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Balvattan, Tulchan, Advie, Grantown on Spey, PH26 3PW

Offers Over £475,000

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Occupying an exceptional rural position at Advie, close to the renowned Tulchan Lodge, this distinctive four-bedroom country home enjoys a wonderfully private setting with breathtaking, far-reaching views across open Speyside countryside towards Tormore Distillery and the dramatic outline of Ben Rinnes. Extending to approximately 233 sq m excluding the garage, the accommodation combines generous proportions with a layout designed to make the most of its remarkable surroundings. The heart of the house is the spacious kitchen and dining room, fitted with an extensive range of units and centred around a traditional Aga, while the impressive sitting room is exceptionally bright with large windows framing the surrounding landscape. A spectacular glazed atrium creates a memorable additional living space, flooded with natural light and opening directly to the garden, providing an idyllic place to relax, entertain and enjoy the ever-changing Highland scenery throughout the seasons. The ground floor also includes a substantial laundry room, larder, WC, inner hallway, shower room and a flexible fourth bedroom. Upstairs, a broad landing leads to three further generous bedrooms, each benefiting from its own en-suite facilities, providing excellent accommodation for family and guests. Outside, beautifully established garden grounds incorporate lawns, mature planting and sheltered seating areas, beyond which open fields and woodland create an extraordinary sense of space and seclusion. A large gravelled parking area and attached garage provide excellent practical amenity, while the exceptional setting offers a rare opportunity to enjoy wildlife, countryside and truly panoramic Highland views from the doorstep. EPC E, Council Tax B, Home report available online at massoncairns.com

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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 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

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

EPC Rating E

Atrium

4.77m x 4.30m (15'7" x 14'1")

A double-height reception area providing a light-filled central link within the home. The space features tiled flooring and full-height timber-framed glazing along one wall, incorporating glazed double doors that open directly onto an outdoor garden patio. A pitched glass roof section maximizes natural light throughout the day. Internal double glazed doors connect the atrium directly into the adjacent sitting room, while a staircase leads up to the first-floor landing. High-level internal windows provide additional natural light transfer to upper areas. The room offers a practical layout suitable as a secondary sitting space, or central hub for family living and entertaining.

Sitting Room

5.36m x 7.00m (17'7" x 22'11")

A spacious, double-aspect reception room positioned on the ground floor, offering elevated views across the surrounding countryside, valley and gardens through large timber-framed windows. The room features an open fireplace with a decorative mantle and hearth as a central focus. Glazed internal windows and double doors maintain an open link back to the adjacent atrium, enhancing light transfer. The proportions easily accommodate both lounge seating and dining furniture, providing a versatile footprint for family living or entertaining. A built-in shelving unit is incorporated along one wall, with direct doorway access leading through to the kitchen and dining area.

Kitchen & Dining Area

3.98m x 7.01m (13'0" x 22'11")

A substantial, open-plan kitchen and dining room benefiting from dual-aspect windows that frame rural outlooks across the surrounding grounds. The kitchen section is equipped with fitted wall, drawer and base units, contrasting quality solid granite worktops, a sink with drainer, dishwasher, fridge freezer and integrated cooking appliances including an electric hob and with oven in addition to an oil fired AGA range. A central peninsula unit provides further worktop space and serves as an informal divider to the dining area. The dining zone offers ample space for a full-sized family table and features direct access to an external patio area via glazed doors, creating a practical layout for indoor-outdoor dining and routine family life. Internal doors connect the room directly to the main sitting room, the entrance hall, and the adjoining utility areas.

Laundry Room

4.92m x 4.03m (16'1" x 13'2")

A highly practical utility and laundry space positioned off the main entrance hall, serving as an ideal secondary workspace for a busy household. The room is fitted with a large ceramic Belfast sink and also houses the oil fired boiler. There is designated space and plumbing for washing machines and tumble dryers, as well as ample room for additional freestanding appliances or drying racks. A large built-in cupboard provides dedicated linen storage with shelving and houses the property's hot water cylinder. Direct internal doors provide convenient access to the entrance hall, the adjoining larder, and the integrated double garage while triple windows to the front flood the space in natural light.

Larder

1.89m x .83m (6'2" x .272'3")

A dedicated walk-in larder offering extensive fitted shelving for food storage and household supplies. The generous floor space comfortably accommodates a large chest freezer or additional standalone cold storage, making it an invaluable asset for family living.

WC

1.57m x 1.35m (5'1" x 4'5")

Situated adjacent to the entrance hall, the ground-floor cloakroom is fitted with a WC and wash hand basin, providing essential convenience for residents and guests on this level.

