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solicitors and estate agents

2 Balmenach Road, Cromdale, Granttown on Spey, PH26 3LJ

Fixed Asking Price £125,000

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



Nestled in village of Cromdale just outside the charming town of Granttown on Spey, in the picturesque Cairngorms National Park, lies 2 Balmenach Road. This delightful two-bedroom semi-detached home offers a perfect blend of comfort, functionality, and scenic surroundings. Surrounded by the majestic Cromdale Hills and near the renowned Balmenach Distillery, home of Caorunn Gin, this property presents an idyllic Highland lifestyle. Inside, the ground floor features an entrance vestibule leading to a spacious sitting room with a feature fireplace. The kitchen boasts a range of units, tiled splashbacks, and integral appliances, with a rear hall providing access to the garden. A convenient WC completes the ground floor layout. Upstairs, a landing leads to two generous double bedrooms and a bathroom, all benefiting from natural light and scenic views. The attic space, accessible via a loft hatch, offers additional storage potential. Boasting a front and rear garden space, this property offers a serene outdoor retreat. A driveway along the side provides ample parking, including a timber garage and workshop, with additional storage provided by two shed spaces. Energy Performance Certificate Rating D, Council Tax Banding B

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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.

### Transport Links

From Cromdale, you can conveniently access various transportation options to explore the wider UK:

### Airports:

Inverness Airport (INV): Approximately 35 miles away, this regional airport offers domestic flights and some international connections.  
Aberdeen International Airport (ABZ): Roughly 70 miles away, providing a wider range of domestic and international flights.

### Train Stations:

Carrbridge Railway Station: About 13 miles from Cromdale, offering connections to Inverness, Perth, and Edinburgh.  
Aviemore Railway Station: Approximately 17 miles away, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

### Road Routes:

A95: This arterial road connects Cromdale to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.  
A939: This scenic route connects Cromdale to the A96, linking

Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Cromdale serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

### Entrance Vestibule

1.22m x 2.95m (4'0" x 9'8")

Step into the home through a welcoming glazed uPVC door that floods the entrance vestibule with natural light. This space serves as a gateway to the heart of the home, with timber laminate flooring providing both durability and style. A small low-level cupboard discreetly houses the electrical consumer unit and meter. Illuminated by ceiling lighting, this area sets the tone for the warm and welcoming ambiance that permeates throughout the property.

### Sitting Room

3.76m x 4.27m (12'4" x 14'0")

The spacious sitting room offers versatility and comfort, providing ample room for various furniture configurations to suit your lifestyle. The room features a fireplace, currently home to an electric stove. Crafted with a slate hearth, timber mantle and surround, the fireplace creates a welcoming focal point, perfect for relaxing evenings or entertaining guests. Enjoy picturesque views of the front garden through the large picture window, which bathes the room in natural light. Accessible via a glazed door, the sitting room seamlessly connects with the kitchen.

### Kitchen

3.64m x 2.27m (11'11" x 7'5")

The kitchen boasts a well-appointed layout, featuring a good range of base, drawer, and wall units that offer ample storage space for all your culinary essentials. Complemented by tiled splashbacks and worktops, the kitchen features a stainless steel sink with drainer and chrome mixer tap. An integral oven/grill with hob and extraction over provide the necessary tools for culinary creativity, while under counter space and plumbing for a washing machine ensure practicality and convenience. With space for a freestanding fridge freezer, this kitchen caters to the needs of modern living. Twin windows overlook the rear garden, infusing the space with natural light. A further glazed door leads to the rear hall, facilitating seamless access to outdoor areas and enhancing the indoor-outdoor connection that characterises this home.

### Rear Hall

Serving as an additional gateway to the outdoors, the rear hall provides access via a secure uPVC door that leads to the side of the property and driveway space. Conveniently housing the oil-fired combi-boiler under the stairs, this area ensures ease of maintenance and functionality.

### WC

1.23m x 1.06m (4'0" x 3'5")

Conveniently located on the ground floor and offering both practicality and convenience, the WC features a two-piece suite consisting of a WC and adjacent wall-mounted sink with twin taps. Doubling as a useful storage space for hanging outerwear.

### Landing

Serving as a hub that connects the upper level of the home, the landing provides access to two generously sized double bedrooms, a well-appointed bathroom, and the attic space via a loft hatch. The landing is also bathed in natural light filtering through a side window.

