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38 Dulicht Court, Grantown on Spey, PH26 3AB
UNDER OFFER £280,000

Contact us on 01479 874800 or visit www.massoncairns.com

UNDER OFFER - This impressive three-bedroom semi-detached house, built in 2019, embodies modern living at its finest with stylish and energy efficient features all in the charming town of Granttown on Spey. Located within a quiet and private development, this beautifully finished home is ideal for a variety of purchasers looking to enjoy a high standard of comfort and convenience in a sought-after location within the Cairngorms National Park. The interior is thoughtfully designed, featuring an open-plan living and dining area that's both spacious and filled with natural light, making it perfect for everyday living and hosting guests in addition to a contemporary cloakroom / wc. The stylish kitchen is fully equipped with integrated appliances and plenty of storage, offering a practical and stylish space for cooking and entertaining while each of the three bedrooms is generously sized, providing comfortable and versatile spaces for family members or guests. The private garden at the rear of the property is well-maintained and offers a fantastic spot for outdoor relaxation, family activities, or entertaining friends and the property also benefits from a driveway, providing convenient off-street parking. Set within a peaceful development, this modern home is move-in ready and offers the perfect balance of stylish interiors, functional living spaces, and a welcoming atmosphere. Don't miss the chance to make this exceptional property your own. 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 the home through the robust door with opaque glazing, you are greeted by a spacious and inviting hallway with a dedicated space for outwear and boot storage. Timber doors lead to a convenient and spacious storage cupboard, a neatly tucked-away WC, and a generous open-plan sitting room, dining area and kitchen. The entire space is beautifully finished with laminate flooring, adding warmth and continuity to this stylish and functional entrance, setting the tone for the rest of the home.

Cloakroom WC

2.13m x 2.05m (6'11" x 6'8")

The spacious cloakroom is designed with modern convenience in mind, featuring an opaque window that provides natural light while maintaining privacy. It includes a contemporary WC with a dual flush and a contemporary vanity unit with an inset wash hand basin and chrome mixer tap. The room is stylishly finished with tile-effect flooring, ceiling lighting, and an extractor fan.

Sitting Room / Kitchen / Dining

4.18m x 4.36m / 3.24m x 3.24m / 2.59m x 4.36m (13'8" x 14'3" / 10'7" x 10'7" / 8'5" x 14'3")

The spacious sitting room is bright and welcoming, featuring large dual-aspect windows that fill the room with natural light. Recessed downlighting adds a modern touch, while a generous storage cupboard provides extra convenience. Bi-fold timber and glazed doors seamlessly connect this space to the kitchen and dining area, allowing for flexible open-plan family living or a more intimate setting when desired. The dining area offers ample space for a large dining table with chairs and can also accommodate a home working desk, making it versatile for both dining and productivity. Double patio doors lead directly to the garden, enhancing the indoor-outdoor flow of the space and the kitchen, open to the dining area, boasts a stylish array of crisp white units with chic worktops and splashbacks. It is well-equipped with a double oven, induction hob with an illuminated extractor, a one-and-a-half stainless steel sink with drainer and chrome mixer tap, and integral appliances including a dishwasher, with also enjoying plumbing for a washing machine and space for a fridge freezer. A breakfast bar provides additional seating, and a double window to the front, along with recessed downlighting, ensures the kitchen is both functional and beautifully lit.

Landing

This inviting landing serves as a central hub connecting the home's private spaces. Bathed in natural light from a



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generously sized side window, the area feels bright and airy, with carpet flooring underfoot. A cupboard houses the water cylinder, while an additional airing cupboard offers practical storage for linens, towels, and other essentials. Further doors lead to each of the bedrooms, with another providing access to the main bathroom. A loft hatch with a ladder opens up to the attic area.

Principal Bedroom

3.23m x 3.46m (10'7" x 11'4")

The principal bedroom features a large picture window that fills the room with natural light, creating a bright and comfortable space. A built-in wardrobe offers practical storage, keeping everything tidy and organised. There is carpet flooring and ceiling lighting.

