

# 3 Auchroisk Place Cromdale PH26 3QF

OFFERS OVER £310,000 are invited.

Immaculately Presented Three Bedroom  
Detached Bungalow in the Heart of  
Cromdale



## FEATURES :

- Spacious Open Plan Kitchen and Dining Area Benefiting From A Bespoke German Designed Kitchen
- Porcelanosa Four-Piece Bathroom & En-suite Shower Room
- Air Source Heat Pump, Wood-Burning Stove and Full Double Glazing
- Landscaped Garden Grounds With Double Detached Garage

CONTACT US :  
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Set within the peaceful and picturesque village of Cromdale, this exceptional detached bungalow offers an outstanding opportunity to acquire a beautifully finished home of rare quality. With meticulous attention to detail throughout, this property is being sold in immaculate condition.

Boasting approximately 118m<sup>2</sup> of accommodation, the home features three generously sized double bedrooms and two stylish bathrooms, including a stunning Porcelanosa four-piece suite complete with a spectacular freestanding bath and a spacious en-suite shower room finished with high quality fixings.

The heart of the home is a bespoke German kitchen, expertly designed for both style and functionality. High-end appliances and sleek design offer a great place for hosting friends and family.

Finished to an exceptionally high standard, the property benefits from underfloor air source heating, ensuring energy-efficient comfort all year-round. The interiors are light, airy, and finished with premium materials throughout, creating an inviting and contemporary living environment.

This is a rare opportunity to purchase a turnkey property in one of Speyside's most charming villages, ideally suited for families, professionals, or retirees seeking quality and comfort in a desirable rural setting.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981807965



#### Outside

Outside, the landscaped garden grounds provide a peaceful space to enjoy the patio areas, planters and other outdoor seating areas. Both front and rear gardens are full secure and easy maintainable.

A double garage offers ample storage and secure parking, adding further convenience to this superb home.

The village of Cromdale is situated on the Speyside Way giving access to the Moray Coast and towns including Aberlour, Nairn, Forres, and Elgin. Inverness and the airport are an approximately ¾ hour drive. Cromdale enjoys some superb panoramic views of the Spey Valley with Grantown on Spey only 3 miles away. Grantown offers an excellent range of shops, hotels and guesthouses, primary and grammar schools, health centre and dentist.



## INCLUDED

All floor coverings, light fittings, curtains and blinds.

## SERVICES

Mains electricity, water, and drainage.

## COUNCIL TAX

Currently Band E (£2,2542 pa 2025/2026)

Discounts available for single occupancy.

