



East Lynbreck, Tomintoul Road, Grantown-On-Spey - PH26 3NN

Offers Over £515,000

**PATON & CO**

SALES | LETTINGS | RURAL



## East Lynbreck, Tomintoul Road

### Grantown-On-Spey

East Lynbreck occupies one of the most coveted viewpoints in the Scottish Highlands, a position shared by only a handful of properties. This flexible, thoughtfully designed family house offers breathtaking, uninterrupted panoramic views across the Cairngorms National Park to the Mountains beyond.

- One of a handful of exceptional properties in Scotland with direct, uninterrupted views across the Cairngorms National Park to the Cairngorm Mountains
- Thoughtfully designed and flexible family living accommodation
- Separate, self-contained studio apartment
- Integral double garage
- Generous perennial gardens with lawns, pond, woodland and walking trails
- Peaceful rural setting near Grantown-on-Spey, within the Cairngorms National Park



## Property Description

Locations like this come on the market once in a generation. East Lynbreck occupies an elevated hillside near Grantown-on-Spey that places it among an exceptionally rare group of private homes in Scotland with sweeping views of the Cairngorms National Park and its mountain range. It is a property defined by a panorama that cannot be built, bought elsewhere, or recreated.

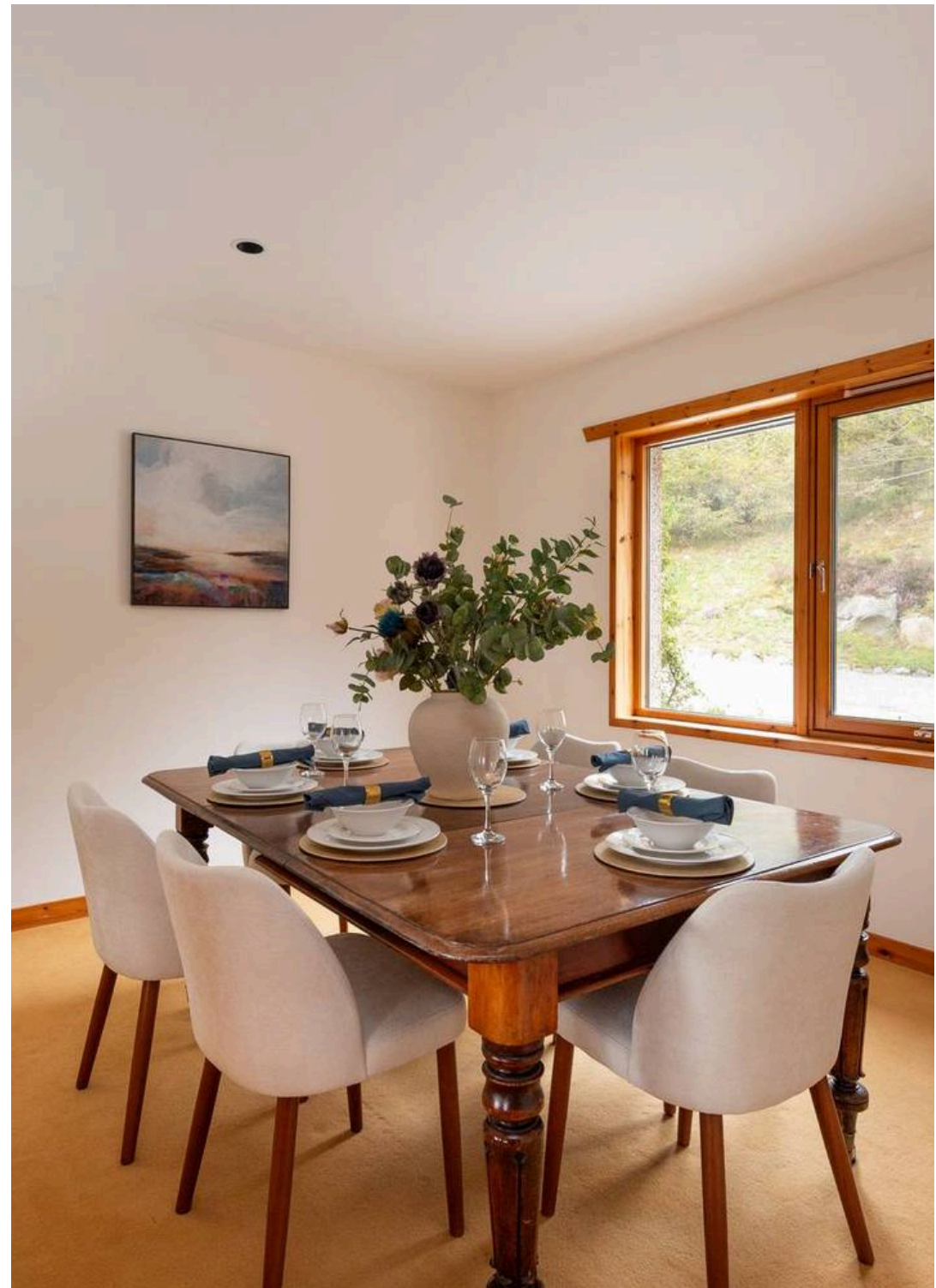
The ever-changing views form the backdrop to every room, balcony and patio.