### Principal Bedroom

3.97m x 3.56m (13'0" x 11'8")

Welcome to the sizeable principal bedroom. Featuring twin windows to the front of the property, this spacious double room offers breathtaking views of the surrounding hills, adding a touch of natural beauty to the space. Complete with integral double wardrobe space, residents can enjoy ample storage for their belongings while maintaining a clutter-free environment. Soft carpet flooring and ceiling lighting enhance the room's cosy ambiance, inviting residents to unwind and recharge in complete comfort.

### Bedroom Two

2.88m x 3.54m (9'5" x 11'7")

Adjacent to the principal bedroom, discover a second double bedroom, offering a tranquil retreat overlooking the rear garden. Boasting a window that floods the room with natural light, this well-proportioned bedroom is complete with integral single wardrobe space, residents have plenty of room to store their belongings while maintaining a sense of space and openness within the room. Soft carpet flooring and ceiling lighting add to the room's inviting ambiance. Whether used as a guest bedroom, home office, or personal sanctuary, this versatile space offers endless possibilities for residents to tailor it to their lifestyle and preferences.



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**Bathroom**

1.93m x 1.62m (6'3" x 5'3")

Step into the tastefully designed bathroom, where functionality meets style to create a tranquil retreat for relaxation and rejuvenation. Featuring a three-piece suite comprising a WC, pedestal basin with twin chrome taps, and a full-size bath with a shower over, this space offers the perfect sanctuary for unwinding after a long day. Full-height tiling around the bath enhances practicality while adding a touch of sophistication to the room's aesthetic. A privacy window to the rear allows natural light to illuminate the space, creating an airy and inviting atmosphere. Complete with a ventilation fan, the bathroom ensures optimal comfort and hygiene for residents

**Outside**

Discover the outdoor space surrounding 2 Balmenach Road. The front garden is mainly laid to grass, while the rear features low-maintenance gravel landscaping. Bound by timber fencing, this private space offers security and seclusion. The timber garage (8.3m x 4.4m), featuring a sturdy concrete base, provides ample space for vehicle storage and workshop activities. Equipped with power and lighting, this versatile space offers endless possibilities for hobbies, storage, or DIY projects, catering to the needs and preferences of the homeowner.

**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 D

**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 £125,000

**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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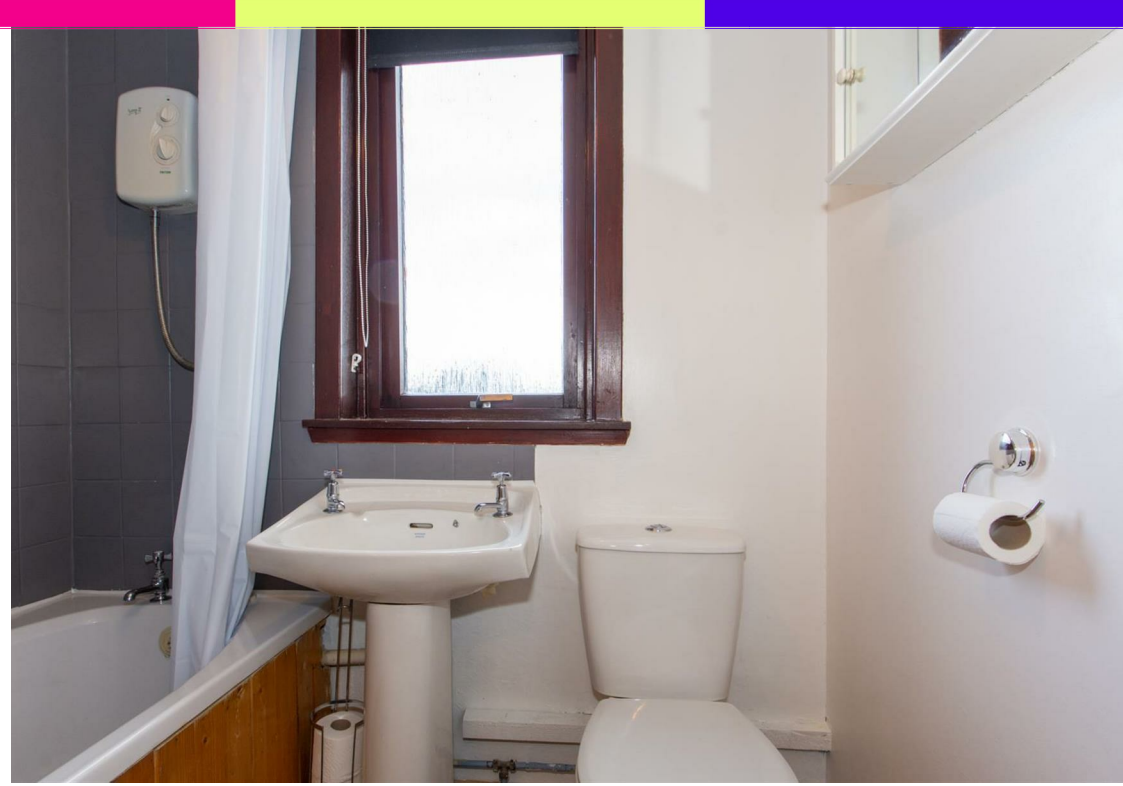












