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8 Fraser Road, Dulnain Bridge, PH26 3NZ

Offers Over £115,000

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

8 Fraser Road is a four-bedroom semi-detached home in Dulnain Bridge offering generous accommodation over three levels and requiring a programme of refurbishment and modernisation throughout, with the asking price set to reflect the extent of the works required. The entrance opens into a central hallway with stairs to the upper floors and access to the principal ground-floor rooms. The sitting room is a well-proportioned space with two windows providing natural light and a fireplace, while the kitchen is fitted with a range of base and wall units, worktops and sink, together with space for freestanding appliances. Also on the ground floor is bedroom four, providing useful flexibility as a bedroom, dining room or home-working space, together with a WC and rear vestibule giving access outside. On the first floor are three further bedrooms, including two particularly well-proportioned doubles, alongside a shower room fitted with a shower enclosure, WC and wash hand basin. A loft ladder provides access to the attic level where a substantial attic room provides useful additional floor space, with an adjoining cupboard offering further storage. The accommodation is dated internally and areas of flooring, decoration, fittings and finishes will require attention, allowing a purchaser to refurbish the property to suit their own requirements. Outside, there is a garden and parking to the front, car port to the side together with a sizeable rear garden which is presently overgrown and would benefit from landscaping and general improvement, as well as an outbuilding providing additional storage. Overall, this is a substantial home with a practical layout and useful additional attic accommodation, offered at a price intended to take account of its current condition and the investment required. EPC E, Council Tax C, Home report available online at massoncairns.com

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Dalnain Bridge

Near Grantown On Spey, and in the Cairngorms National Park, the village is comprised of two communities, Dalnain Bridge and the crofting community of Skye of Curr which stretches for about a mile to the south, terminating at the famous Speyside Centre. Grantown On Spey situated nearby is within the Cairngorms National Park and 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, 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 Dalnain Bridge, 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 87 miles away, providing a wider range of domestic and international flights.

Train Stations:

Carrbridge Railway Station: About 5 miles from Dalnain Bridge, offering connections to Inverness, Perth, and Edinburgh.
Abermore Railway Station: Approximately 9 miles away, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes:

A95: This arterial road connects Dalnain Bridge to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.
A939: This scenic route connects Dalnain Bridge to the A96, linking

Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Dalnain Bridge 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

Entrance vestibule

1.15m x 1.11m (3'9" x 3'7")

A practical entrance area providing access into the main hallway.

Hallway

A central hallway providing access to the principal ground-floor accommodation with stairs rising to the first floor. There is space for coats and everyday storage.

Sitting Room

3.74m x 4.46m (12'3" x 14'7")

A well-proportioned reception room located to the front of the home with two windows providing natural light. There is a fireplace which forms the main focal point of the room.

Kitchen

2.94m x 3.05m (9'7" x 10'0")

A well-proportioned kitchen with two windows providing natural light overlooking the rear garden. There is a washing machine and oven in addition to a further door to the rear vestibule, the space is in need of fresh kitchen units.

Rear Vestibule

1.04m x 1.51m (3'4" x 4'11")

A small rear vestibule providing access between the kitchen, WC and the rear of the property.

WC

1.07m x 1.42m (3'6" x 4'7")

A useful ground-floor cloakroom fitted with a WC and wash hand basin.

Bedroom Four

3.46m x 3.06m (11'4" x 10'0")

A ground-floor double bedroom with a window to the rear of the property. The room offers flexibility for use as a bedroom, dining room or home office and requires refurbishment and there is recessed display shelving.

Landing

The first-floor landing provides access to three bedrooms and the shower room, with a loft ladder providing access to the attic level.

Bedroom One

4.10m x 3.37m (13'5" x 11'0")

A generously proportioned double bedroom with a window to the front providing natural light. The room offers good floor space for freestanding bedroom furniture.

Bedroom Two

2.67m x 4.19m (8'9" x 13'8")

A further well-proportioned double bedroom with a window to the rear of the property. The room offers useful space for freestanding furniture

Bedroom Three

2.73m x 3.08m (8'11" x 10'1")

A further comfortable bedroom with a window to the rear of the house providing natural light in addition to a single integral wardrobe providing space for hanging and shelved storage.