The entrance vestibule opens into a welcoming central hallway. The sitting room is generously proportioned, featuring a wood-burning stove, and expansive windows that frame the Highland views. Double doors connect through to the dining room, providing a warm and intimate space for family gatherings and entertaining. From the sitting room there is access to the second-floor covered balcony.

A separate family room, again commanding those unparalleled views, features a vaulted ceiling and flows naturally into a study area, again with access to the second-floor covered balcony. The recently renovated kitchen, large enough for daily family dining, includes an Aga, fitted cabinets and ample worktop space. The utility and mudroom off the kitchen lead through to a spacious pantry, with the integral double garage accessed from the mudroom. A cloakroom/WC is positioned off the main hallway.

On the lower level, three bedrooms have each been designed to capture the magnificent views that make this property so singular. The principal bedroom suite includes a dressing area, an en-suite bathroom with bath and separate shower, and direct access to a private, covered patio. Two further spacious double bedrooms, each with built-in storage, are served by their own bath or shower room, with a linen cupboard providing additional storage.

Above the garage, a separate self-contained studio apartment offers exceptional versatility, equally suited to guest accommodation, holiday letting, a creative workspace or working from home. Accessed via an external staircase, the open-plan studio features a wood-burning stove, kitchenette and bathroom, with ample room for seating, sleeping and desk areas.





## Garden & Grounds

Externally, the property is set within generous, established grounds extending to around 1.51 acres (0.61 Ha), that fully embrace this outstanding and irreplaceable setting.

Expansive lawns, mature plantings, varied seating areas, a pond, woodlands and walking trails together create a private, peaceful environment rich with wildlife. A gated entrance with gravel driveway completes the approach to the home that, in both position and panorama, stands in a category of its own.

East Lynbreck is, without qualification, a once-in-a-lifetime opportunity.

## Accommodation Comprises

Ground Floor:- Entrance Vestibule, Entrance Hallway, Sitting Room, Dining Room, Family Room, Study Area, Kitchen, Utility Room, WC, Integral Double Garage

Lower Level:- Principal Bedroom (En Suite with Dressing Area), 2 Further Double Bedrooms, Family Bathroom, Family Shower Room, Linen Cupboard

Studio Apartment:- Open Plan Sitting/Bedroom Area, Office Area, Kitchenette, Bathroom

Outside:- Large Garden Grounds, Pond, Balcony, Decking Area, Private Driveway, Garden Shed, Woodland and Trails.



## Distances

Grantown-on-Spey 5 miles, Nethy Bridge 6 miles, Boat of Garten 10 miles, Carrbridge 11 miles, Aviemore 15 miles, Kingussie 28 miles, Inverness 35 miles, Elgin 36 miles, Aberdeen 79 miles, Edinburgh 142 miles (all distances are approximate).

## General Remarks

### What3words

<https://w3w.co/arts.spokes.beanbag>

### Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

### Services

Oil fired central heating.

