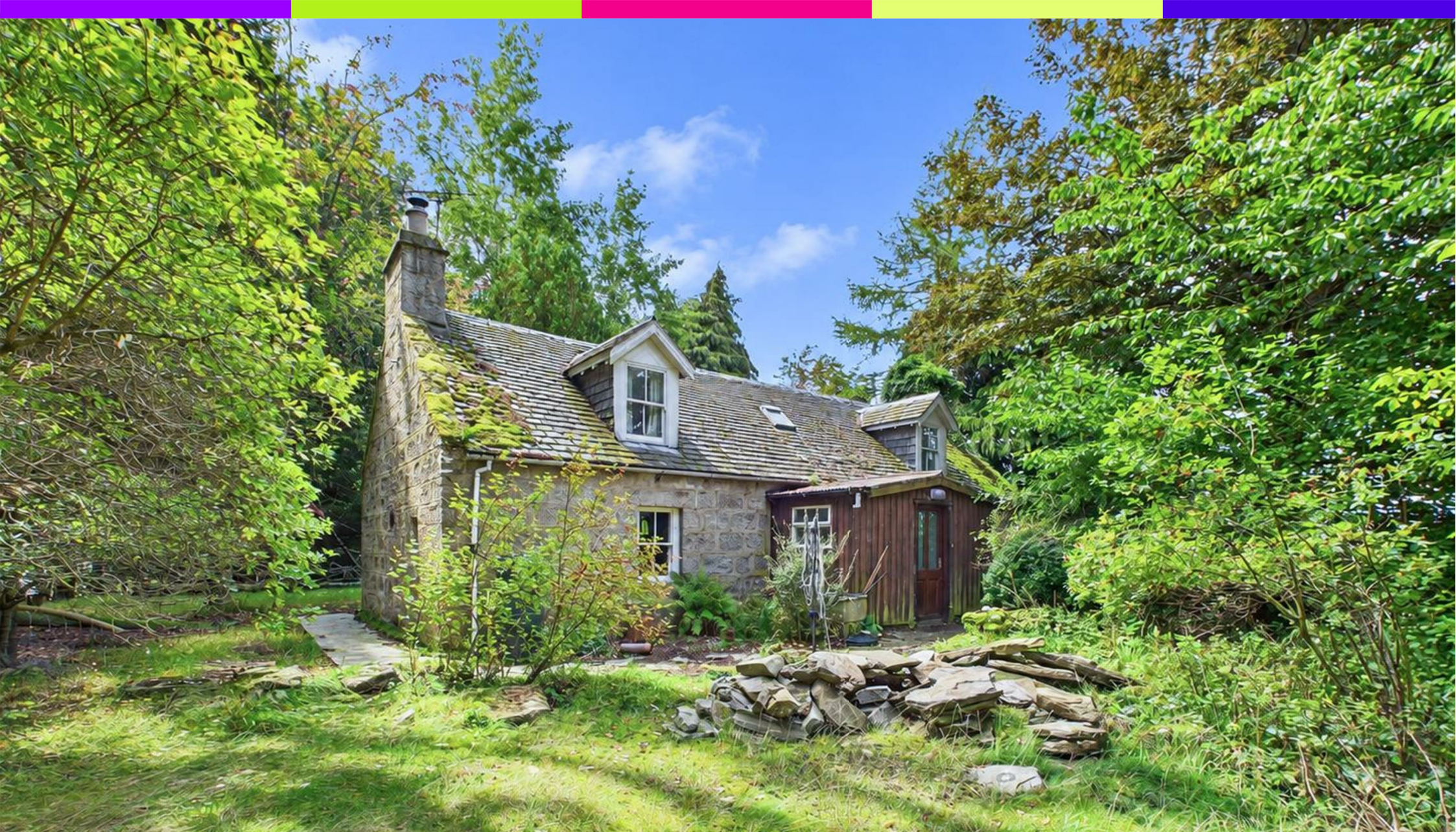




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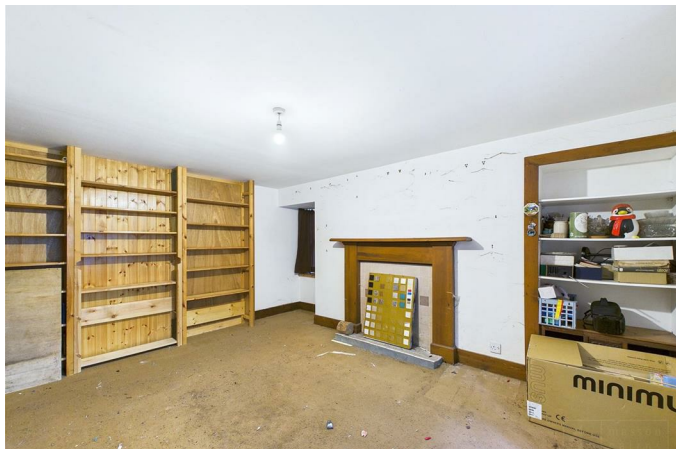
Easter Cotterton Braes of Castle Grant, Grantown-On-Spey, PH26 3PT

Offers Over £180,000

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

Easter Cotterton presents a rare opportunity to acquire a traditional one-and-a-half-storey stone and slate Highland cottage set within a generous, mature wooded plot of circa 0.32 acres just outside Granttown-on-Spey in the Cairngorms National Park. The property requires refurbishment and modernisation throughout, offering buyers a genuine blank canvas to create a custom country home suited to family living or modern rural life with potential to extend subject to the necessary consents. The ground floor accommodation opens into an entrance vestibule with a walk-in storage cupboard and leads through an inner hallway and then to a dual-aspect sitting room with fireplace and there is a large open-plan kitchen and dining / family area featuring a traditional stone inglenook hearth. Completing the ground floor accommodation is a spacious shower room. Upstairs, the first-floor landing gives access to two double bedrooms with dormer windows and a further box room/store. Externally, the cottage is nestled within private, mature garden grounds framed by woodland trees extending to circa 0.4 acres and offering excellent scope for landscaping. The natural plot features areas of lawn, timber outbuildings, storage stores, paved pathways, and mature trees which could be thinned to enhance the and open up the plot which benefits from some fantastic views towards the Cromdale Hills and Ben Rinnes. Positioned in a tranquil and unique countryside setting while remaining within easy reach of Granttown-on-Spey's local amenities, Easter Cotterton offers ideal potential as a beautiful family home in the heart of the national park. EPC E, Council Tax D, Home report available 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 D

Entrance Vestibule

The property is entered via an entrance vestibule to the front that offers a useful boot-room layout prior to the main accommodation. A part-glazed wooden door leads into the space, which benefits from natural light provided by a high-level window on the side elevation. There is direct access into an adjacent built-in walk-in cupboard providing practical storage for coats, outdoor gear, and household items.

Hallway