Shower Room

1.63m x 3.09m (5'4" x 10'1")

The first-floor shower room is fitted with a shower enclosure, WC and wash hand basin, with wet wall surround an opaque window providing natural light and ventilation.

Attic Room

4.56m x 5.09m (14'11" x 16'8")

A substantial attic room providing useful additional accommodation or storage space. The room has a velux window to the rear and there is a large adjoining cupboard housing the water tank and providing some additional storage space.

Outside

The property is set within garden ground to the front and rear, with the rear garden extending to a useful size and incorporating areas of lawn,



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mature trees, shrubs and established planting. The gardens are currently somewhat overgrown and would benefit from general clearance and landscaping, but provide good scope for a purchaser to create an attractive and more easily managed outside space. There are also timber garden structures providing useful storage, a substantial covered car port that extends along the side of the property, providing sheltered off-street parking together with useful additional space for storage and general outdoor use. The structure is functional but would benefit from some upgrading as part of the wider refurbishment of the property.

Services

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

Entry

By mutual agreement.

Price

Offers over ***** are invited

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

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Email: property@lawscot.com

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What Three Words Location

What Three Words Location [///gliders.keep.picturing](https://www.what3words.com/3gq2-g3gq-g3gq)

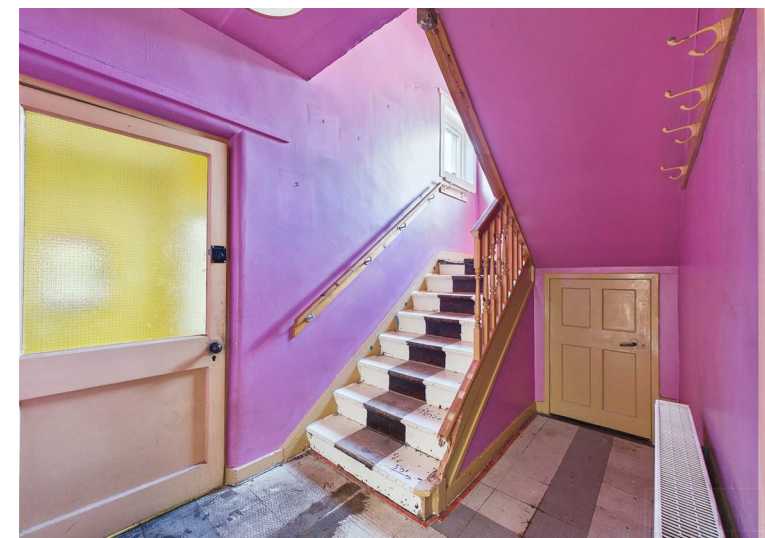
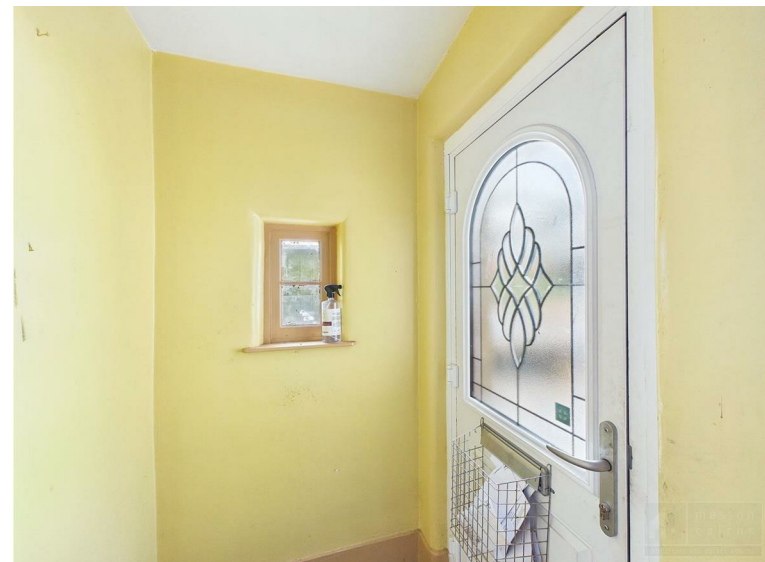
Council Tax

Currently Band * £**** p.a. (2026/27) including water rates. Single occupiers currently receive a 25% discount.

