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16 Dulicht Court, Grantown on Spey, PH26 3AB
Offers Over £300,000

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Situated in Granttown on Spey, this three-bedroom semi-detached home exudes both energy efficiency and contemporary design. Entering the home, one is greeted by a bright and welcoming hallway that provides a smooth transition from the external environment to the home's interiors. This hallway directs visitors to a well designed ground floor that is the epitome of modern open-plan living. Here, the sitting and dining areas effortlessly merge with the kitchen, creating a sense of continuity and space, further amplified by the ample windows that adorn the space, ushering in an abundance of natural light. Adjacent to this free-flowing space is a state-of-the-art kitchen. Well equipped, the kitchen boasts base, wall, and drawer units which offer ample storage space. The integral appliances, seamlessly incorporated into the design offer efficiency and amenity. The landing graciously divides the first-floor accommodations. The stylish bathroom is suitable for family needs and the three spacious bedrooms, with some beautiful views, finish the accommodation. Externally, the property does not cease to impress. The front of the house provides two tarmac off street parking spaces, emphasising practicality and ease of access. Neatly laid paved paths, guide visitors from the driveway to the front door and around to the rear, ensuring accessibility throughout the property's exteriors. At the rear lies a beautifully enclosed garden with some beautiful views overlooking the Cromdale Hills and is landscaped to provide a harmonious blend of greenery and patio in addition to a particularly useful garden room that is insulated, lined and has power and light. EPC Rating C, Council Tax Band E

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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Grantown On Spey

Grantown on Spey is a charming town nestled in the heart of the Scottish Highlands, known for its picturesque beauty and rich cultural heritage. Located in the Cairngorms National Park, Grantown on Spey is surrounded by breathtaking scenery, including lush forests, sparkling rivers, and rolling hills. The town itself boasts a range of historic landmarks and attractions, including the Grantown Museum, the Craigellachie Nature Reserve, and the Grantown Heritage Trail. Visitors and residents can also enjoy a range of outdoor activities, including hiking, biking, fishing, and golfing, or simply take in the stunning scenery with a leisurely stroll around town.

Grantown on Spey also offers a range of shops, restaurants, and amenities, making it a convenient and comfortable place to call home. The town 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 you're looking to explore the great outdoors, immerse yourself in local history and culture, or simply enjoy the peace and tranquility of the Scottish countryside, Grantown on Spey offers something for everyone.

Transport Links

From Grantown on Spey, you can conveniently access various transportation options to explore the wider UK:

Airports:

Inverness Airport (INV): Approximately 34 miles away, this regional airport offers domestic flights and some international connections.
Aberdeen International Airport (ABZ): Roughly 80 miles away, providing a wider range of domestic and international flights.

Train Stations:

Carrbridge Railway Station: About 10 miles from Grantown on Spey, offering connections to Inverness, Perth, and Edinburgh.
Aviemore Railway Station: Approximately 14 miles away, with regular services to Inverness, Glasgow, Edinburgh and London, as well as connections to the wider UK rail network.

Road Routes:

A95: This arterial road connects Grantown on Spey to the A9, a major

north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.

A939: This scenic route connects Grantown on Spey to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Grantown on Spey 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 C

Entrance Hall

Upon entering through the sturdy door with opaque glazing, you're welcomed into a spacious hallway with timber doors leading to a storage closet, currently housing laundry facilities, a WC, and a spacious open plan sitting and dining area. The entire space is complemented by rich pvc laminate flooring.

