



Masson Cairns
Tel: 01479 874800
Fax: 01479 874806
Email: property@lawscot.com

Strathspey House
Granttown On Spey
PH26 3EQ

Kincraig

Fixed Price £395,000



5 bed Detached House

- 2 Public Rooms
- Dining Kitchen / Utility
- 5 Bedrooms (1En-suite)
- Bathroom / Shower Room
- Oil C.H. / Double Glazing
- Double Garage
- 0.283 Acre Grounds
- Prime Location



No 1 The Brae, Kincraig is to be a beautifully designed five bedroom luxury dwellinghouse set in birch woodland in a quiet corner of this sought after village. To be built and finished to an exceptionally high specification with top of the range kitchens and bathrooms, oil fired central heating and high performance double glazing this property is ideal for the discerning buyer wishing a spacious family home within the Cairngorms National Park yet with ease of access to excellent road, rail and air links to Edinburgh, Glasgow and the south.

FOR SALE

No 1 The Brae, Kincraig is to be a beautifully designed five bedroom luxury dwellinghouse set in birch woodland in a quiet corner of this sought after village. To be built and finished to an exceptionally high specification with top of the range kitchens and bathrooms, oil fired central heating and high performance double glazing this property is ideal for the discerning buyer wishing a spacious family home within the Cairngorms National Park yet with ease of access to excellent road, rail and air links to Edinburgh, Glasgow and the south.

KINCRAIG

The village of Kincraig is situated at the south end of Strathspey just off the B9152 Kingussie to Aviemore Road and offers a tranquil village lifestyle in a beautiful rural location within the Cairngorms National Park. In addition to the many leisure pursuits available in the area, Kincraig itself offers a range of local amenities including local Primary School, Post Office/Village Store, Hotel, tearooms and watersports centre and salmon fishing at Loch Insh. Kingussie, 6 miles away, is one of the most attractive and popular towns of Strathspey with a first class shopping centre, hotels, guest houses, medical facilities and primary and secondary schools offering education to University entrance standard. Sporting facilities in the area include 18 hole golf courses, excellent salmon and trout fishing on the River Spey and other waters, tennis courts, bowling green and children's recreation park. Kingussie is surrounded by some of the finest grouse moors and deer forests in Scotland, the Insh Marshes are famous as a bird sanctuary and within easy reach are the Cairngorm Mountains for winter sporting facilities and hillwalking and the sandy beaches of the Moray Firth. Distances: Aviemore 6 miles; Granttown on Spey 24 miles; Inverness 36 miles; Elgin 66 miles; Edinburgh 115 miles. The main London/Inverness rail line runs through Kingussie and the Inverness Airport is 50 miles distant with regular daily flights to London, Edinburgh and Glasgow.

SPECIFICATION

* Timber frame house with slated roof

- * Wet dash harled walls
- * Oil fired central heating
- * Hardwood internal finishing joinery
- * Pre-finish panelled doors
- * Bespoke kitchen with oven / hob / hood / microwave / dishwasher / fridge / freezer
- * Granite worktops
- * Half height wall tiling & heated floor tiling to bathrooms / en-suites
- * Attached or detached double garage
- * Paved patio areas, paths all round house & lockblock driveways
- * Turfed front gardens

KITCHEN

Example of kitchen. Choice of bespoke fitted kitchens by Ashley Ann complemented by a selection of solid granite work tops with designer wall tiles and under unit mood lighting to match. All come with fully integrated stainless steel Neff appliances including a glass fronted wine cooler to complete the luxury lifestyle specification.



BATHROOM

Designer Italian styled sanitary ware throughout with chrome monobloc mixer taps and spacious shower enclosures featuring thermostatic mains pressure shower valves to match.

HEATING

High efficiency condensing oil boiler controlling a combination of radiators and chrome ladder towel rails all with individually adjustable thermostatic valves to maximise heating efficiency and control in every room.

TILING

A choice of designer ceramic wall and floor tiling, with the addition of under floor heating to provide the ultimate in comfort and luxury.

HOT WATER

Large mains pressure Megaflo stainless steel hot water cylinder assuring control of a plentiful supply of hot water throughout your family home at all times of the day.

FIREPLACE AND STOVE

A choice of multi-fuel stoves and traditional or contemporary tiled fireplaces and surrounds to ensure that the home owner can add their individual touch.

WINDOWS AND DOORS

Scandinavian highly insulated and weather sealed double glazed timber windows to maximise thermal efficiency, and 3 point locking high quality external door systems throughout.

INSULATION

Highly efficient insulation materials to walls, floors, ceilings and roof areas, engineered to ensure energy conservation and sustainability and provide the most economical house running costs.

