

# Dulicht Court

Grantown - on - Spey



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Grantown-on-Spey

Contemporary, Efficient and Homely

Two, Three, and Four/Five bedroom homes in the heart of

The Cairngorm National Park

EXPERIENCE THE DULICHT DIFFERENCE

# *Introducing*

## Dulicht Court

Right in the heart of the Cairngorm National Park, Dulicht Court brings the only new residential housing development to Grantown-on-Spey for decades.

Situated in the centre of the largest national park in Britain, Dulicht Court is perfectly placed to enjoy the outstanding natural beauty of the area. Recently voted a mecca for outdoor enthusiasts, the National Park includes 55 Munros, three ski resorts, the Highland Wildlife Park and no less than six distilleries. Something for everyone.

Grantown-on-Spey itself was founded in 1766 and by the time of Queen Victoria's visit in September 1860 was a thriving market town. Today the picture-perfect town remains a vibrant Highland community with all the amenities for 21st century living.

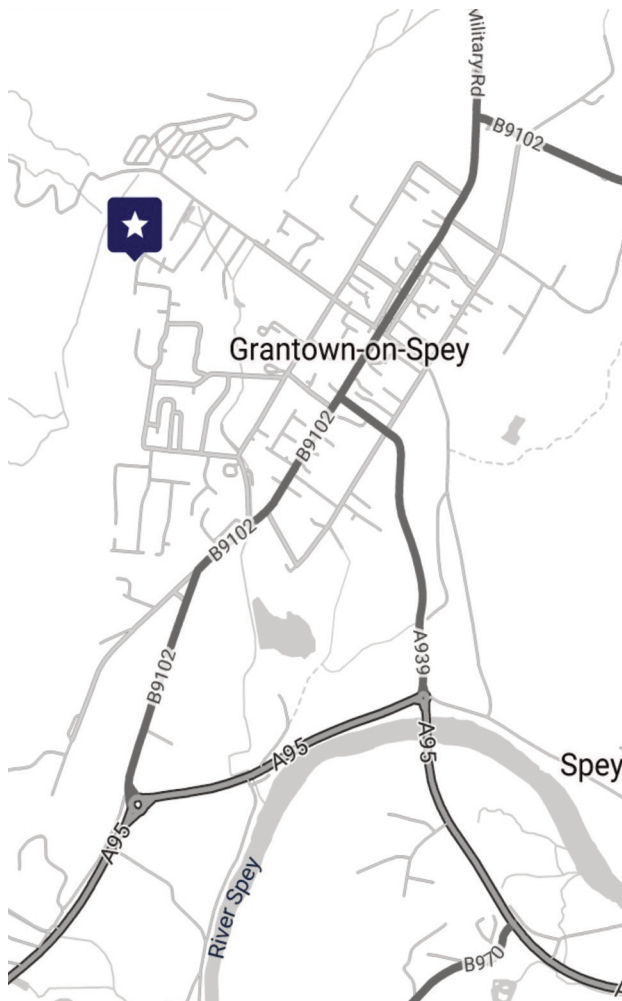
With leisure and outdoor activities on the doorstep, Dulicht Court provides the ideal location, easily accessible from Aberdeen, Inverness and Scotland's Central Belt, but with every advantage of the peace and tranquillity of the Highlands.



# Location

Dulicht Court, Granttown-on-Spey, PH26 3AB

*A thriving Highland community with great places to visit, lots to do and a High Street full of independent shops.*



Aviemore - 14 miles

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Inverness - 34 miles

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Aberdeen - 79 miles

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Edinburgh - 140 miles



## *A Place to live*

Known for its picturesque architecture and a vibrant High Street full of thriving independent shops, Grantown on Spey has everything for a relaxed modern life. There are excellent transport links with regular bus services, (both local and long distance), trains on the main line from Aviemore and good road links to Inverness, Aviemore and Scotland's busy central belt. The town has very well regarded primary and secondary schools, a leisure centre with swimming pool and gym, a golf course, museum, heritage trail and a nature reserve. Residents can also enjoy a range of outdoor activities, including hiking, biking, fishing, - all with the stunning Highland scenery.

Grantown 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 it's the peace of the countryside or the vitality of a flourishing community, Grantown on Spey is the ideal place to live.



# Our Homes

*Contemporary, efficient and homely*

Dulicht Court's next phase of houses demonstrate the attractive Highland aesthetic with contemporary living. A blend of natural materials aligned with the traditional Highland vernacular balanced by bright modern finishes creates a warm and fresh feeling.

Timber and low maintenance cladding combines with white render creating a clean and warm ambience to the whole development.







### *Flexible living*

Designed for maximum flexibility, Dulicht Court homes can be tailored for you. We will work with you to ensure the interior fits with your lifestyle and can provide all the amenity you want in your home. Combine the advantage of bungalow living with space for family and friends upstairs - or have your home office downstairs. It's your choice.



# House Types

Kylintra ●

4 bedroom link-detached - front aspect

Kylintra ●

4 bedroom link-detached - rear aspect

Kylintra ●

4 bedroom semi-detached - rear aspect

Kylintra ●

4 bedroom detached

Anagach ●

2 bedroom semi-detached

Osprey ●

3 bedroom semi-detached

Inverallan ●

3 bedroom detached bungalow

# Site Plan



This site plan is intended for illustration purposes only and is subject to change. It should be treated as general guidance only and cannot be relied upon as accurately describing any of the areas or items. Nor does it constitute a contract, part of a contract or warranty.

