



masson
cairns ESTD 1995

Dulnain, Plots 56,57 & 60 Dulicht Court, Grantown On Spey, PH26 3AB

Fixed Asking Price £495,000

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

solicitors and estate agents

Part Exchange Available This stylishly designed new-build home, part of the exclusive Dulicht Homes development, offers the perfect blend of modern comfort, energy efficiency and quality in the heart of the Cairngorms National Park. Extending to around 144 sqm (1550 sqft) over two floors, the property is thoughtfully arranged to suit contemporary living. The ground floor comprises a bright and spacious living room, a large open-plan kitchen/dining area with double doors to the garden, a utility room, WC, and integral garage. Upstairs, the first floor offers four well-proportioned bedrooms, including a principal suite with en-suite shower room, and a stylish family bathroom. Excellent built-in storage is provided throughout. Designed with sustainability in mind, the home benefits from underfloor heating powered by an air source heat pump and high levels of insulation for optimal energy performance. Fibre to the Premises (FTTP) is included for seamless connectivity, while outside, there is a generous private garden, ample outdoor space, and an EV charging station. An ideal choice for families, professionals, or downsizers seeking a rural lifestyle with future-ready features.

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Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

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property@lawscot.com

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Situation

Situated within the Cairngorms National Park, Grantown is the Capital of Strathspey and a leading tourist resort. It has a fine shopping centre, 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 with Grantown being the gateway to the Malt Whisky Trail. The Grantown Heritage Centre is open through the summer and Highland Games are held at different venues throughout the Spey Valley. Within easy reach are the Cairngorm Mountains for winter sports facilities and hill walking. The sandy beaches of the Moray Firth are also close by.

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.

Energy Efficiency

The developer has focused on building the home to encompass excellent energy reduction features to create an efficient home with sustainable materials and features that matter to you and your family, such as comfort, durability, and efficiency. We are proud to offer this home that demonstrates a commitment to excellence and a respect for the environment. The developer has chosen to go beyond minimum regulation levels for CO2 emissions. By purchasing this home, you will be better insulated and thus producing less carbon dioxide per annum. Heating is via Air Source heat pump, underfloor heating and there is double glazing and high performance external doors.

Heating, Electrical & Lighting

Energy efficient air source heat pump with underfloor heating to the ground floor and radiators to the first floor.
LED down lighters and Pendant Lighting.
Feature lighting.
Mood Lighting to Kitchen.
Shaver sockets to bathroom.
Mains-wired smoke detectors, CO and heat detectors.

Home Entertainment & Communication

TV points to Lounge and Principal Bedroom.
Telephone points to Lounge.
The development also offers cutting-edge connectivity, providing Fibre To The Premises (FTTP) for ultra-fast internet.

External & Grounds

The gardens to the front are turfed and benefit from privacy fencing and there is a further area of wild planted ground to the rear which stretches to the woodland behind. Spacious private driveway access and parking for several vehicles. Electric Vehicle Charging Point.

Security & Peace Of Mind

High energy efficient secure external doors with multi point locking system. External lighting with PIR control. Lockable windows. Mains powered smoke detectors with battery back up. 10 Year NHBC or equivalent guarantee.

Customer Journey

Reserving your new home - To secure your future home, you'll need to pay a reservation fee of £150. The



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reservation form outlines what you are agreeing to at this stage, including the cancellation policy.

The developers solicitor will issue an 'offer to sell' to your solicitor and the property will be marked as 'Under Offer'

The 'Choices' stage begins – you'll be able to select bespoke additions if you wish. The level of choice depends on the build stage of your home which the sales team will be able to provide.

Missives are concluded

Missives to handover period – Your solicitor will keep in touch with you during this time, keeping you informed about the progress of your home and your entry date.

Settlement / Handover day arrives, funds are received, keys are released and you're ready to move in.

Price

Plots 56,57 & 60 Dulnain - Detached - Fixed Asking price of £495,000 . Extras can be added by potential purchasers and can be priced on individual

requirements.