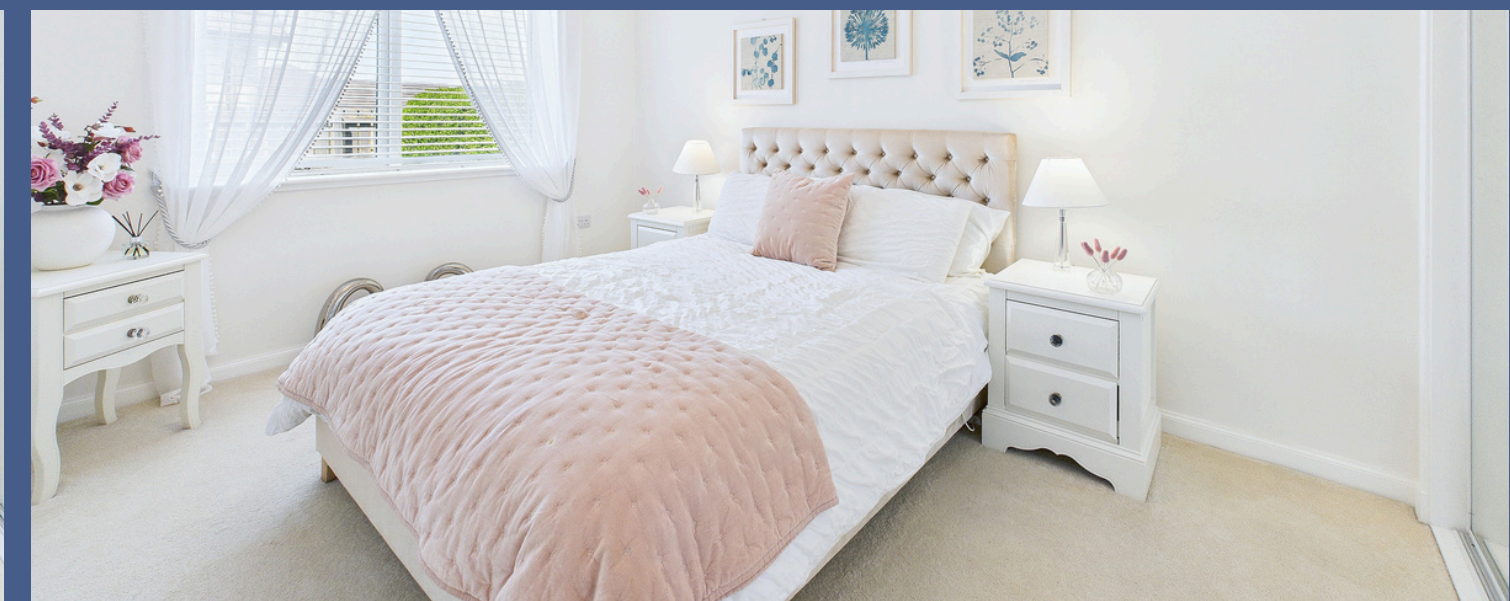
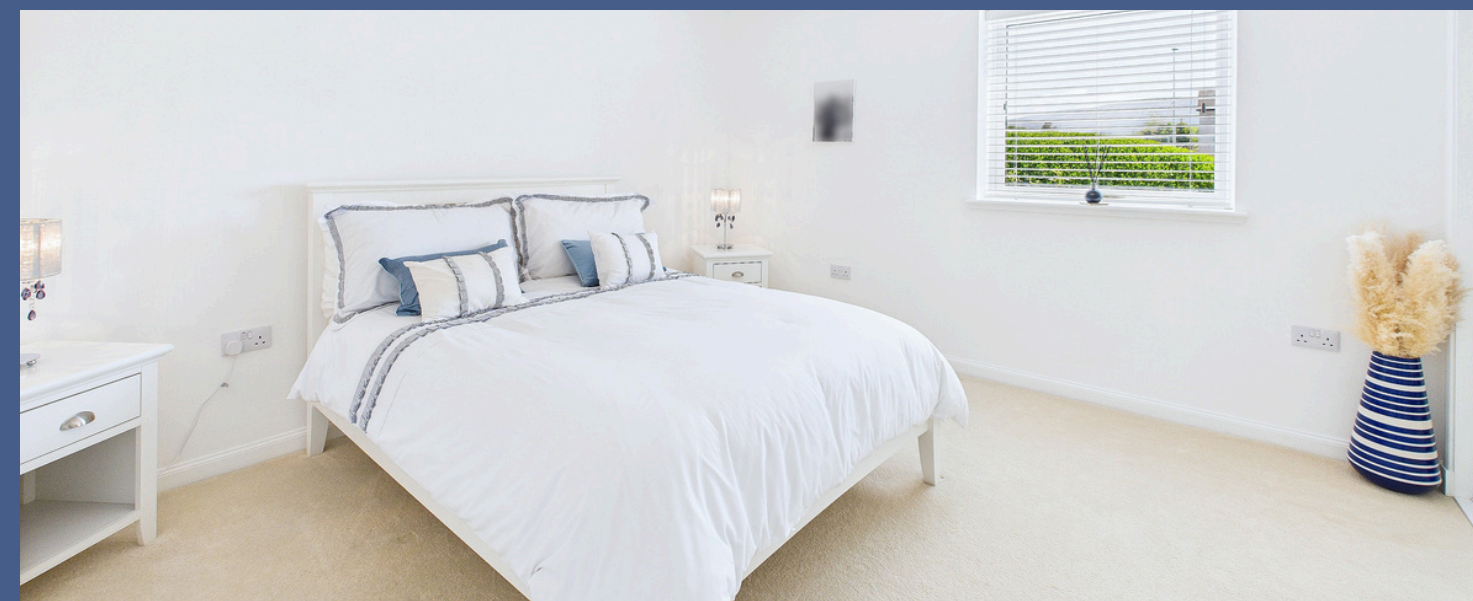