Bedroom Four

3.87m x 3.5m (12'8" x 11'5")

Located at the far end of the ground floor inner hallway, this adaptable double bedroom enjoys dual-aspect outlooks across the surrounding gardens. The room benefits from practical built-in storage, including an integral wardrobe unit and a secure corner integral safe cupboard. Positioned directly opposite the ground floor shower room, this room offers ideal accommodation for guests, multi-generational family living, or as a quiet dedicated home office space.

Shower Room

3.36m x 2.18m (11'0" x 7'1")

Situated along the inner hallway adjacent to Bedroom Four, this well-proportioned three-piece shower room features full-height wall tiling, a walk-in shower enclosure with glass screen and electric shower unit, a pedestal wash hand basin, and a WC. Natural light is provided by a side-facing window.

Landing

The first-floor landing features timber balustrading and a window overlooking the double-height atrium below. The landing provides direct access to all three upper double bedrooms, maintaining a straightforward connection between the sleeping accommodation and the principal living spaces downstairs.

Bedroom One & En-suite

.52m x 4.45m & 2.33m x 3.41m (.170'7" x 14'7" & 7'7" x 11'2")

A principal double bedroom located on the first floor, benefiting from dual-aspect windows that look out across the surrounding grounds and stunning countryside views. The room features built-in wardrobe storage with sliding doors, and direct doorway access to a private en-suite shower room. The dedicated en-suite facility comprises a walk-in shower enclosure, a vanity unit with integrated wash hand basin, wall mirror and storage below, and a concealed cistern WC. The room includes full-height wall tiling around the shower area, shaver light and a velux window providing natural ventilation and daylight.

Bedroom Two & En-suite

3.54m x 6.25m & 2.30m x 1.91m (11'7" x 20'6" & 7'6" x 6'3")

A further well-proportioned double bedroom situated on the upper floor, featuring a front-facing window with open views over the surrounding countryside in addition to a dual aspect window to the side which offers excellent natural light. The bedroom includes a fitted wardrobe, along with direct internal doorway access to its private en-suite facility. The en-suite features a full sized bath with shower over and glazed screen, a pedestal wash hand basin with mirror and shaver light as well as a concealed cistern WC. The room benefits from full-height wet wall panelling around the bath area and enjoys a velux window to the front.

Bedroom Three & En-suite

3.02m x 4.18m & 2.26m x 1.42m (9'10" x 13'8" & 7'4" x 4'7")

Completing the upper floor sleeping accommodation, this double bedroom benefits from



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a front-facing window with beautiful panoramic views. The room features built-in storage with a single wardrobe, providing practical hanging and storage options, with direct internal access to its own private en-suite facility with a three-piece suite featuring a walk-in shower cubicle with electric shower unit, a pedestal wash hand basin, and a concealed cistern WC. The room includes full-height wet wall panelling within the shower area, a mirror above the basin and shaver light.

Garage

6.67m x 5.35m (21'10" x 17'6")

The integrated double garage accessed via twin vehicular doors to the front, one of which is electrically operated and internally from the laundry room. The garage is equipped with full power and lighting, and houses the property's main electrical consumer unit. The space provides extensive storage of both vehicles and garden / sporting equipment as well as enjoying excellent natural light from dual aspect windows to the side and rear.

Outside

A particular feature of the property is its outstanding location which offers truly special views of the surrounding countryside, Tormore distillery and Ben Rinnes. Extending to approximately 0.28 acres, the property occupies a generous surrounding plot bounded by traditional stone walling, timber fencing, and established hedging, offering a high degree of privacy and unobstructed views over the surrounding Speyside countryside. A substantial gravel driveway provides off-street parking for multiple vehicles and leads to the integrated double garage. The garden grounds are predominantly laid to lawn, interspersed with mature trees, shrub borders, and planted flower beds. Two distinct paved patio areas sit directly adjacent to the house—accessible via the kitchen/dining room and central atrium—providing ideal spaces for outdoor seating and alfresco dining. The grounds also feature timber garden sheds and log storage, completing a practical outdoor setting suited for family life in this spectacular Highland environment. Surrounded by the renowned Tulchan Sporting Estate, the property enjoys a particularly distinctive Highland setting where traditional country pursuits, including seasonal shoots and sporting activities, continue to form part of the character and heritage of the immediate area.

Services

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

Entry

By mutual agreement.