Open Plan Sitting Room, Dining Area & Sun Room

4.62m x 4.35m & 3.19m x 6.15m (15'1" x 14'3" & 10'5" x 20'2")
Step into a beautifully illuminated open-plan space that merges the sitting room with the dining area. What immediately captures the attention is the full-height glazing, framing the views of the rear garden. This floods the room with natural light. The dining section boasts ample space, comfortably accommodating a sizable dining table and chairs. For those who enjoy indoor-outdoor living, the sunroom area enjoys fantastic views of the Cromdale Hills through floor to ceiling glazing and further to this, twin glazed patio doors offer a direct passageway to the rear garden, allowing for easy transition between spaces. Tying this entire space together is the rich pvc laminate flooring, spreading uniformly across the sitting and dining areas, also leading to the kitchen. Clever use of space has been made under the stairs, where a handy storage area is provided.

Kitchen

3.22m x 3.25m (10'6" x 10'7")
The kitchen, a blend of functionality and modern aesthetics, showcases a comprehensive range of base, wall, and drawer units with a pristine satin finish of the units which contrasts beautifully with the

worktops and splashback. It is also equipped with an integral cooker featuring a combination oven/microwave, induction hob, which is complemented by a glass splashback and an illuminated extractor overhead in addition to a one and a half bowl sink with a sleek black mixer tap that sits under twin windows facing the front, letting in more light. The kitchen design also cleverly incorporates an integral fridge freezer and dishwasher, ensuring that utility needs are met without compromising on space.

WC

2.0m x 2.4m (6'6" x 7'10")
Tucked away for privacy, the WC offers a functional and well-designed space. It features a pedestal wash hand basin with twin taps for easy usability. Adjacent above the basin, a wall-mounted mirror serves a practical purpose. The room also includes an extractor fan, ensuring the area remains fresh and well-ventilated.

Landing

This inviting landing serves as a transition between the home's private spaces. Bathed in an abundance of natural light streaming in from a generously sized side window, the area feels bright and airy while carpet flooring underfoot adds a touch of comfort. Conveniently, a cupboard discretely houses the water cylinder and additionally, an airing cupboard presents a well-thought-out storage solution, perfect for linens, towels, and other essentials. From this central spot, doors branch out to the home's bedrooms while another door opens to the bathroom. There is a loft hatch with ladder leading to the attic area which has been largely boarded to provide extra storage and convenience.

Principal Bedroom

3.18m x 3.47m (10'5" x 11'4")
Dominating one side of the principal bedroom is a sizeable picture window, casting abundant natural light into the space. A built-in storage wardrobe stands ready to keep belongings neatly tucked away, emphasising a cleanliness and order. The room's carpeted flooring not only enhances its aesthetic appeal but also adds a cosy, welcoming touch underfoot.

Bedroom Two

3.18m x 3.17m (10'5" x 10'4")
A prominent picture window facing the front fills the room with light and offers pleasing external views. The room benefits from warm



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carpet flooring, creating a cosy ambiance. A highlight of the space is the spacious integral wardrobe, cleverly designed to include both hanging sections and shelves, ensuring organised storage.

Bedroom Three

3.55m x 2.26m (11'7" x 7'4")

The third bedroom seamlessly combines functionality and aesthetic appeal. An integral storage wardrobe provides efficient organisation whilst the plush carpet flooring enriches the room's atmosphere, adding a layer of warmth and comfort underfoot. The picture window to the side doesn't just usher in a flood of daylight, but also frames some views of the distant Cromdale Hills, adding a dose of natural beauty to the space.

Bathroom

3.55m x 2.04m (11'7" x 6'8")

Modern and stylish, this bathroom features a sleek pedestal wash hand basin with chrome taps and a tidy splashback. Beside a contemporary WC is a bath with an integrated shower, complemented by a glazed screen and extractor. The stylish full height tiling adds a touch of luxury, and a heated towel radiator offers comfort whilst a display shelf adds function. An opaque window brings in soft light, enhanced by recessed downlighting.