The inner hallway links the entrance area to the principal ground floor rooms and houses a timber staircase leading to the first floor accommodation. There is ceiling lighting, a shelved storage recess and access is provided to the sitting room, kitchen/dining area, and shower room.

Kitchen / Dining / Family space

The kitchen and dining / family area forms a very spacious and useable open-plan layout arranged across two zones. The dining / family section features dual-aspect sash-style windows with deep window sills, along with a focal point stone inglenook hearth housing a freestanding wood-burning stove on a tiled hearth. A built-in cupboard is situated in this area for additional storage. The adjacent kitchen zone is fitted with wall and base units, contrasting worktops, a stainless steel sink with drainer, and space for under-counter appliances. Natural light comes from a window set above the sink, with overhead lighting provided by strip ceiling lights and central ceiling lights.

Sitting Room

The sitting room features dual-aspect natural light from sash-style windows set within deep reveals on two elevations. Central to the room is a fireplace with a traditional timber surround and tiled hearth. The space benefits from recessed timber shelving along one wall, additional alcove shelving, and a built-in storage cupboard. Central pendant lighting serves the room.

Shower Room

Located on the ground floor, the shower room is fitted with a three-piece suite comprising a walk-in shower enclosure with glass screens and a wall-mounted electric shower, a pedestal wash hand basin, and a WC. The shower area features wet-wall panelling around the splash zones. Natural light is provided by an opaque sash-style window set within a deep reveal on the rear elevation, complemented by central ceiling lighting.

Landing

The first-floor landing provides access to the both bedrooms and the central box room.

Bedroom One

Bedroom One is a double attic bedroom with a dormer window set within a deep recess that provides natural light to the space. Central pendant lighting serves the room, and there is built-in low-level access to eaves.

Bedroom Two

Another double attic room featuring a dormer window set into a deep bay that brings natural light into the room, complemented by a central pendant light. Storage is provided by low-level built-in timber cupboards running along the eaves, while an open high-level shelf positioned towards one end houses plumbing equipment.