Price

Offers over £475,000 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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What Three Words Location

What Three Words Location: [///bind.brother.stopwatch](https://www.threewords.co.uk/boundaries/boundaries/01479-874800)

Council Tax

The property is currently assessed as Council Tax Band B, with an annual charge of £1778.24 for 2026/27, including water charges. A 25% discount is currently available to single occupiers.

Purchasers intending to use the property as a second home should be aware that, for 2026/27, Highland Council charges Council Tax at 300% of the standard rate for second homes.

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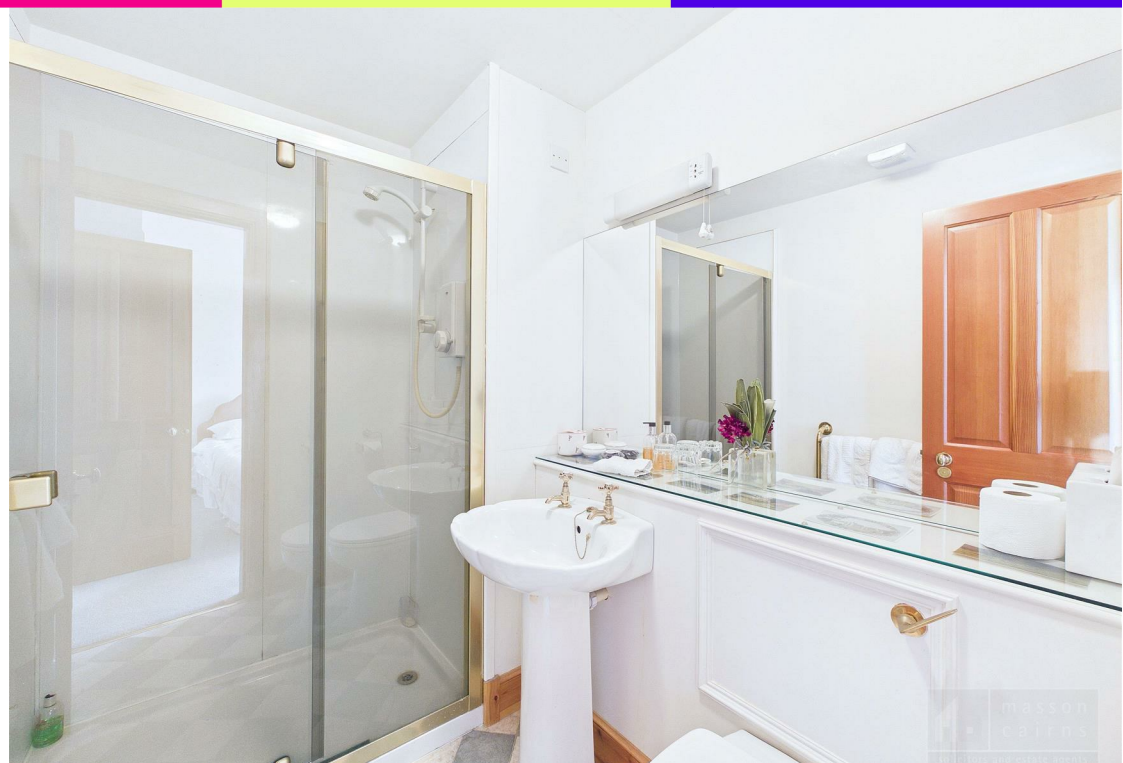
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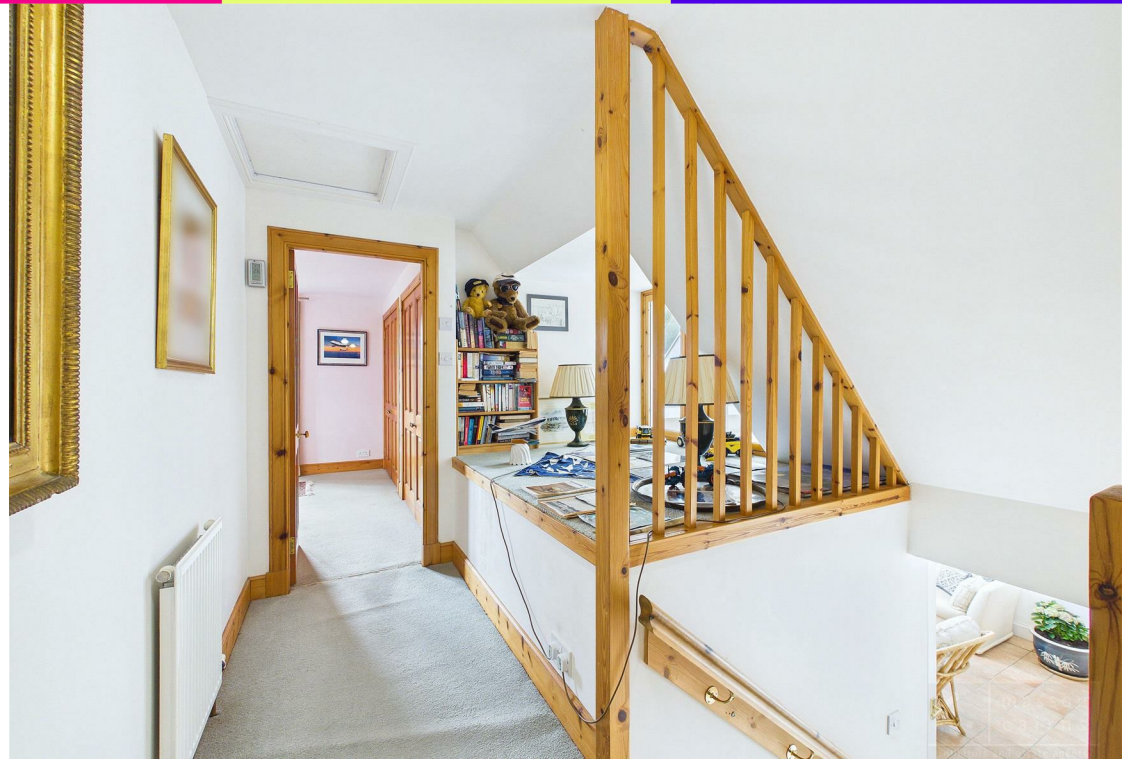






















