



masson  
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6 Sandys Way, Cromdale, Grantown on Spey, PH26 3RA

**UNDER OFFER £285,000**

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

solicitors and estate agents

UNDER OFFER - Nestled in a peaceful cul-de-sac within a charming village just a few miles from Granttown on Spey, this immaculately presented, light-filled four-bedroom detached bungalow offers an exceptional living experience, combining modern amenities with a tranquil rural setting. As you step inside, you'll be greeted by a warm and inviting sitting room, complete with an inset multi-fuel stove that creates a cosy atmosphere. The kitchen is a delight, boasting an extensive range of quality units and ample workspace, seamlessly flowing into a bright dining room where sliding patio doors open onto the easily maintained garden—perfect for entertaining or simply enjoying the outdoor environment. The property continues to impress with a spacious utility room, ideal for extra storage and practicality, and a stylishly appointed four-piece family bathroom. All bedrooms are generously sized doubles, providing comfort and flexibility, with the principal bedroom featuring a private en-suite WC for added convenience. Outside, the appeal of this property is further enhanced by a large driveway that offers plenty of parking, leading to a substantial double timber garage. The well-kept gardens surrounding the bungalow are a true delight, offering a peaceful retreat with a variety of mature plants and shrubs, perfect for gardening enthusiasts or those who simply appreciate a well-maintained outdoor space. Located in a quiet, close-knit community, this property combines the best of rural living with easy access to local amenities and the stunning natural beauty of the Speyside region. It's an ideal home for families, retirees, or anyone looking to escape the hustle and bustle. EPC Rating D Council Tax Band E

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.

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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.

## Home Report

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EPC Rating D

## Entrance

Enter through a timber door featuring a glazed insert and side panel that welcomes you into a carpeted, L-shaped hall. This inviting entryway provides access to the majority of the accommodation, creating a seamless flow throughout the home and is enhanced by recessed down lighting. There is a double sized cupboard providing storage for outerwear and shoes. The hallway also provides access to the generously insulated and partially floored loft, providing additional storage. The hot water cylinder is also stored here.

## Sitting Room

4.27m x 4.91m (14'0" x 16'1")

Step into the cosy sitting room, where a feature multi-fuel stove, with back boiler, adds warmth and comfort. Brightened by windows to the front, the room is filled with natural light, enhancing its spacious feel. A door opens to the dining room and kitchen beyond, allowing for easy flow and connectivity between spaces with timber laminate flooring underfoot and ceiling lighting overhead, creating a welcoming atmosphere.

## Dining Room

2.94m x 2.89m (9'7" x 9'5")

Nestled at the property's rear, this dining room can easily accommodate a six person dining table and chair set to offer the perfect space for entertaining friends or relaxing with family. Bathed in light from the glazed patio door the room seamlessly integrates indoor and outdoor living.

## Kitchen

3.95m x 3.47m (12'11" x 11'4")

This well-appointed kitchen features a comprehensive array of base, wall, and drawer units, topped with complementary worktops that include an integral one and a half bowl sink with a drainer and tap. Additionally there is an integral fridge freezer, freestanding cooker with ceramic hob and under counter space and plumbing for a dishwasher. Timber laminate flooring underfoot adds durability and ease of cleaning, while recessed downlighting creates a bright and welcoming environment. A large picture window offers a delightful view of the rear garden, inviting natural light into the space.

## Utility Room

1.61m x 3.47m (5'3" x 11'4")

The utility room offers a practical and organised space for all your laundry and storage needs. Featuring base, wall units and a sturdy worktop and deep bowl sink, it's designed to keep your essentials within easy reach. With space and plumbing for a washing machine and tumble dryer, and additional room to store outerwear, this space is designed to make everyday tasks a breeze. There is a door which leads to the rear garden.

## Principal Bedroom & En-suite WC

4.15m x 3.76m & 0.94m x 1.74m (13'7" x 12'4" & 3'1" x 5'8")

A spacious and light double room with a large window to the rear of the house which takes full advantage of views of the garden. There are twin integral double wardrobes providing an abundance of storage, as well as timber flooring and ceiling lighting with a further door leading to the en-suite WC. This en-suite enjoys a two piece suite including wash hand basin, with chrome mixer tap and adjacent WC for convenience.

## Bedroom Two

2.97m x 3.39m (9'8" x 11'1")

Another double bedroom that radiates brightness, courtesy of a window positioned to the front, ensuring a steady influx of natural light. The room's design incorporates an integral double wardrobe, optimising space while maintaining a clean, uncluttered appearance.

## Bedroom Three

2.86m x 3.39m (9'4" x 11'1")

This inviting double bedroom boasts a front window for ample natural light and an integrated double wardrobe for seamless storage.



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#### Bedroom Four / Home Working

2.87m x 3.39m (9'4" x 11'1")

Currently used as a home working space, this double room with a window to the front of the house provides a view of the garden. The room offers great storage with an integral double wardrobe and has timber flooring in addition to ceiling lighting.