INTERNAL FINISHINGS

Example of dining room. Solid panelled doors featuring glazing to public rooms, perfectly complemented by the natural oak and ash deep skirtings / facings and feature solid wood

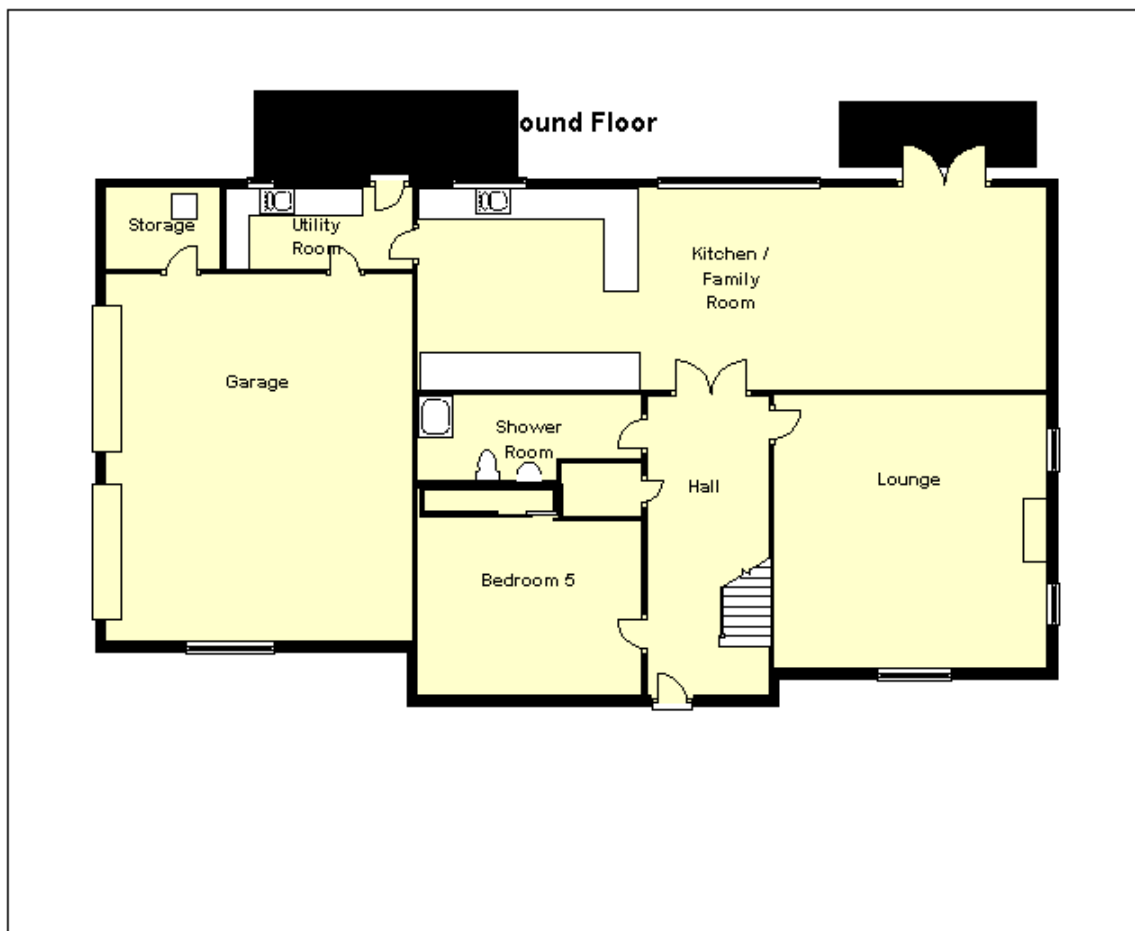


staircase. All are varnished to highlight the natural grain and beauty of the individually selected timbers throughout.

FLOORING

The spacious Sun Lounge will be fitted out with solid hardwood flooring - to the Clients' choice - from a wide selection of timbers prior to handover.

GROUND FLOOR PLAN



For identification only, not to scale.

FIRST FLOOR PLAN

For identification only, not to scale.

ENTRY

By arrangement with the subscribers.

PRICE

Fixed Price £395,000

VIEWING AND OFFERS

Viewing is strictly by arrangement with and all offers to be submitted to:-

Masson Cairns

Strathspey House

Grantown on Spey

Moray

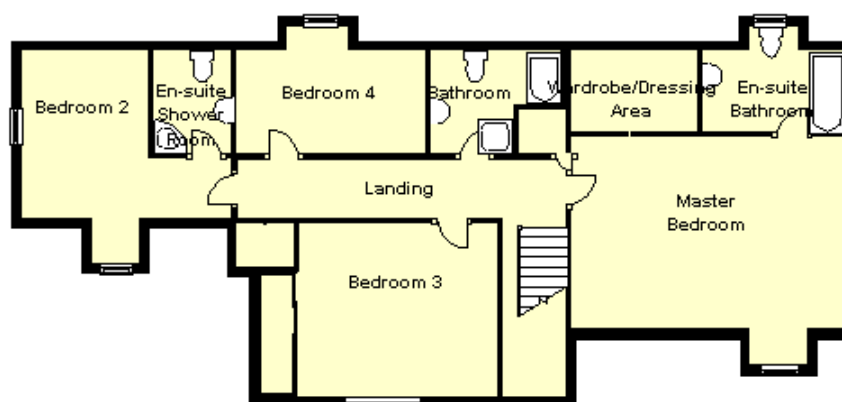
PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

www.massoncairns.com

First Floor



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

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

[Property data and search facilities supplied by www.vebra.com](http://www.vebra.com)