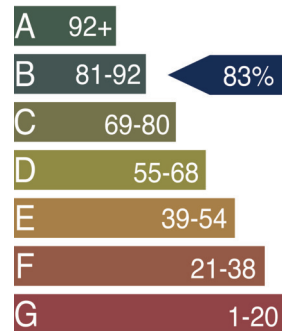
# Kylintra

## 4 BEDROOM SEMI-DETACHED HOME

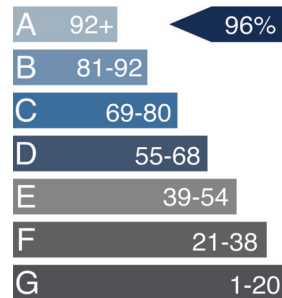
Rear aspect



### ENERGY EFFICIENCY RATING



### ENVIRONMENTAL IMPACT RATING



### GROUND FLOOR

Living Room  
4.6x 4.6m (15' 1' x 15' 1')

Kitchen  
3.1m x 4.6m (10' 2' x 15' 1')

Bedroom 1  
3.6m x 3.7m (11' 10' x 12' 2')

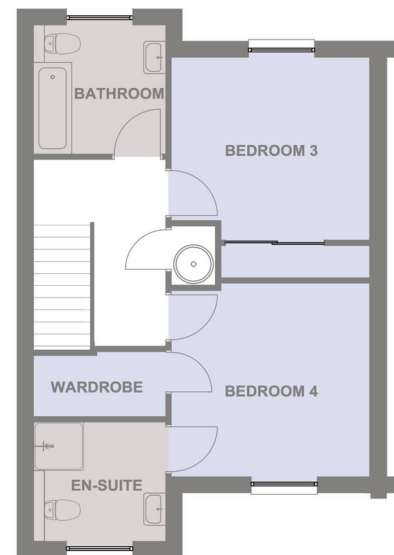
Bedroom 2 / Home office  
3.6m x 3.3m (11' 10' x 10' 10')

En-suite & WC  
2.5m x 2.4m (8' 2' x 7' 11')

The Kylintra house can be configured in 3 different options:

- Bedroom 4 with walk in wardrobe and en-suite.
- Bedroom 4 with larger en-suite.
- 5th bedroom without en-suite in Bedroom 4.

Enquire for details



### FIRST FLOOR

Bedroom 3  
3.6m x 3.4m (11' 10' x 11' 2')

Bedroom 4  
3.6m x 3.5m (11' 10' x 11' 6')

Bathroom  
2.4m x 2.4m (7' 11' x 7' 11')

En-suit and Wardrobe  
3.5m x 2.4m (11' 6' x 7' 11')

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Total Internal Floor Area  
139.6 sq m - (1503 sq ft)



SUPER  
FAST  
INTERNET



AIR  
SOURCE  
HEAT  
PUMP



UNDERFLOOR  
HEATING



ELECTRIC  
CAR  
READY



MODERN  
DESIGN



DOUBLE  
GLAZING



# Heating Our Homes

The Dulicht Court development is surrounded by nature. Working well with the natural environment has shaped the design of the houses and this continues with the efficiency of the house.

Each house is highly insulated, and an air source heat pump is fitted as standard with underfloor heating on the ground floor.

Air source heat pumps extract the heat from the outside environment and amplify it to heat the home and hot water.



# Super Fast Fibre Internet

*Homes at Dulicht Court have superfast fibre connected internet*



Dulicht Homes are delighted to provide Fibre To The Premises (FTTP) connectivity enabling our homes to support flexible living with full capability to work from home.



FTTP brings fibre optic into your home giving the houses super fast internet connection. With download speeds of up to 1Gbps, this is up to 10x faster than Fibre To The Cabinet where fibre connects to your nearest exchange and your house is connected with traditional copper cables.



## **Cost**

This super fast connectivity comes at no additional cost to the home owner. Dulicht Homes have covered all the installation costs and there is no increased on going cost. Home owners will have the option to chose their internet supplier and select which package suits them.

# Electric Car Charger



Houses at Dulicht Court have been specifically designed to provide easy access for electric car charging.

Each home is fitted, as standard, with an electric car charger conveniently located within reach of the parking areas.



## **Cost**

All installation costs have been covered by Dulicht Homes at no additional cost.



Costs of charging an electric car will depend on the electricity tariff which the home owners choose.



# Estate Management

*Maintenance taken care of for you*



Dulicht Court residents benefit from significant landscaped open space within the development and access to surrounding woodlands. To maintain the amenity of the estate Dulicht Homes have appointed a management company to work on behalf of the home owners.

## **What does a factor do?**

Factors maintain the development common areas on the owners' behalf, and invoice them for their share of any work carried out. They work for the owners, and they use third party contractors for all their activities and insurances – there's no conflict of interest and they are motivated to ensure best value for their customers. They will arrange all common cyclical services, and we are on-hand to assist with ad-hoc repairs as and when required.

## **Property Owners Liability Insurance**

Ensuring that property owners' liability insurance is in place. This provides third party liability insurance cover for the common grounds within the boundary of your development.

## **Factoring payments**

Invoices are issued to owners for their share of common maintenance and management charges quarterly or bi-annually.