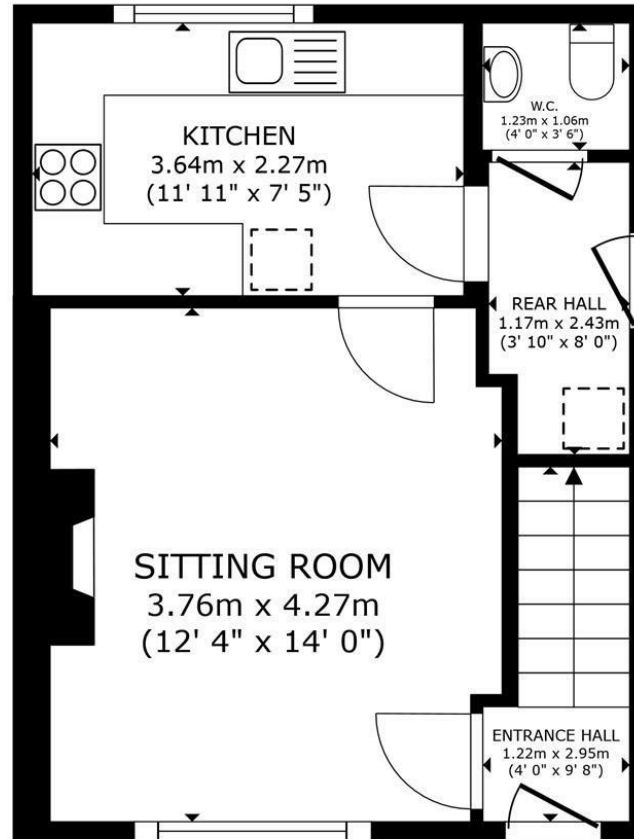












FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1 32.3 m<sup>2</sup> (348 sq.ft.) FLOOR 2 32.6 m<sup>2</sup> (351 sq.ft.)  
 TOTAL : 64.9 m<sup>2</sup> (698 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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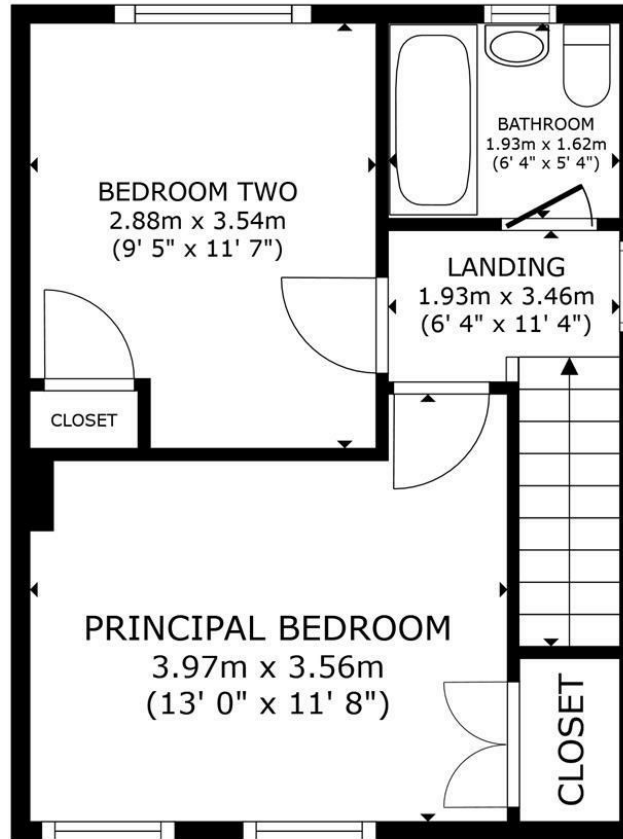
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FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1 32.3 m<sup>2</sup> (348 sq.ft.) FLOOR 2 32.6 m<sup>2</sup> (351 sq.ft.)  
 TOTAL : 64.9 m<sup>2</sup> (698 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>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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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