Boxroom

The box room is a compact upper-floor space situated between the main bedrooms, featuring a rooflight window and central pendant lighting. The space is fitted with timber shelving along two walls, offering practical storage.

Outside

Extending to approximately 0.32 acres, the grounds at Easter Cotterton provide a private, established setting, with mature trees and pockets of woodland lending character to the cottage's surroundings.

Pathways lead around the property, connecting the garden with the entrance and timber porch. The substantial plot offers considerable scope for thoughtful landscaping, with the opportunity to create distinct areas for seating, outdoor dining and planting, making the most of the views towards the Cromdale Hills and Ben Rinnies. A considered approach could enhance these outlooks while retaining some of the mature trees and woodland character that make the setting so appealing. Existing outbuildings comprise timber garden sheds and open-fronted log and storage stores. These are reaching the end of their useful life, presenting an opportunity to reconsider the garden's storage arrangements as part of a wider landscaping scheme. With its generous grounds, privacy and Highland backdrop, Easter Cotterton offers the chance to shape a garden that makes full use of this special location.

Entry

By mutual agreement.

Price

Offers over £180,000 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

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

www.massoncairns.com

Council Tax

The property is currently assessed as Council Tax Band D, with an annual charge of £2,286.31 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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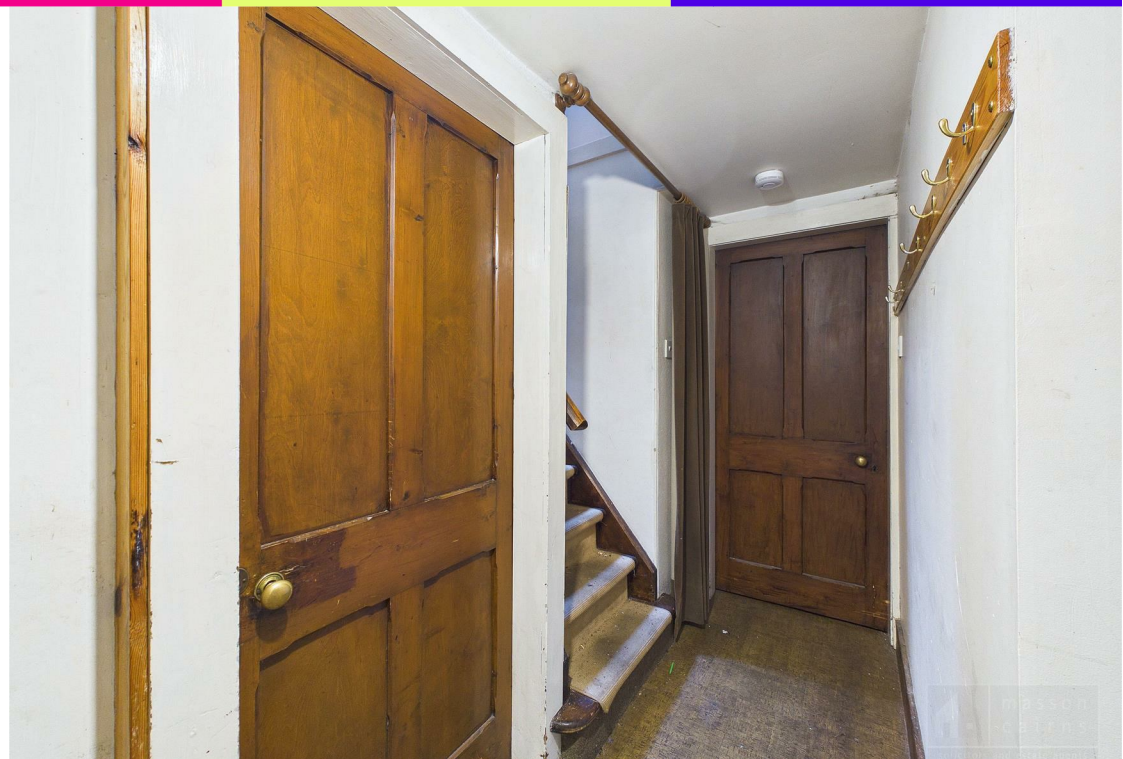
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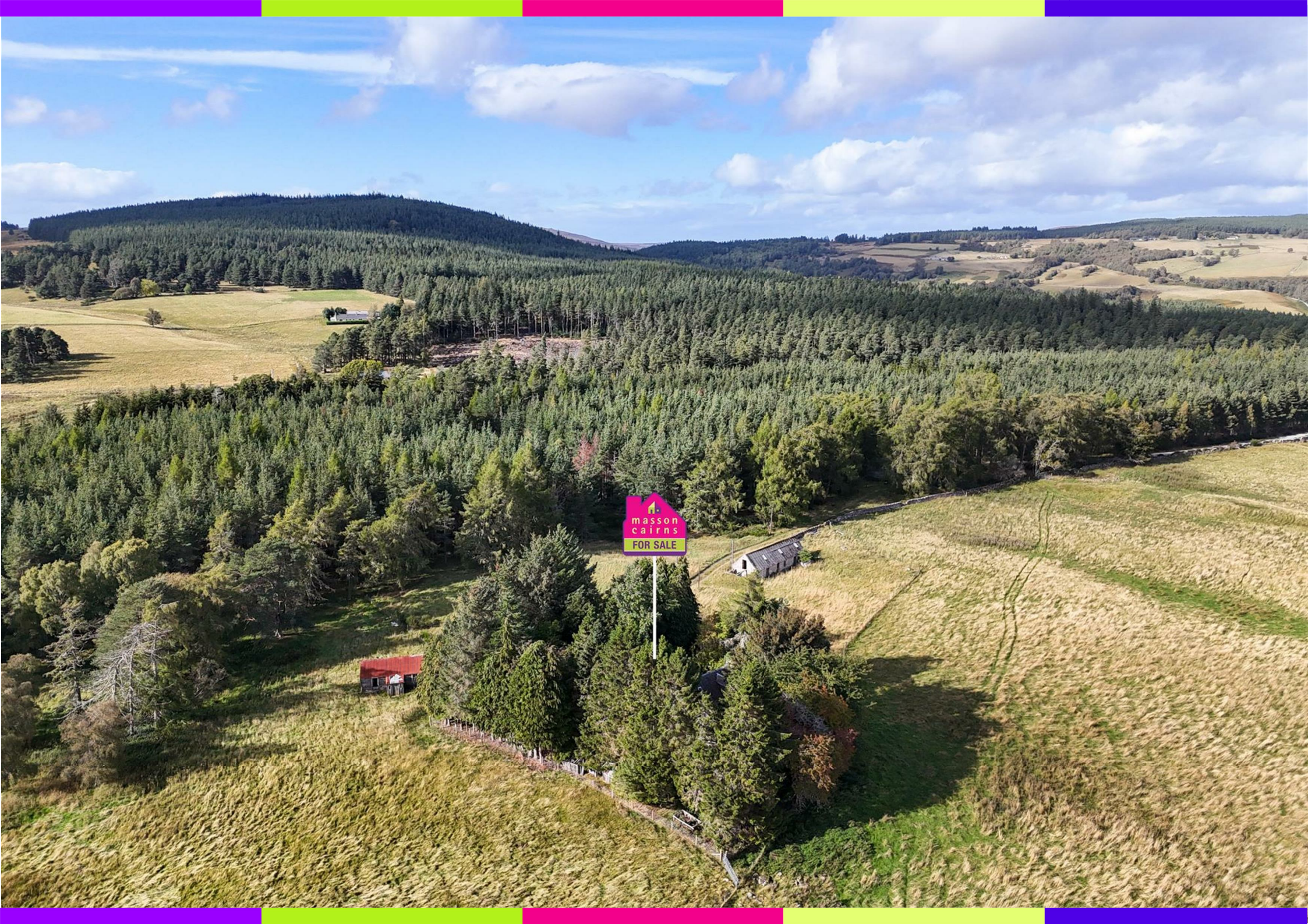
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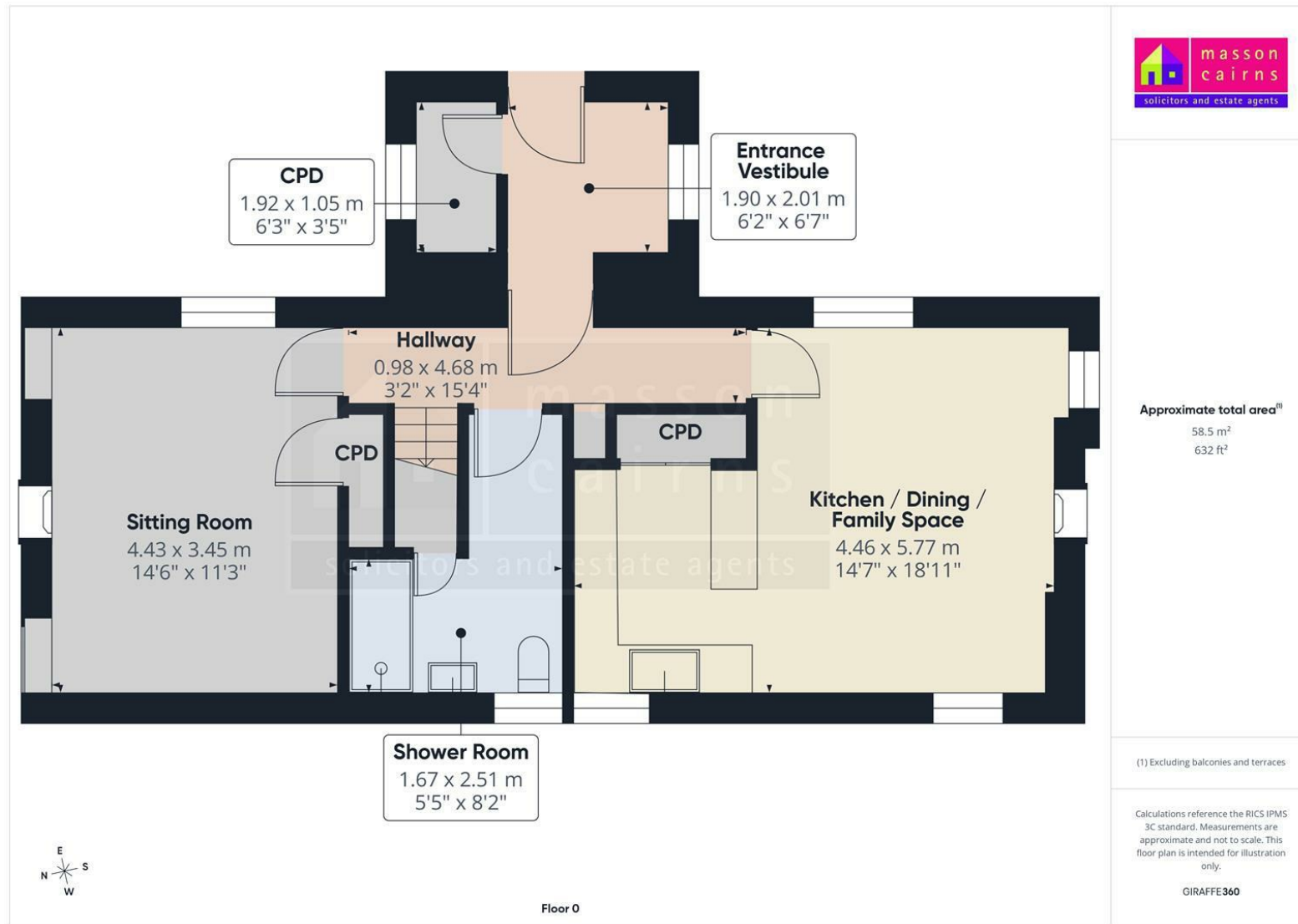