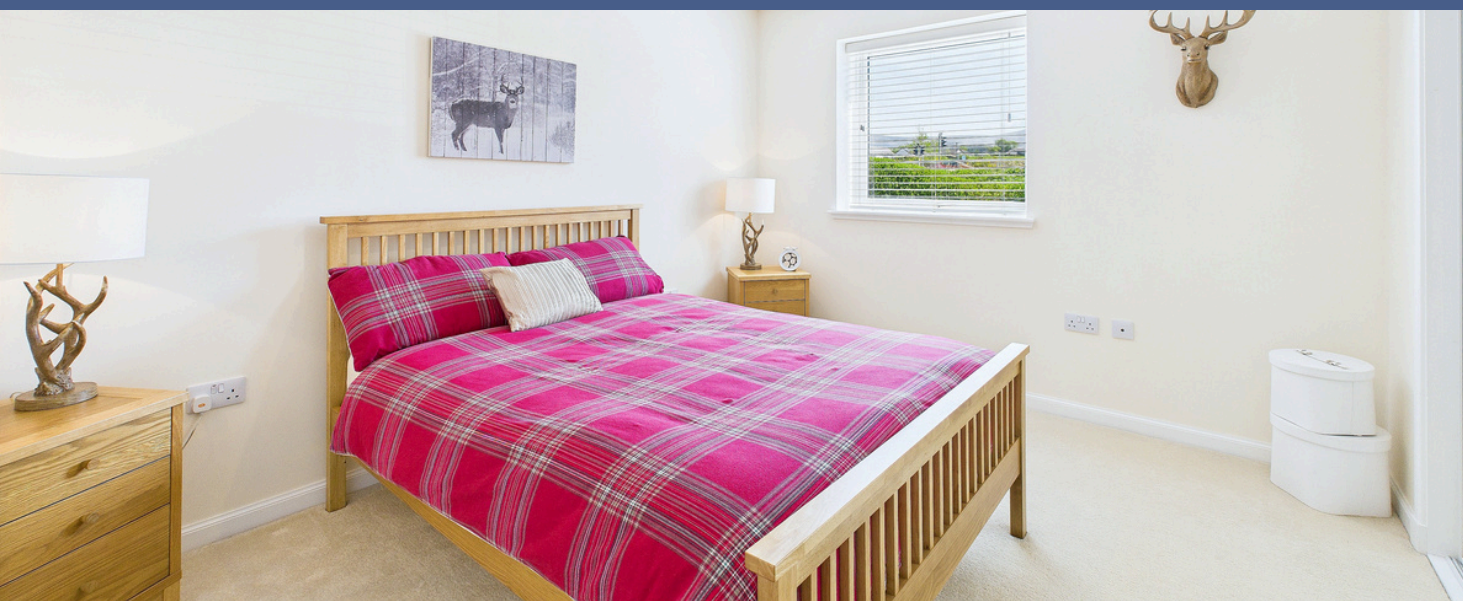
## HOME REPORT