Mains electricity

Private water- provided by well

Drainage to a private septic tank.

Fibre broadband services are available

### Tenure

Freehold

### Council Tax Band

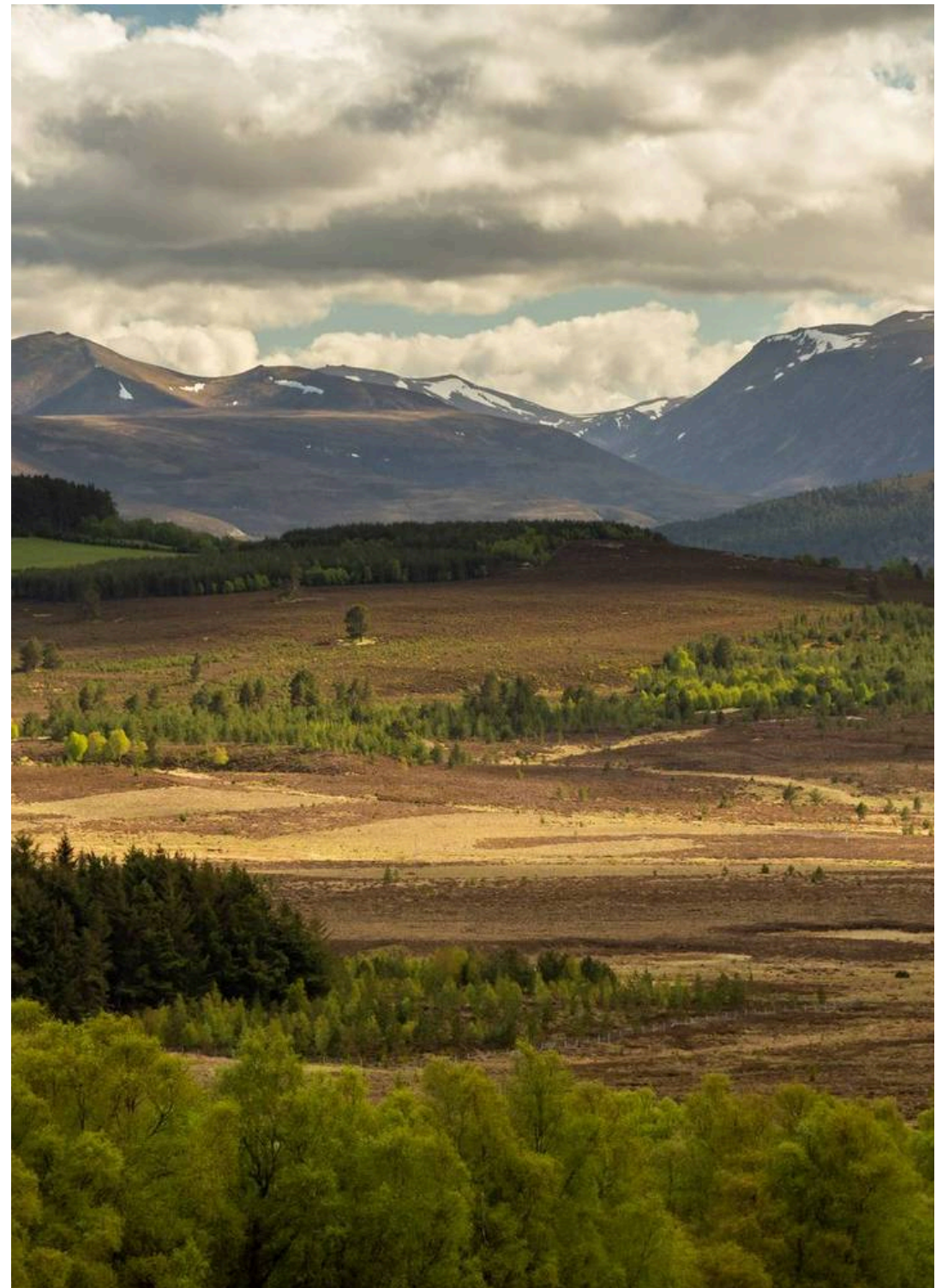
Band G

### EPC Rating

Rated D (66)

### Listing & Conservation

East Lynbreck is not a listed building and does not fall within a conservation area. The property does however fall within the Cairngorm Nation Park.