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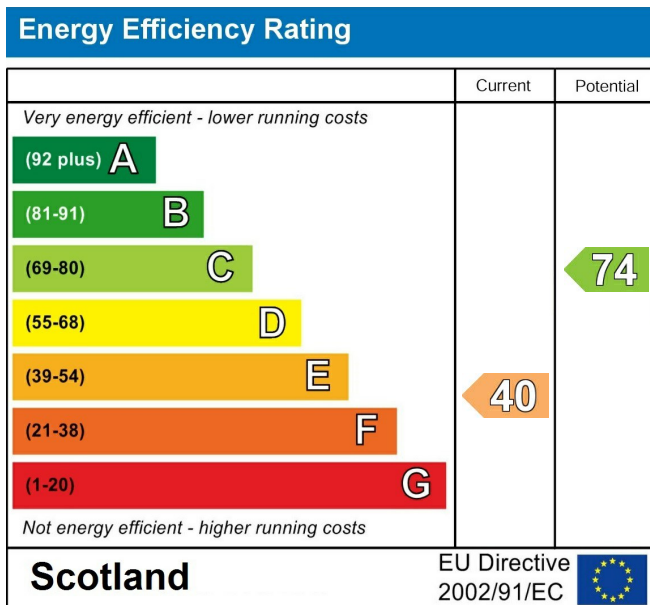
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While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters



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