Outside

Upon approaching this attractive property, you are greeted by its elegantly designed façade. The front of the house boasts two spacious tarmac spaces, perfect for accommodating your vehicles or welcoming visiting guests. Adjacent to these is a charming decorative grassed area, adding a touch of sophistication to the home's entrance. A well-maintained paved path to the side beckons you, guiding your journey towards the rear of the property. This path culminates at a secure gate, beyond which lies the south-facing rear garden. The well presented rear lawn offers ample space for relaxation and lounging on a sunny day. Complementing the lawn is a generously sized patio area, perfect for outdoor entertaining, be it family barbecues or evening drinks. The combination of the lawn and patio ensures that whether you're seeking relaxation or recreation, this garden is tailor-made for your needs and provides views towards the Cromdale Hills. There is also the benefit of a garden room that is fully insulated, features vinyl flooring and double glazed patio door and full height window to the

side. With electrics this space is currently used as a home office but could equally be utilised as a home gym, art studio or music room etc. There is also a separate storage shed with power.

Services

It is understood that there is mains water, drainage and electricity. There is air source central heating with underfloor heating to the ground floor and radiators to the first in addition to cutting-edge connectivity, providing Fibre To The Premises (FTTP) for ultra-fast internet.

Entry

By mutual agreement.

Price

Offers over £300,000 are invited

Viewings and Offers

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

Masson Cairns
Strathspey House
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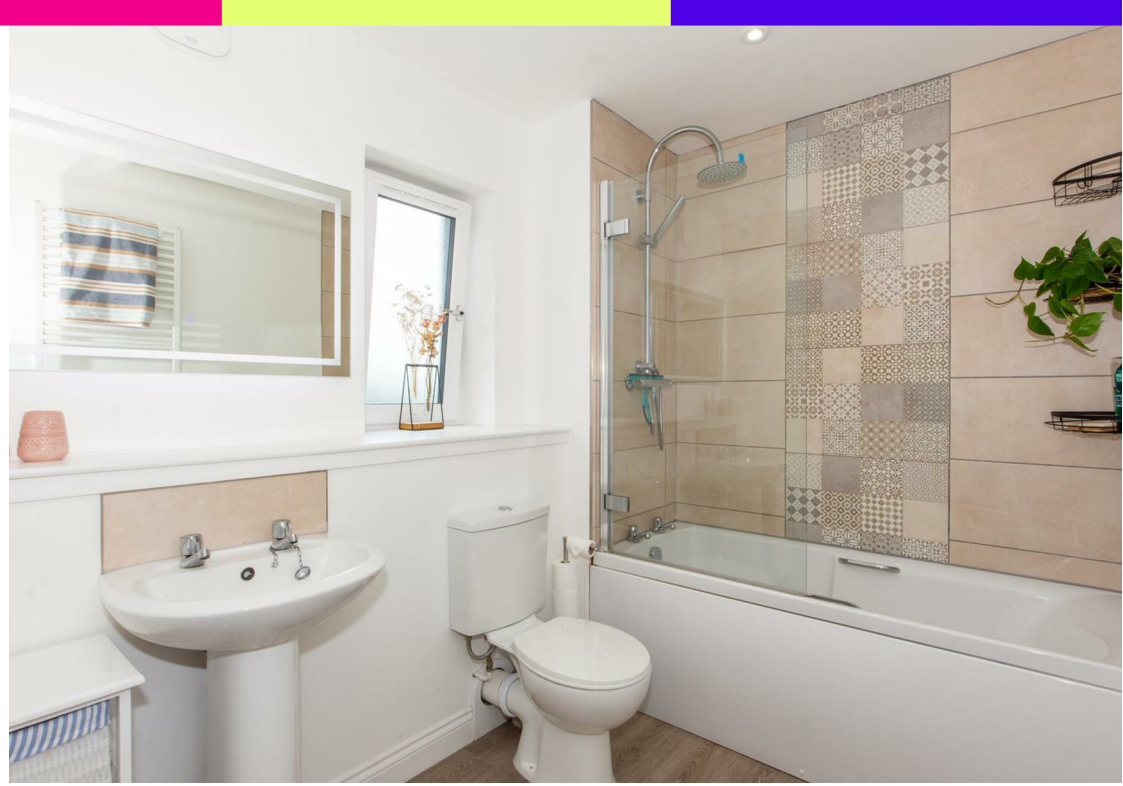
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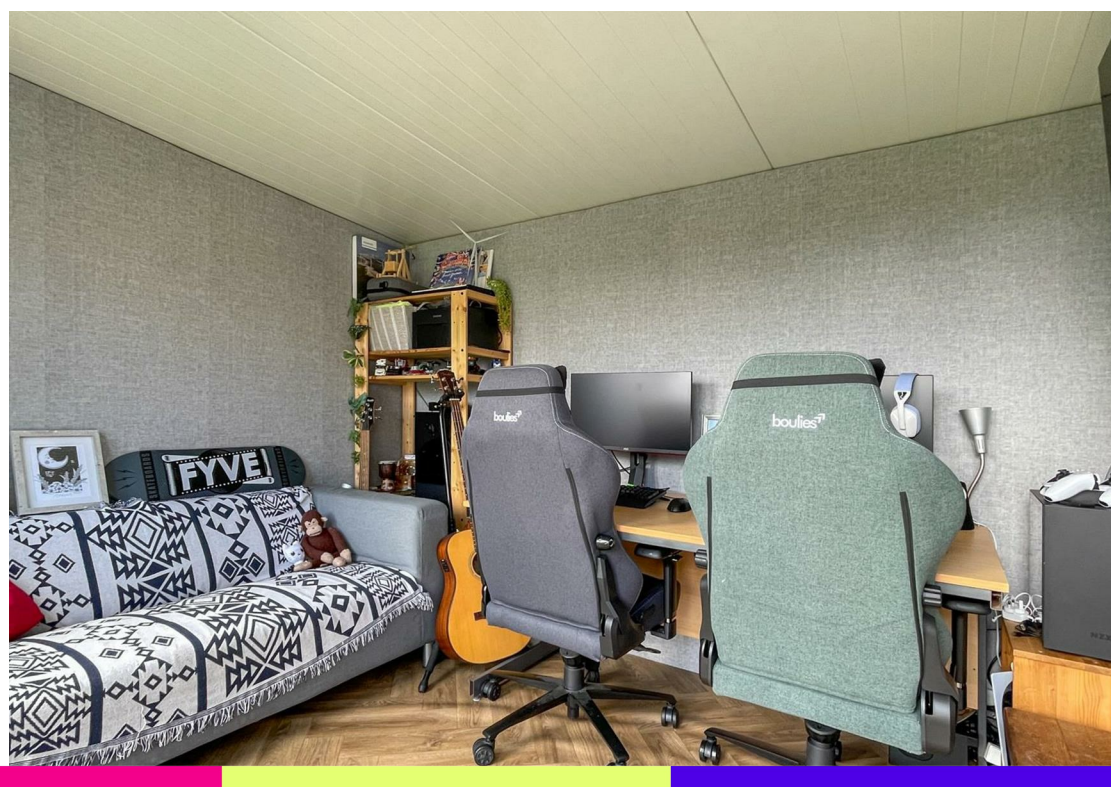
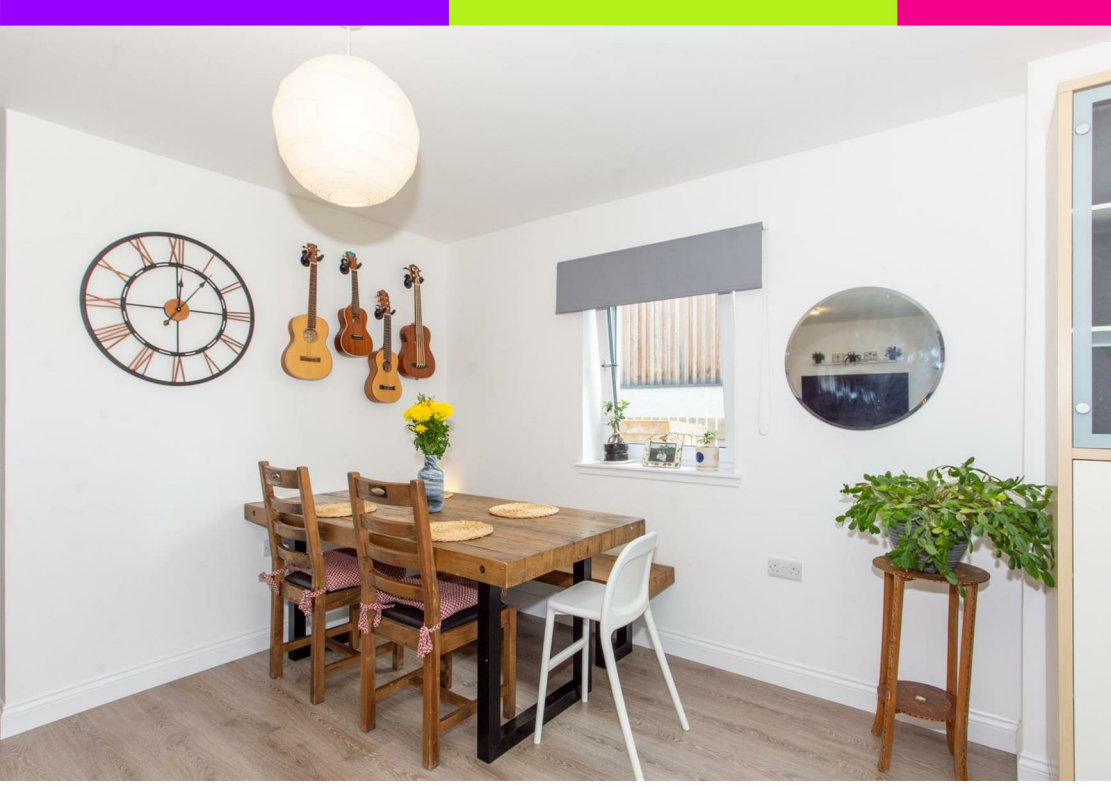








