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Dulicht Court Development, Seafeld Avenue, Grantown On Spey, PH26 3JQ  
Prices from £220,000

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

\*\*\*\*\* PHASE 1 SOLD OUT\*\*\*\*\*

\*\*\*\*\* LAST HOMES REMAINING PHASE 2\*\*\*\*\*

Dulicht Court is an exciting new development from RS McLeod. Set in a premium location, this collection of refined and high quality homes offer excellent value and amenity in this peaceful setting. The house types are of a crisp and contemporary design and offer excellent uv values which will provide warm and comfortable modern family living spaces. With an emphasis on sourcing locally, the homes have been designed and built by local professionals and trades wherever possible to produce high quality and attractive homes in the midst of the Cairngorms National Park. The development of semi-detached two and three bedroom homes are available for a refundable 1500 pounds reservation for build completion. There are also ten amazing elevated plots available immediately with outstanding hill views and ready for reservation / purchase with a design and build package.

## Prices from £220,000



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## RS McLeod Developments

With over a century of combined building experience, R S McLeod are a modern house builder, committed to building homes that their customers want to live in.

From the early design briefs to the last coat of paint, RS McLeod new homes are designed to the highest standard with you in mind. Modern, elegant, efficient, and most of all warm and comfy, their homes are not just somewhere to live but somewhere you want to live. With their range of houses, they have a home for you. Whatever your situation, from a cottage flat or semi-detached home to a bespoke house on prime sites, your requirements can be discussed and your dream home built.

### Grantown On Spey

Situated within the Cairngorms National Park Grantown 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, Cottage Hospital and Health Centre. Sporting facilities include 18 hole golf course, superb leisure centre with 4 court sports hall, climbing wall, fitness suite and 20m pool, 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. Other distances from Grantown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles.

### Dulicht Court

If you are looking for your first home, moving to a larger home, downsizing or just looking for a new modern and efficient home this new development in Grantown On Spey will have something for you. The first development in Grantown On Spey for a significant time, Dulicht Court offers a rare opportunity to purchase a new home in the Strathspey Capital. The highly desirable location of Dulicht Court places it just a few minutes walk from the main shopping district, restaurants and pubs of Grantown On Spey while still benefiting from a spacious home with garden and stunning views.

### Osprey House Style

The Osprey is a stylish two bedroom semi-detached home with all the advantages of a new build house including crisp and clean design, spacious living over two floors including spacious lounge with French doors to the rear garden, two double bedrooms with excellent wardrobe space, contemporary kitchen with dining area, downstairs WC and family bathroom on the first floor, high insulation levels and low running costs. Outside there are turfed front and rear gardens, lock block driveway and a feeling of space between houses provided by the landscaped green areas.

### Osprey Accommodation

Ground Floor

Hall | WC | Lounge | Kitchen / Dining  
First Floor

Landing | Two Double Bedrooms | Bathroom

### Aspen House Style

The Aspen is a contemporary three bedroom family home with a well proportioned and modern layout ideally suited for family living with a large and private lounge overlooking the rear garden,

### Aspen Accommodation

Ground Floor

Hall | WC | Lounge | Kitchen

First Floor

Landing | Two Double Bedrooms | Single Bedroom | Bathroom

### Bynack House Style

The Bynack house style has an emphasis on open plan living and enjoys a front to back lounge with dining room and kitchen which are flooded with natural light as well as a downstairs shower room and two double bedrooms and family bathroom on the first floor offering modern family living.

### Bynack Accommodation

Ground Floor

Hall | Shower Room | Open Plan Lounge/Dining/Kitchen  
First Floor

Landing | Family Bathroom | Two Double Bedrooms

### Energy Reduction Features

The developer has focused on building the home to encompass excellent energy reduction features to create an efficient home with sustainable materials and features that matter to you and your family, such as comfort, durability, and efficiency. We are proud to offer this home which demonstrates a commitment to excellence and a respect for the environment. The developer has chosen to go beyond minimum regulation levels for CO2 emissions. By purchasing this home, you will be better insulated and thus producing less carbon dioxide per annum, than a property complying with 2007 legislation levels. Heating is via Air Source heat pump, underfloor heating, double glazing and high performance external doors.

### Living Areas

The light and airy lounge offers excellent living space with french doors leading directly out to the turfed garden area.

### Kitchens

The contemporary kitchen has a choice of quality kitchen units and worktops. There are fully integrated appliances including oven, hob, dishwasher in addition to space for a dining table with chairs.