2026/27: 300% total charge (the standard rate plus a 200% premium). 2027/28: Planned increase to a 350% total charge. 2028/29: Planned increase to a 400% total charge (four times the base)

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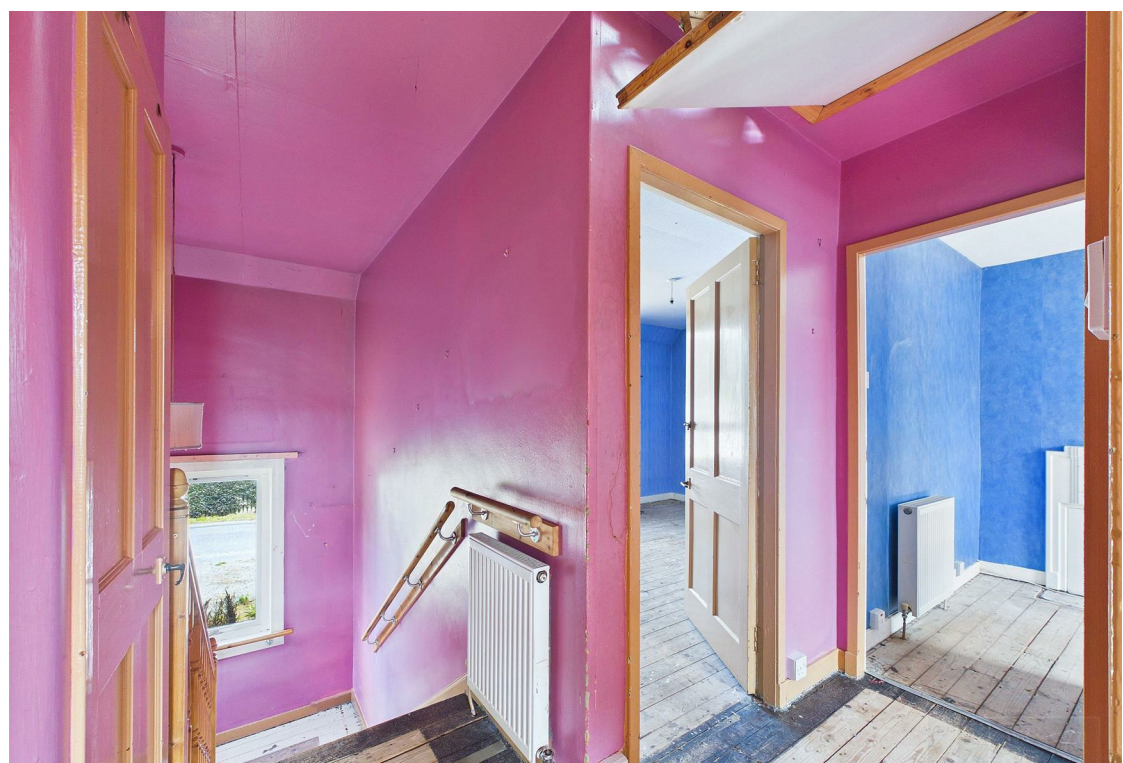
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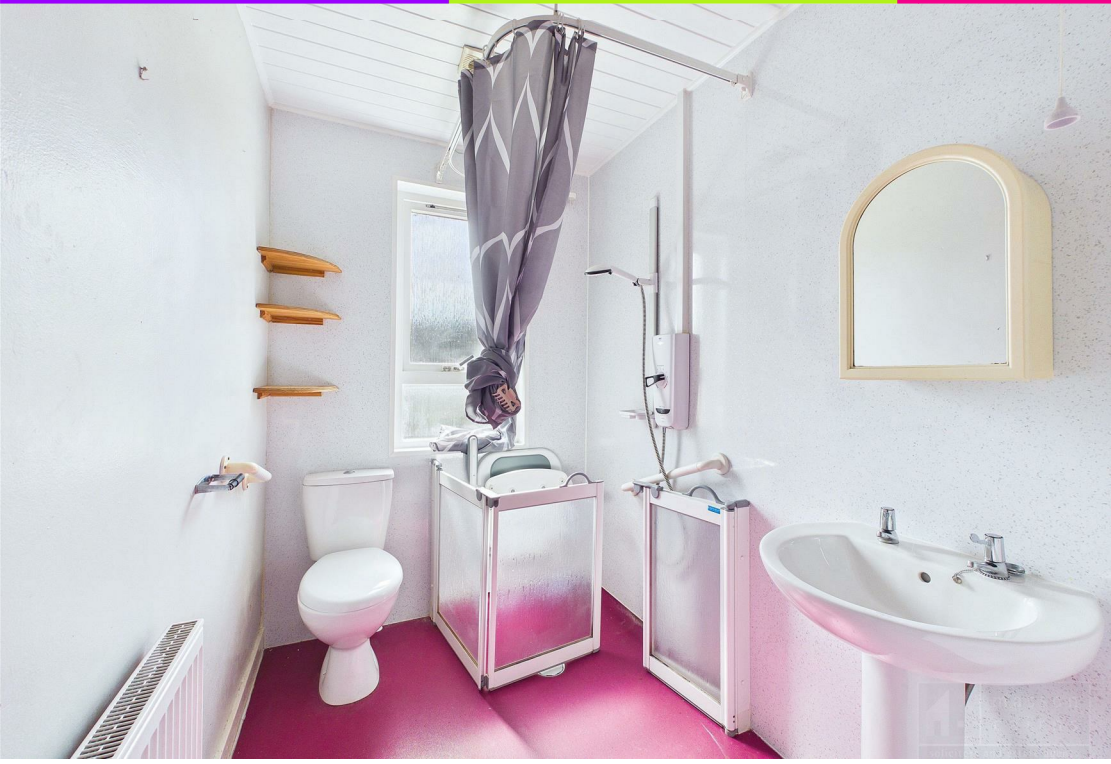
