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Approximate total area⁽¹⁾

87.7 m²
944 ft²

Reduced headroom

2.2 m²
23 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1



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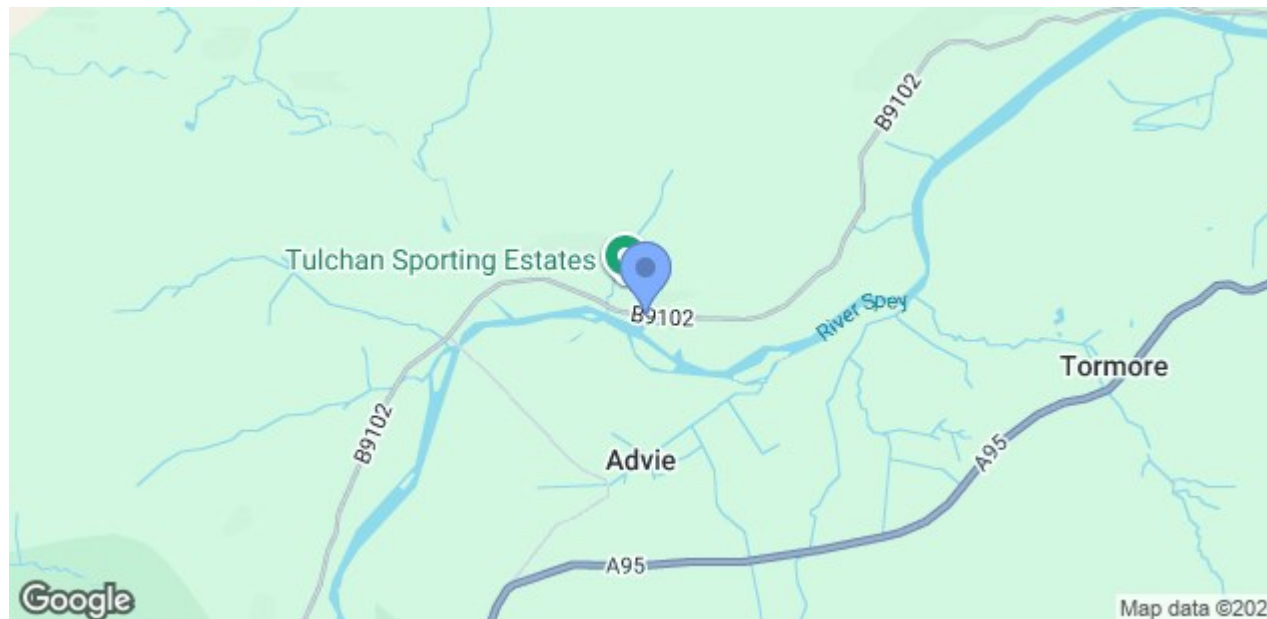
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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