#### Bathroom

2m x 3.47m (6'6" x 11'4")

This luxurious bathroom features a back-to-wall WC with a slimline cistern, topped with a display shelf, and an adjacent tall cupboard providing useful storage. A privacy window to the rear provides a source of natural light as well as ventilation in addition to a ceiling fan. A towel radiator adds a touch of convenience, while the pedestal basin with chrome mixer tap and illuminated mirror over enhances the ambiance. The separate walk in shower enclosure, also with full-height wet wall panelling, includes a glazed screen and offers both a rainforest shower head and a wall-mounted option. Finally a freestanding full sized bath completes the space for a spa-like experience. Recessed downlighting throughout the room ensures a calm and inviting atmosphere.

#### Garage

5.9m x 5.3m (19'4" x 17'4")

The timber double garage features twin double doors at the front for easy vehicle access, along with a separate pedestrian door to the side and a window, enhancing convenience and natural light. It is built on a solid concrete base, ensuring durability and stability. Inside, it is equipped with power and light, making it a versatile space for various uses, from parking to workshop activities. There is a corrugated roof, offering reliable protection from the elements.

#### Outside

A low timber fence marks the boundary at the front of the property, with an opening for vehicles to enter onto a gravel driveway that runs beside the house. The front garden enjoys a lawned area with a mixture of mature and fresh shrubbery for ease of maintenance and wraps around to the rear garden. To the back, a well-kept lawn is complemented by a pond and water feature. A sunny patio space provides a perfect spot for outdoor gatherings and to the rear of the garage, there is another space for storing firewood. This arrangement effortlessly merges practical needs with spaces for enjoyment, ensuring the outdoor areas are both functional and inviting.

#### Services

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

#### Entry

By mutual agreement.

#### Price

UNDER OFFER

#### 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  
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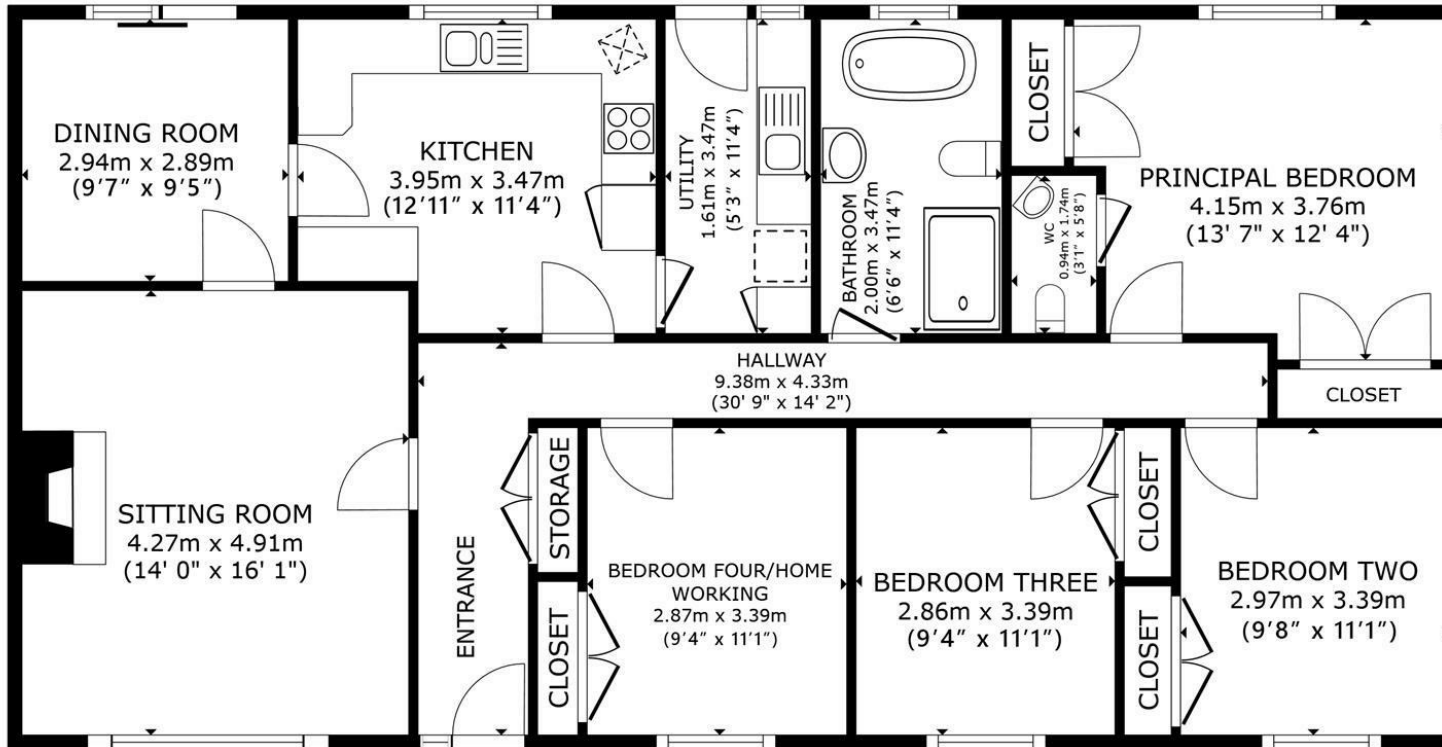












FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR PLAN 124.5 m<sup>2</sup> (1,340 sq.ft.)  
TOTAL : 124.5 m<sup>2</sup> (1,340 sq.ft.)  
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>77</b>   |
| (55-68) <b>D</b>                                   | <b>64</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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