Part Exchange Available * Conditions Apply

Viewing & 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

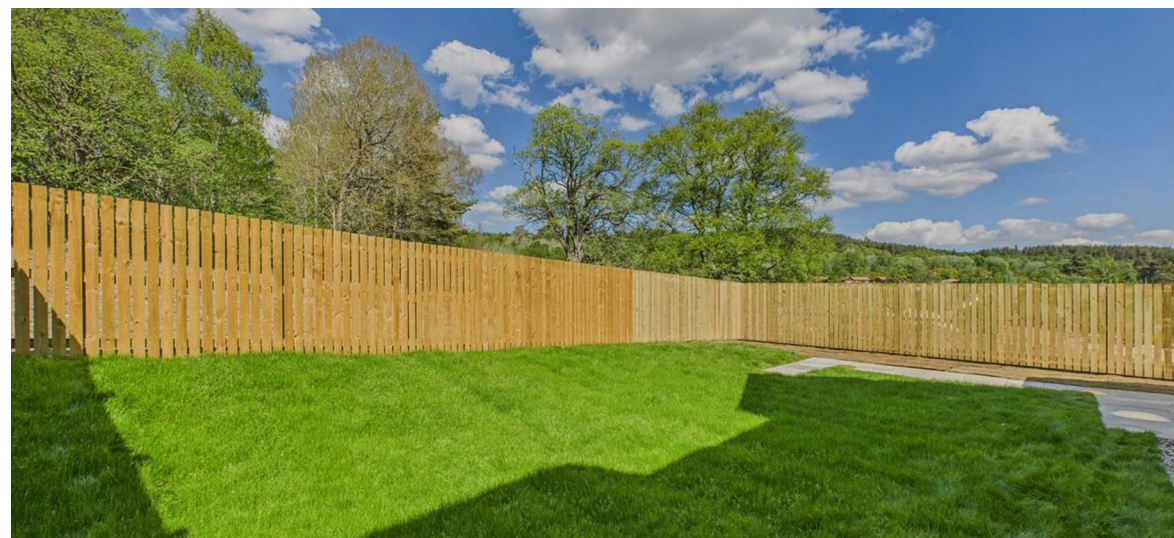
Email: property@lawscot.com

www.massoncairns.com

*The developer reserves the right to amend the specification depending on material / item availability and will endeavour if necessary to replace such items with similar or better quality.

Factoring

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.



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Availability

- Available
- Reserved
- Sold

Property Type

- 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



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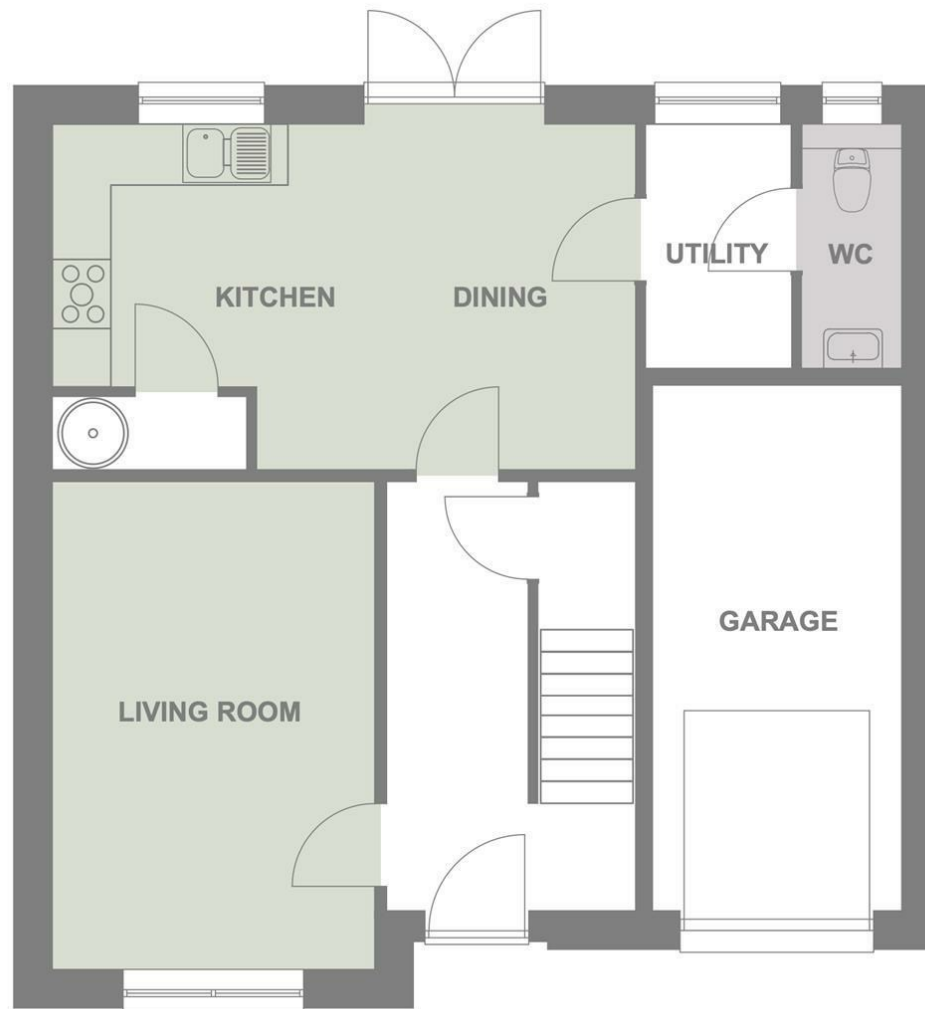
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While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters



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