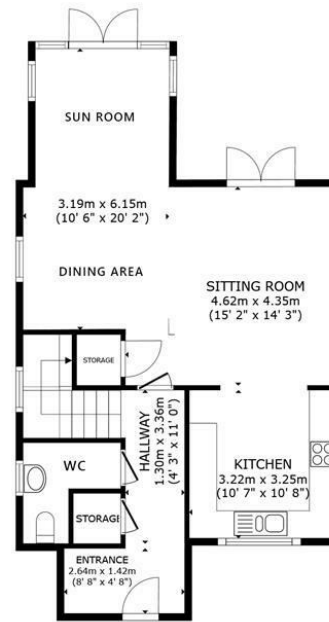
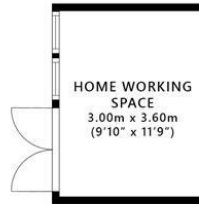












FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 65.9 m² (710 sq.ft.) FLOOR 2 52.2 m² (562 sq.ft.)
EXCLUDED AREAS : OFFICE 12.8 m² (138 sq.ft.)
TOTAL : 118.1 m² (1,272 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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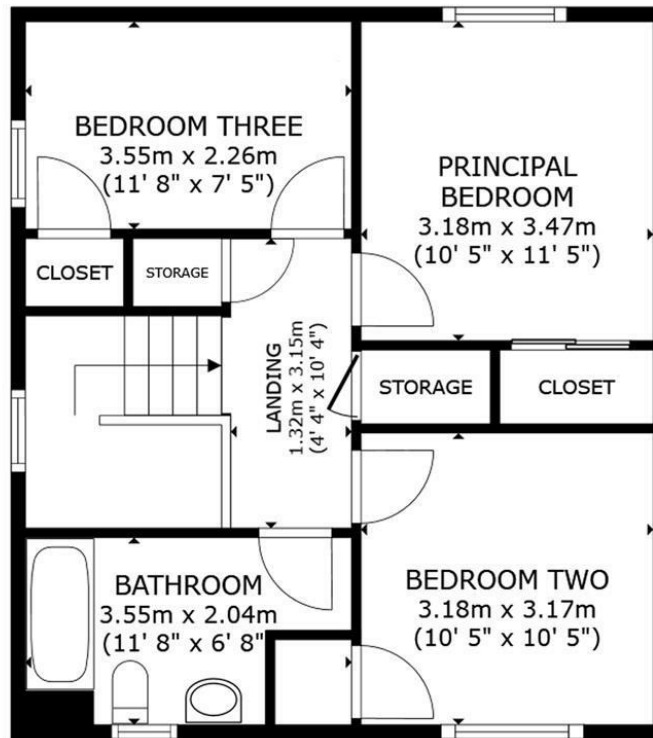
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FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 65.9 m² (710 sq.ft.) FLOOR 2 52.2 m² (562 sq.ft.)
 EXCLUDED AREAS : OFFICE 12.8 m² (138 sq.ft.)
 TOTAL : 118.1 m² (1,272 sq.ft.)
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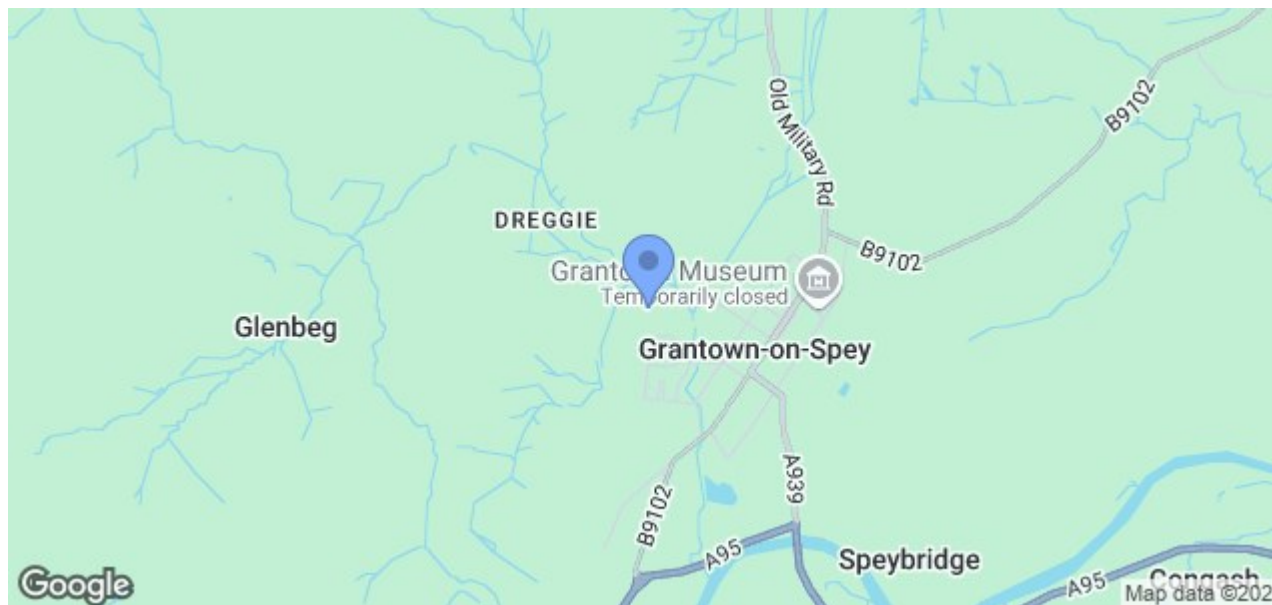
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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