Bedroom Two

3.23m x 3.24m (10'7" x 10'7")

The second double bedroom enjoys views of the Cromdale Hills through a large picture window that fills the room with natural light. It features an integral storage wardrobe for convenience, carpet flooring for added comfort, and ceiling lighting that completes the space.

Bedroom Three

3.53m x 2.29m (11'6" x 7'6")

The third bedroom is currently set up as a bunk room, making it ideal for children or guests. It benefits from natural light streaming in through the window, and features an integral wardrobe for storage. The room is finished with carpet flooring and ceiling lighting.

Bathroom

3.53m x 2.05 (11'6" x 6'8")

This spacious and light-filled bathroom is thoughtfully designed for comfort and style. It features a P-shaped bath with a glazed screen, complemented by a luxurious rainforest shower head and an additional wall-mounted attachment. Recessed downlighting and tile-effect flooring add a modern touch, while the WC with dual

flush and bidet hose enhances convenience. The vanity unit includes an inset wash hand basin with a chrome monobloc tap, and an opaque window ensures privacy while allowing natural light. Additional features include a display shelf, shaver socket, an extractor fan for ventilation, and a heated towel radiator.

Outside

Outside, the property offers tarmac off-street parking for several vehicles, providing ample space and convenience. The secure rear garden is enclosed by vertical timber privacy fencing, ensuring a safe and private outdoor space. At the back, there is a well-maintained lawn area alongside a patio, perfect for outdoor dining and relaxation. Additional features include a covered bin store and a timber shed, offering practical storage solutions for garden tools and equipment.

Services

It is understood that there is mains water, drainage and electricity. There is air source heat pump 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