### Bedrooms

The bedrooms enjoy generous proportions and some have excellent views to the Cromdale hills and Cairngorm Mountains. There is ample storage including double wardrobes with matching shelves and hanging rails provided.

### Bathrooms

The WC's and bathrooms enjoy clean lines and sanitary ware in white. There are quality fittings including WC, bath with shower, pedestal wash hand basin and complementary tiling.

### Heating, Electrical & Lighting

Energy efficient air source heat pump feeding thermostatically controlled underfloor heating  
Feature lighting.  
Mood Lighting to Kitchen.  
Shaver sockets to bathroom.  
Mains-wired smoke detectors, CO and heat detectors.

### External & Grounds

Turfed front and rear gardens with low level timber fencing.  
Private lock block driveway with parking.  
External water tap

## Security & Safety

High security external doors with multi point locking system.  
External lighting to all doors with PIR control  
Lockable windows.  
Mains fed smoke / CO2 detectors with battery back up.  
10 Year build guarantee.

## Bespoke Serviced Plots

There are a number of sizeable and elevated plots with simply stunning views that are available for reservation and purchase on a design and build basis. Plots of this calibre are rarely available and offer the chance to build a special home of the highest specification and quality. Please see our separate property schedule on our website for full details.

## Help To Buy

As a registered member of the Help-to-Buy (Scotland) Affordable New Build Scheme, R S McLeod are delighted to be able to offer their homes to qualifying buyers who could secure a home with just a 5% deposit. The Help-to-Buy (Scotland) scheme enables first time buyers and existing property owners to buy a new build home and achieve a better mortgage rate by providing up to 15% of the purchase price interest free. Therefore, along with a 5% deposit, purchasers can apply for a mortgage for the remaining 80% achieving much lower interest rate and monthly premium. Example:

£200,000 home  
You (the buyer) 5% = £10,000

Help-to-Buy (Scotland) 15% = £30,000  
Mortgage 80% = £160,000

## Conditions

These particulars are for illustration only. Specification and individual features such as windows, garages and elevational treatments may vary from time to time, as may heating and electrical layouts. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the areas or items. Nor do they constitute a contract, part of a contract or a warranty. The properties are scheduled for completion early 2019.

## Entry

Phase 2 completed by end of November 2019

## Price

Two bedroom Osprey Home - £195,000 -----

Three bedroom Aspen Home - £220,000 -----  
Two bedroom Bynack Home - £196,000 -----

## 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  
Email: [property@lawscot.com](mailto:property@lawscot.com)  
[www.massoncairns.com](http://www.massoncairns.com)



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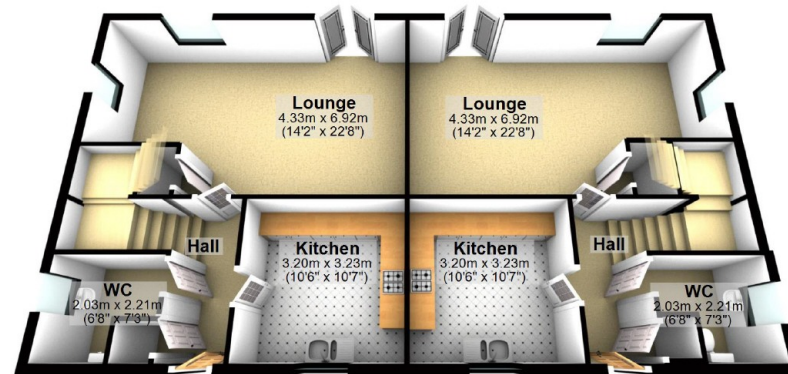
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Aspen, Ground Floor