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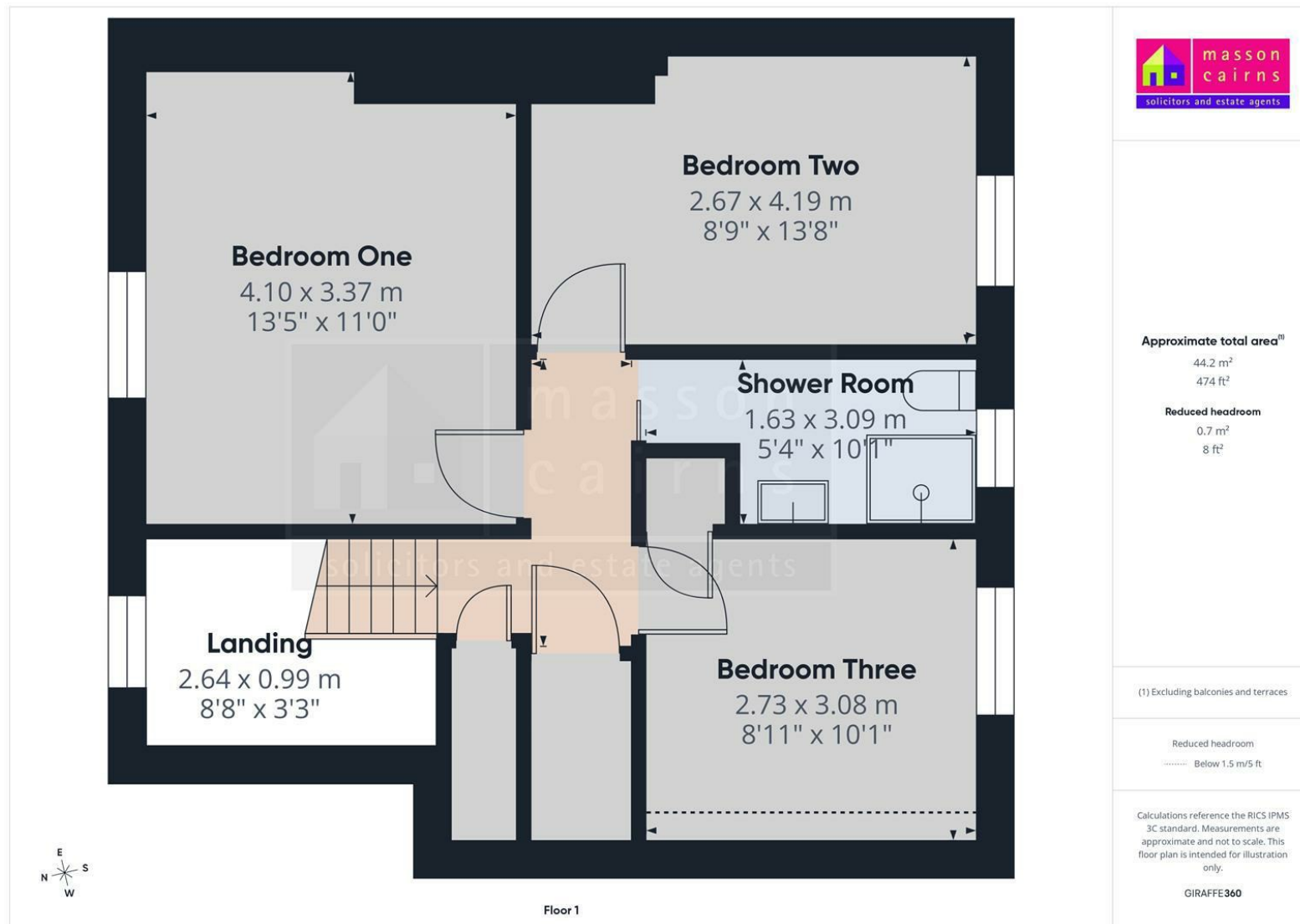
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