A Home Report is available for this property. Please contact the office directly for a copy.

·Postcode: PH26 3QF

·EPC: C

·Home Report Value: £310,000



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## PRICE

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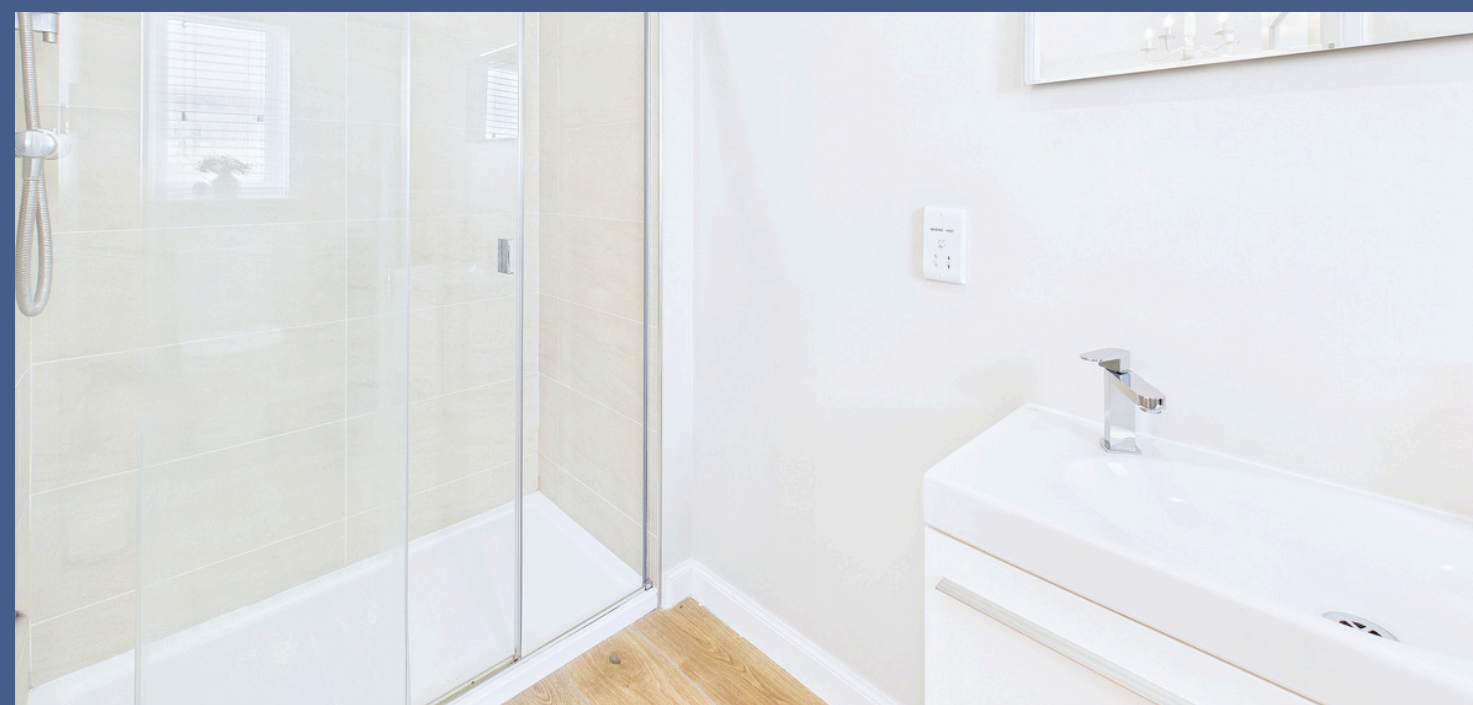
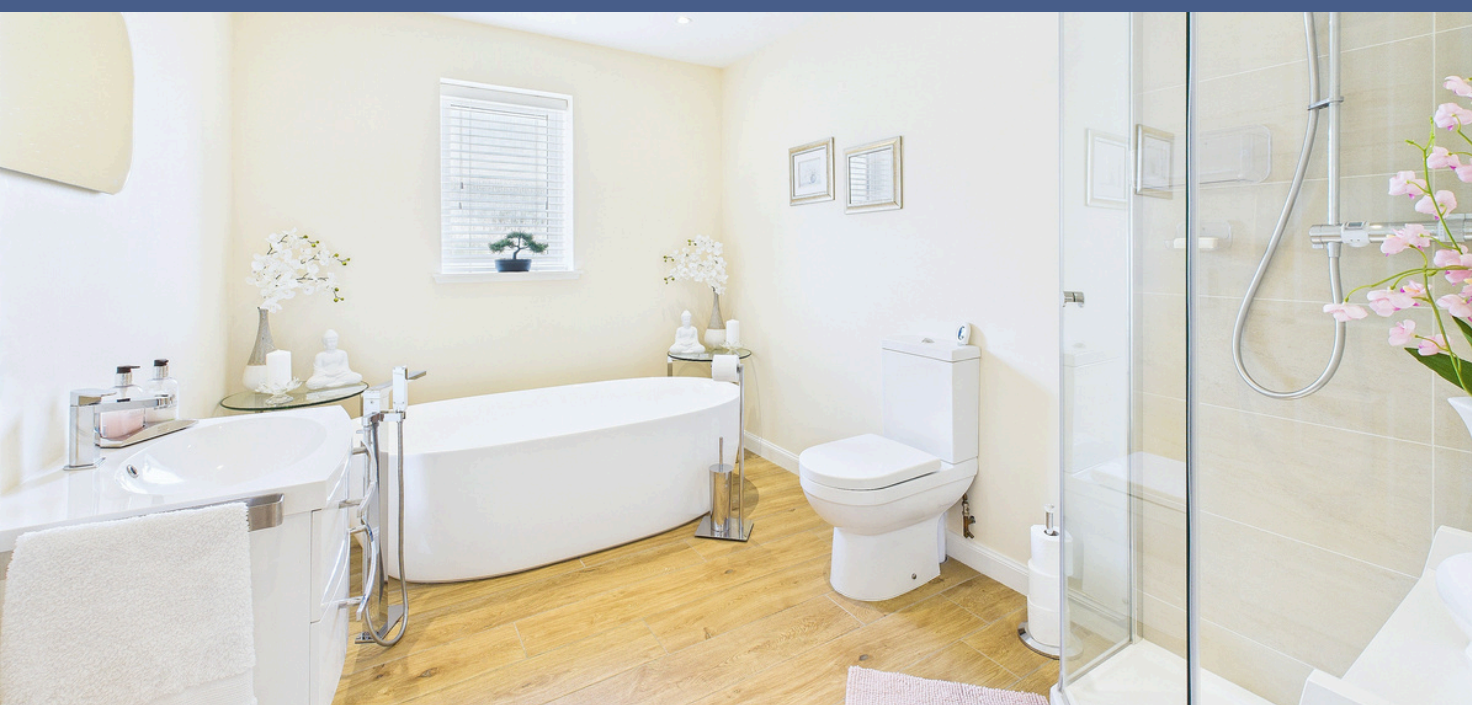
The seller reserves the right to accept or refuse a suitable offer at any time.

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## VIEWING

Viewing is strictly by appointment only through the Selling Agents.



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#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

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