Aspen, First Floor



Plans not to scale, for illustration only



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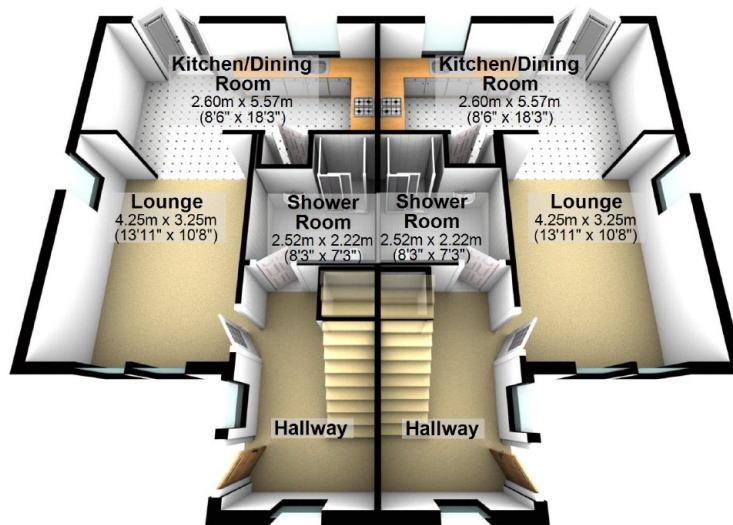
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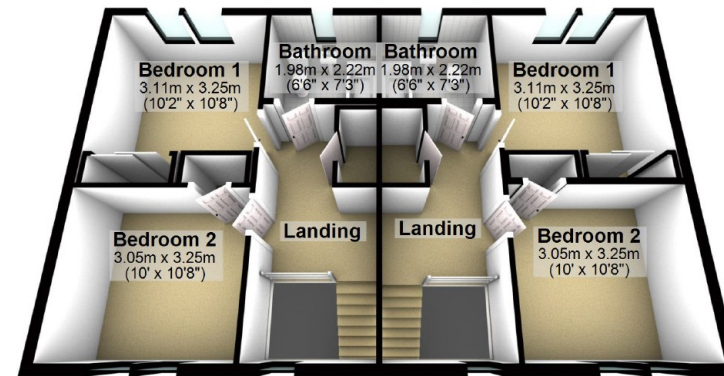
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Bynack, Ground Floor



Bynack, First Floor



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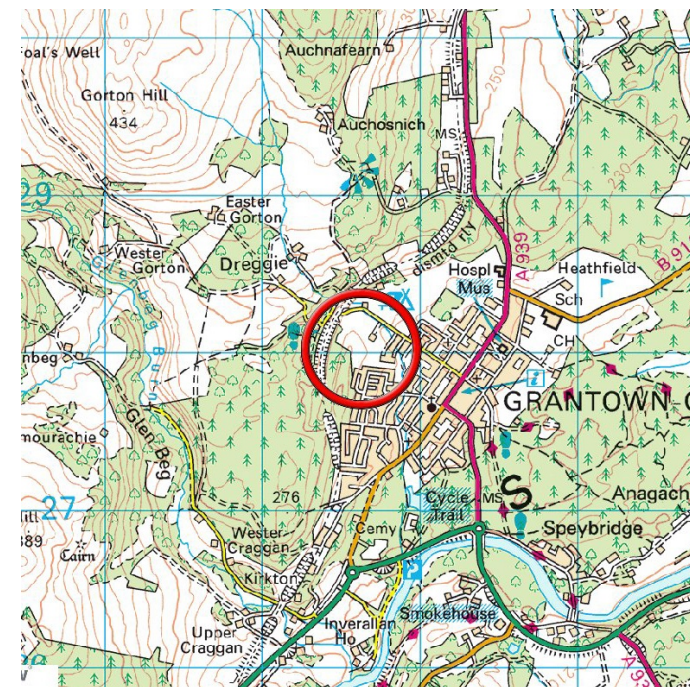
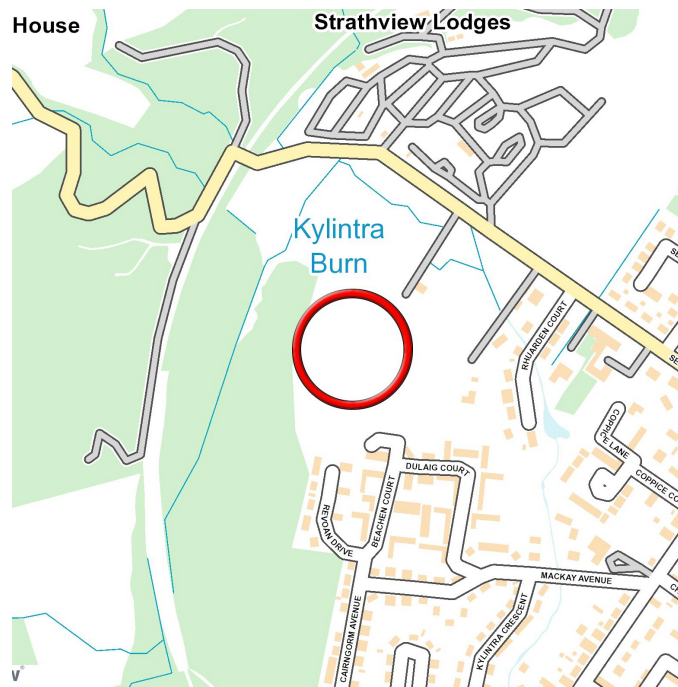
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
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