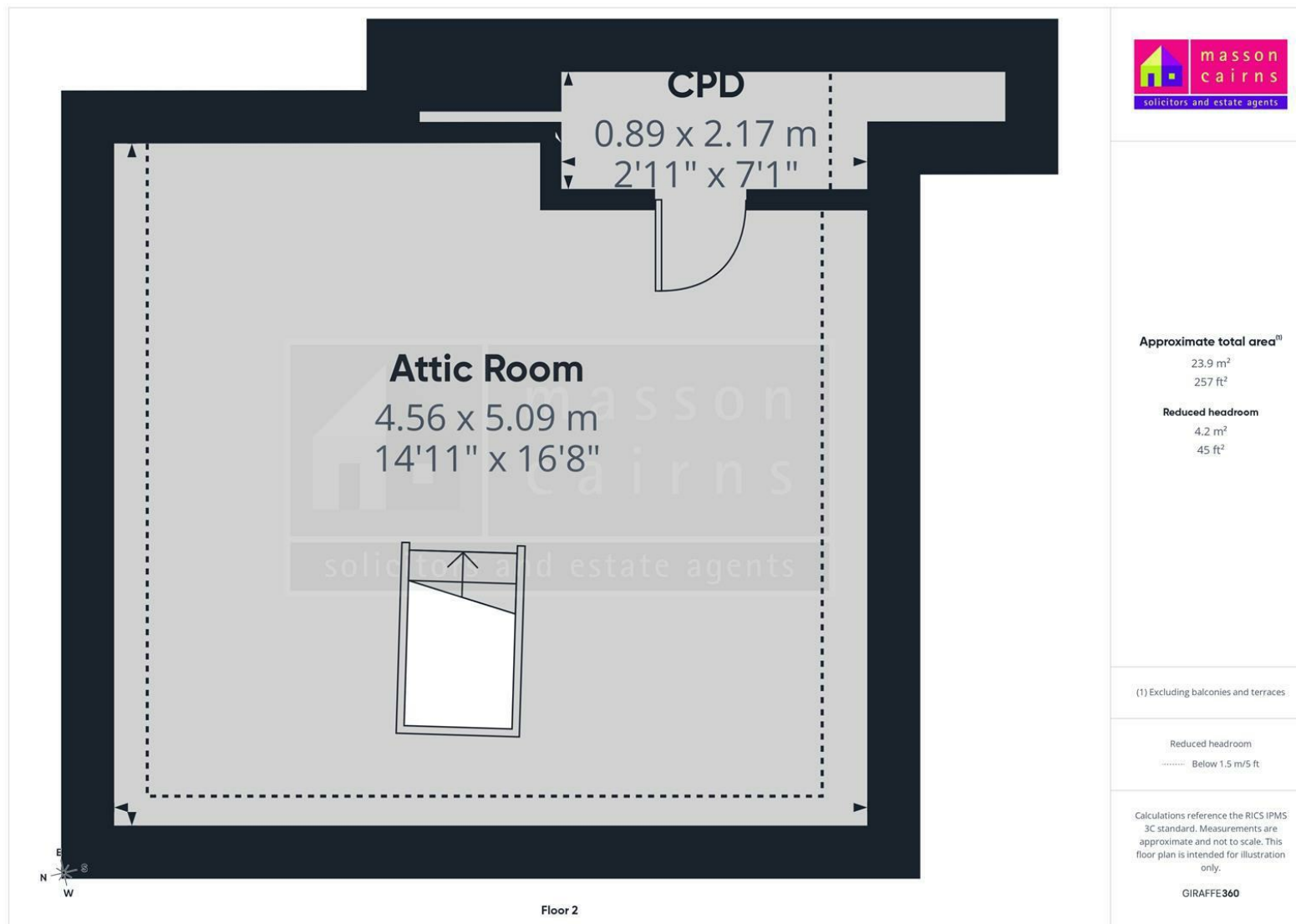
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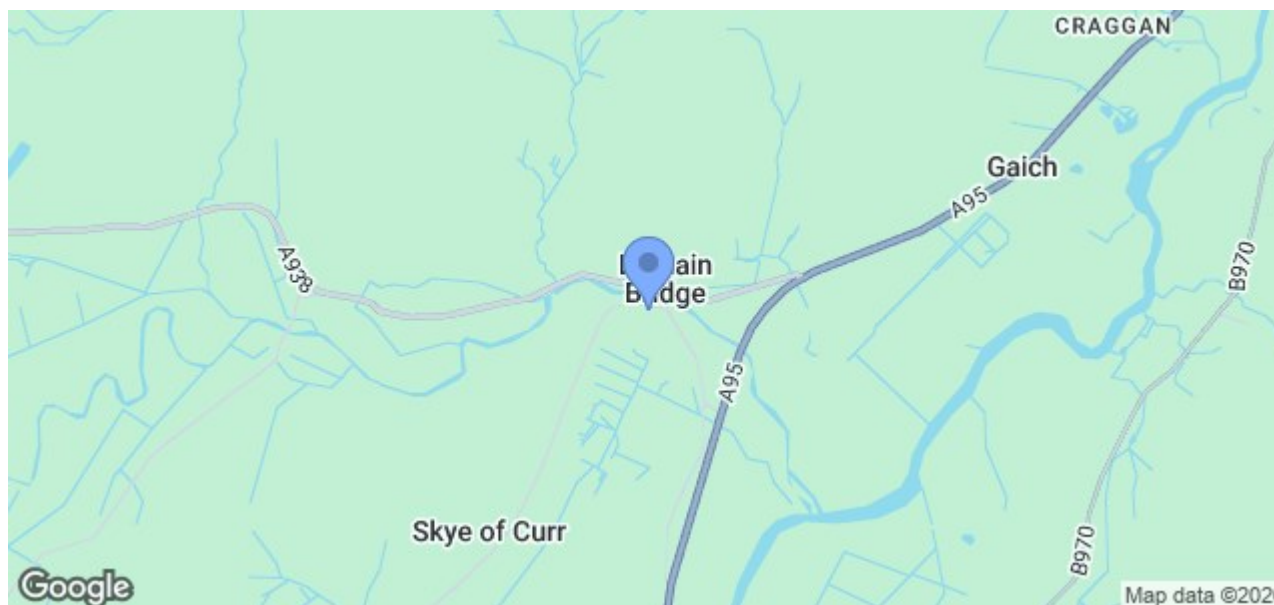
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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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