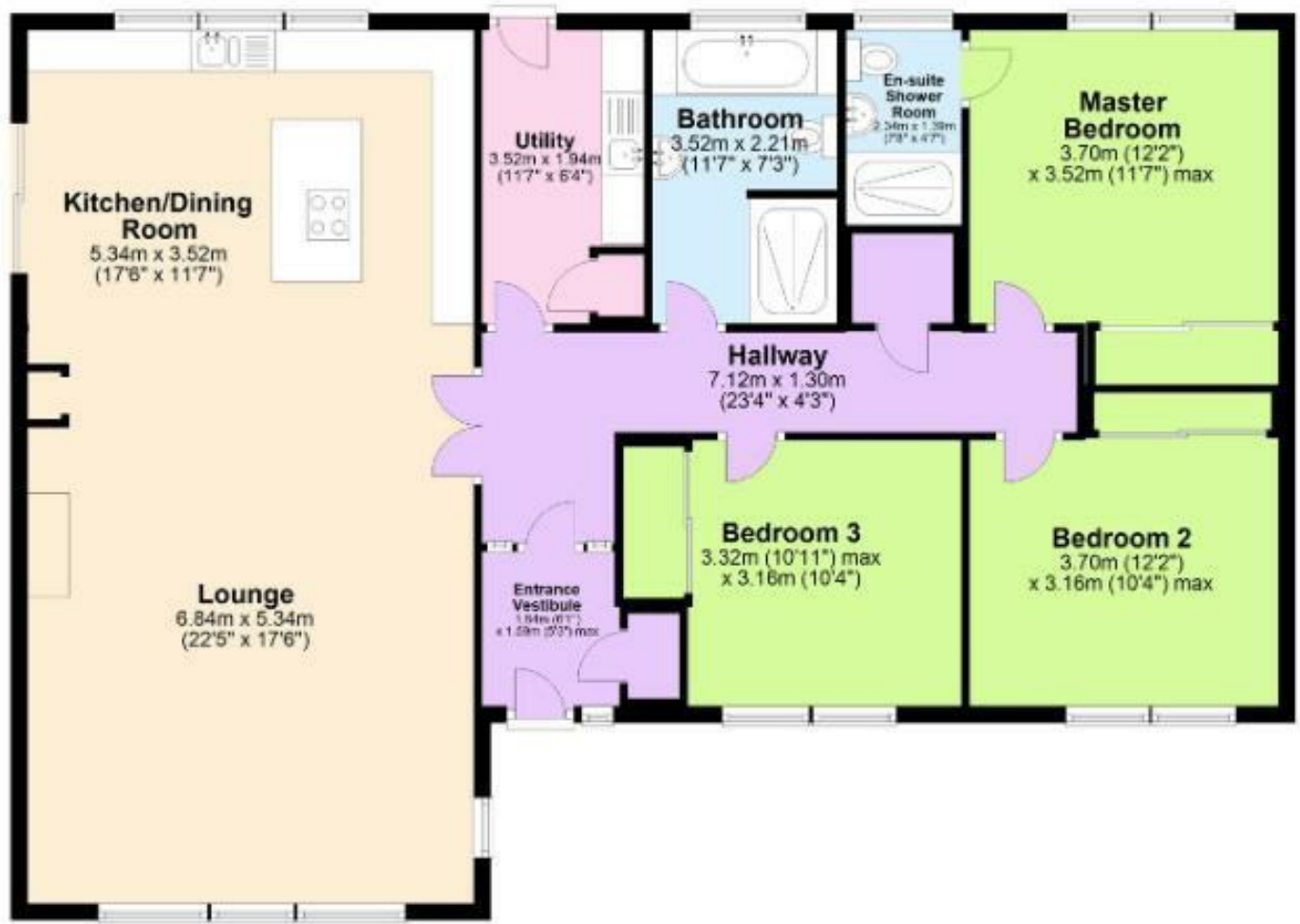
Bedroom 2 12'1" x 10'4"

Bedroom 3 10'10" x 10'4"

Bathroom 11'6" x 7'3"



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	89
(81-91)	B	
(69-80)	C	70
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Home Sweet Home Estate Agents 01463 710151

Inverness Sales

5 Bank Street

Inverness

IV1 1QY

hello@homesweethomemoves.co.uk

www.homesweethomemoves.co.uk



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