Fax: (01479) 874806

Email: property@lawscot.com

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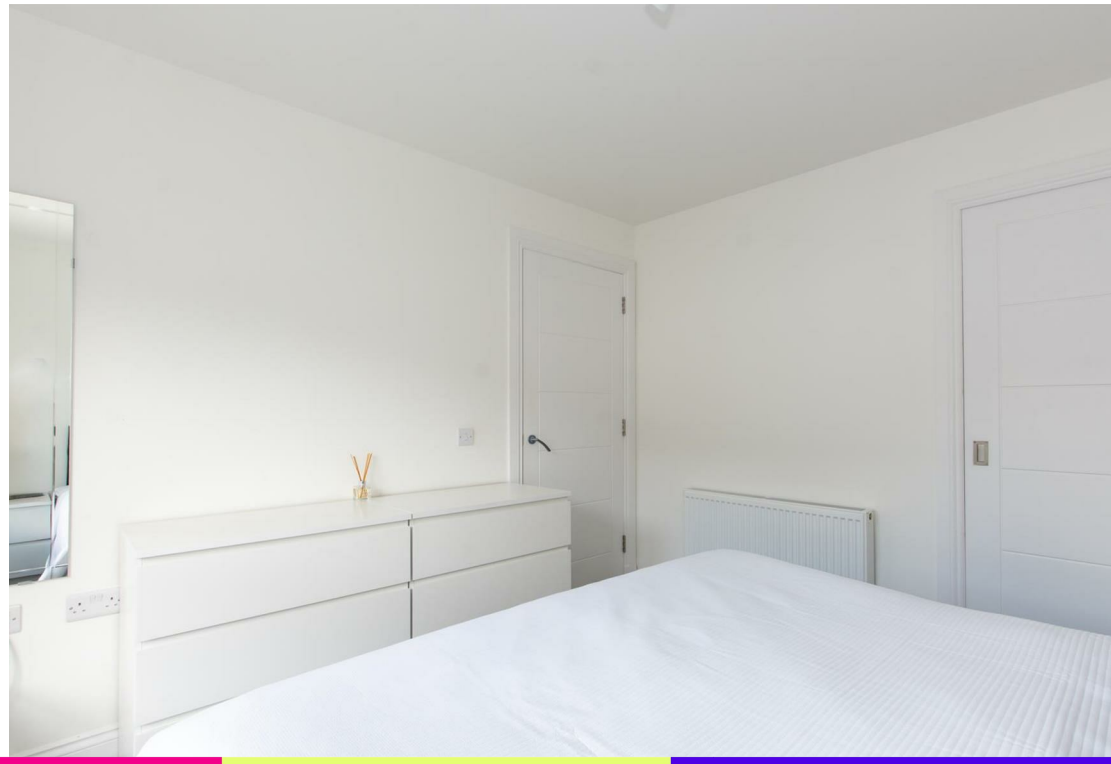
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