## Area Insights

East Lynbreck lies approximately 5 miles southeast of Grantown-on-Spey on the Old Military Road (A939), within the heart of the Cairngorms National Park. The surrounding area is renowned for its outstanding natural beauty, rich cultural heritage and dramatic Highland scenery, with rolling hills, ancient woodland and striking mountain landscapes creating an exceptional setting throughout the year. From snow-covered peaks in winter to vibrant autumn colours and long summer evenings, the ever-changing scenery is one of the area's defining attractions.

Grantown-on-Spey is a thriving Highland town with a strong community at its heart. It offers a flourishing High Street with independent shops, cafés, restaurants, bars, a local supermarket and community cinema, along with an excellent range of amenities including nursery, primary and secondary schooling and the highly regarded Craig Maclean Leisure Centre.

East Lynbreck is perfectly positioned for those looking to embrace the outstanding outdoor lifestyle for which the Cairngorms is so well known. During the spring and summer months, the surrounding countryside attracts hill walkers, cyclists, anglers and golfers, while visitors explore the famous Speyside whisky distilleries, castles and scenic tourist routes. The area offers endless opportunities to enjoy the natural environment, whether through woodland walks, mountain trails or simply taking in the spectacular Highland scenery.

In the colder months, nearby Aviemore becomes a centre for winter sports and outdoor pursuits, including skiing, mountaineering and mountain biking. There are numerous highly regarded golf courses throughout Speyside, including Grantown-on-Spey, Boat of Garten, Carrbridge, Kingussie and the Spey Valley Championship Course. The region is also famed for salmon fishing along the River Spey, widely regarded as one of the finest salmon rivers in the world.

Whether seeking adventure in the great outdoors, an appreciation of local history and culture, or simply the peace and tranquillity of the Scottish Highlands, East Lynbreck offers an exceptional lifestyle opportunity in one of Scotland's most scenic and sought-after locations.







## Useful Links

Grantown-on-Spey - <https://www.grantownonline.com>

Grantown Grammar School - <https://grantowngrammar.wordpress.com>

Grantown Primary School - <https://grantownprimary.wordpress.com>

Grantown Nursery - <https://www.grantownplaygroup.org>

Grantown Community Cinema - <https://grantowncinema.co.uk>

Leisure Centre - <https://www.highlifehighland.com>

Visit Cairngorms - <https://www.visitcairngorms.com>

Grantown Golf Club - <https://www.grantownonspeygc.co.uk>

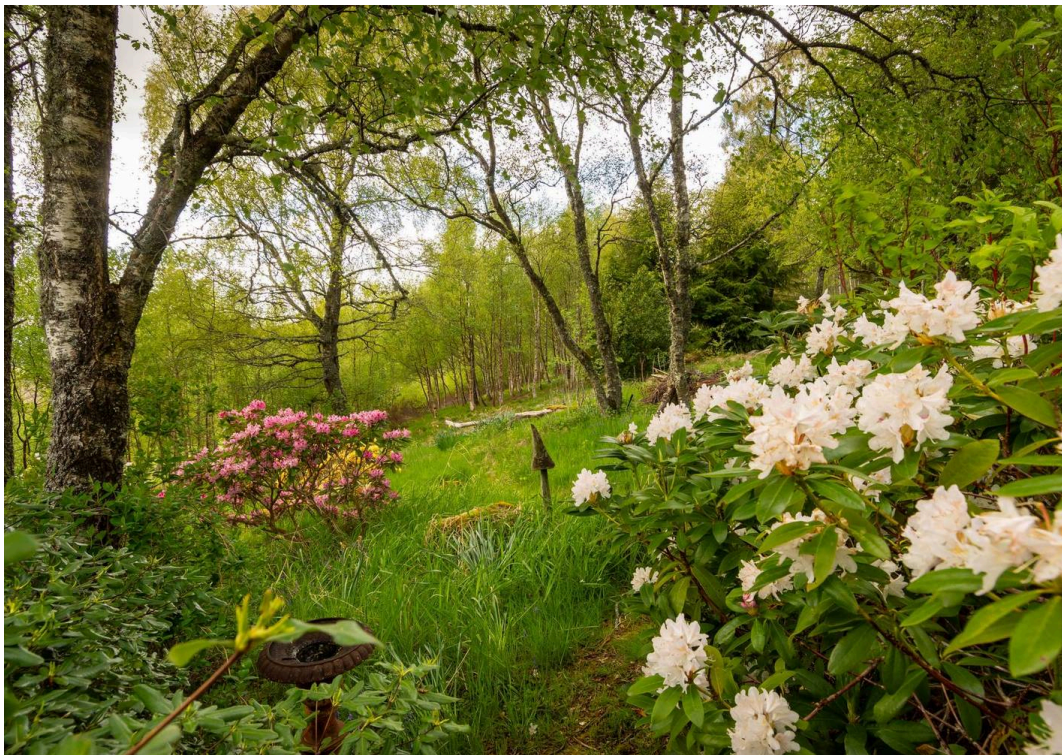
Landmark Forest Adventure Park - <https://www.landmarkpark.co.uk>