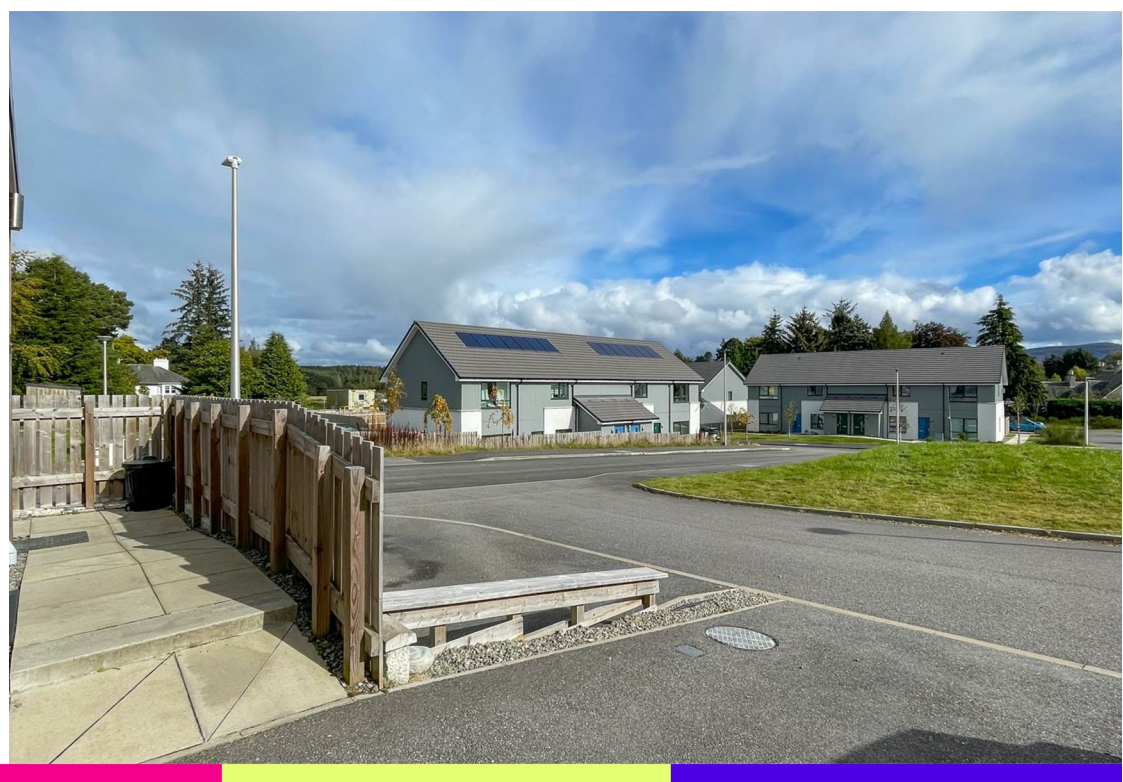
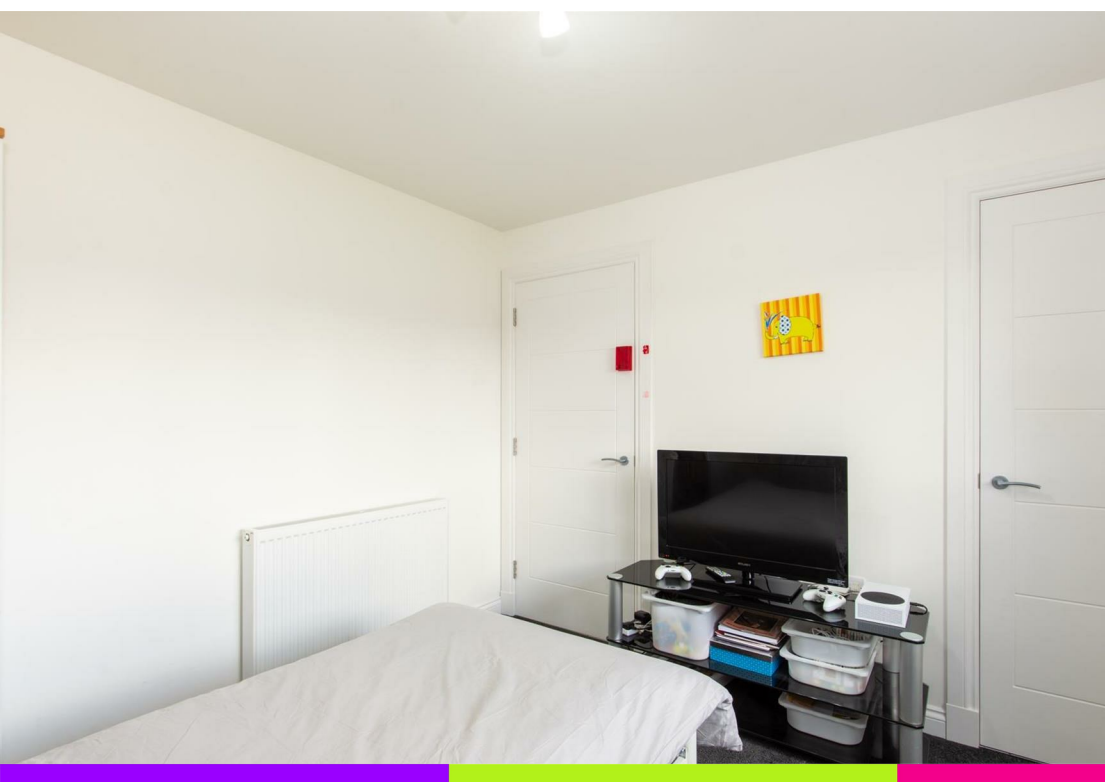
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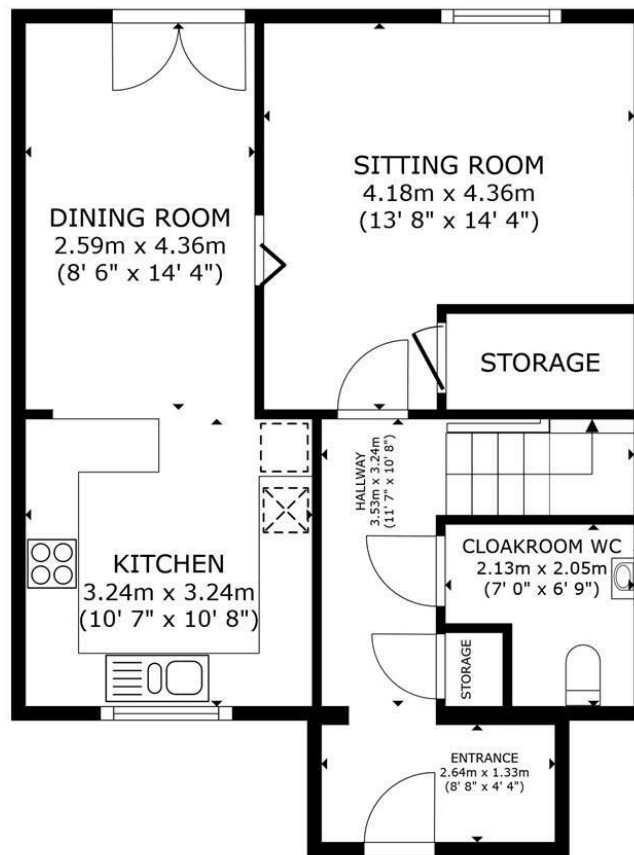












FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 56.9 m² (612 sq.ft.) FLOOR 2 52.9 m² (569 sq.ft.)
TOTAL : 109.8 m² (1,181 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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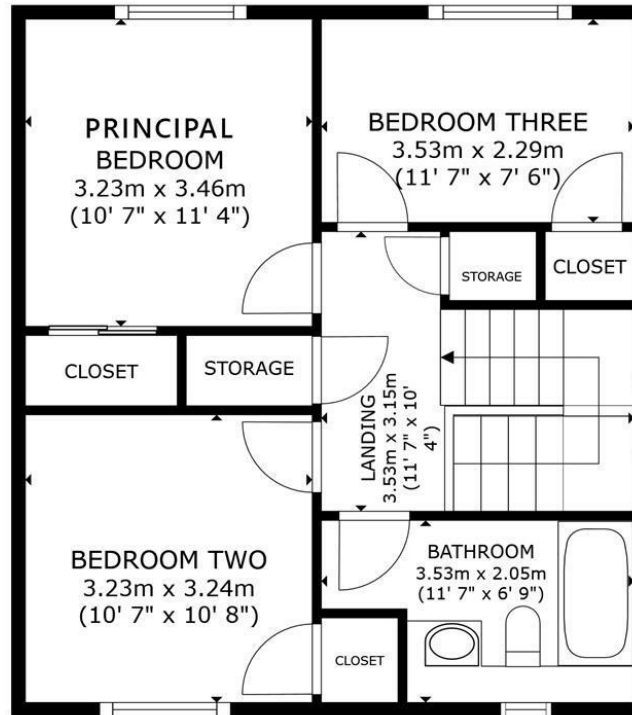
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FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 56.9 m² (612 sq.ft.) FLOOR 2 52.9 m² (569 sq.ft.)
 TOTAL : 109.8 m² (1,181 sq.ft.)
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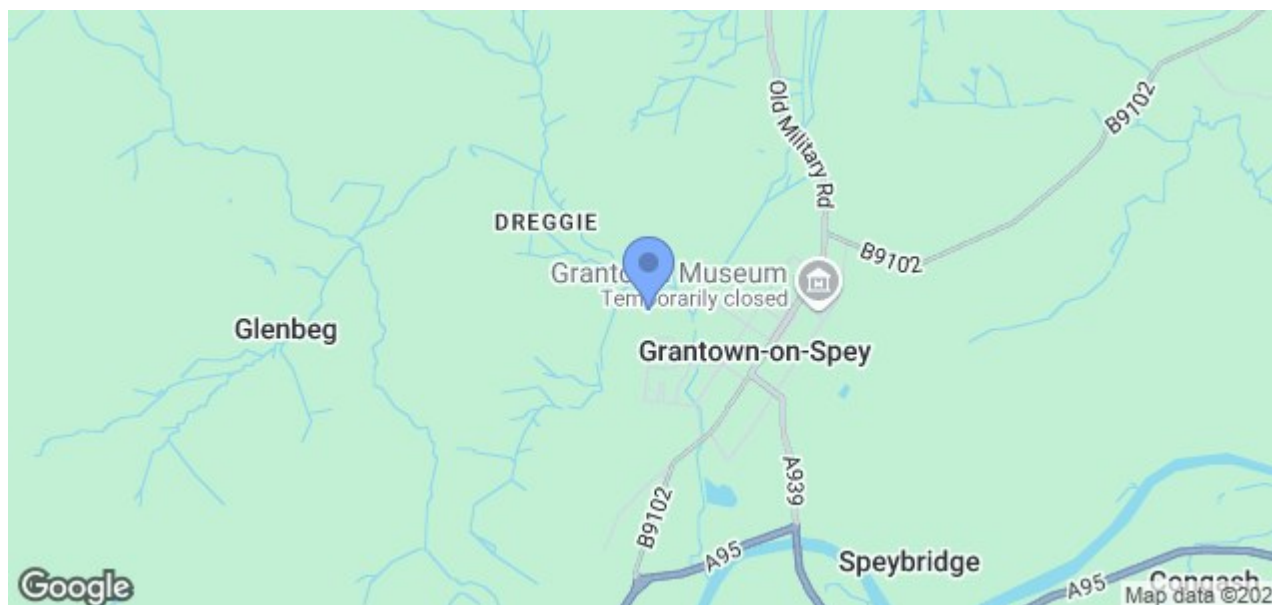
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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