Cairngorm Nation Park - <https://cairngorms.co.uk>

Highland Golf Clubs - <https://www.golfhighland.com>





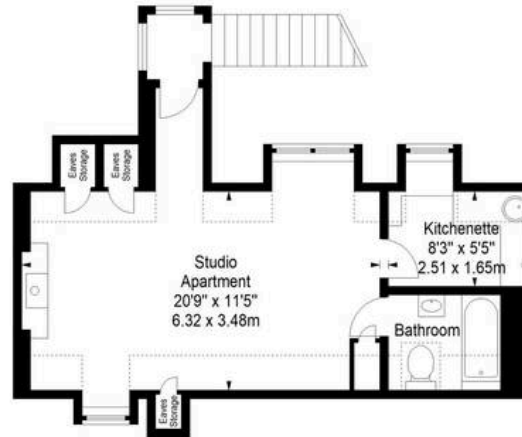




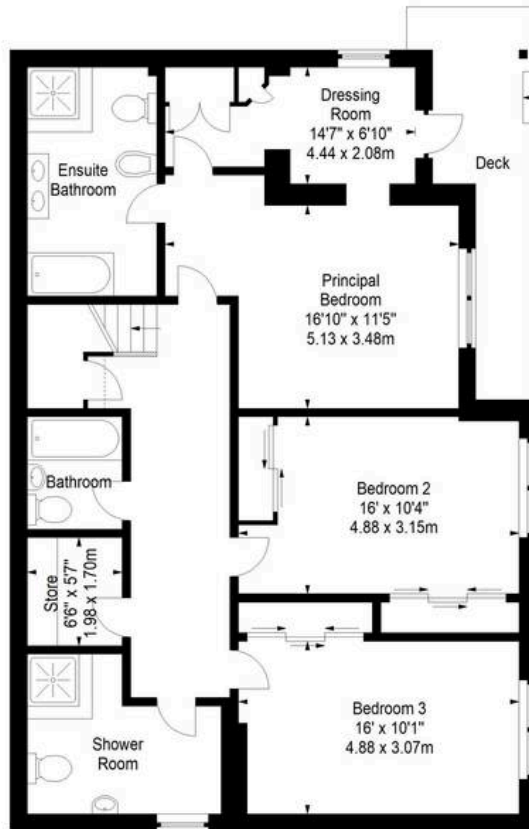
East Lynebreck,  
Tomintoul Road,  
Grantown-on-Spey,  
Highland, PH26 3NN



Approx. Gross Internal Area  
2534 Sq Ft - 235.41 Sq M  
Garage  
Approx. Gross Internal Area  
403 Sq Ft - 37.44 Sq M  
Studio Apartment  
Approx. Gross Internal Area  
376 Sq Ft - 34.93 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



First Level



Garden Level



Ground Level



### **Compliance**

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

### **Misrepresentations**

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### **Important Notice**

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## Paton & Co

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