

# 36 Dulicht Court

GRANTOWN-ON-SPEY, MORAY, PH26 3AB



*STUNNING 2 BEDROOM SEMI-DETACHED HOME  
WITH GARDEN OFFICE - TURN-KEY CONDITION*



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Discover modern living at its finest in this immaculate 2-bedroom semi-detached home in the highly desirable Dulicht Court development in Grantown-On-Spey, within the heart of the spectacular Cairngorms National Park.

From the moment you step inside, you're welcomed by a bright and airy entrance hallway with a stylish staircase leading to a gallery-style landing. The quality finish is immediately evident, with luxury tiled flooring flowing throughout the entire ground floor.

Designed with open-plan living in mind, the spacious lounge flows seamlessly into a dedicated dining area, perfect for entertaining or family life. Just off the dining area is a contemporary kitchen, fully fitted with integrated appliances and sleek finishes – truly the heart of the home. Patio doors from the dining area open out to a beautifully landscaped rear garden, where a charming wooden pergola/gazebo creates a sheltered, tranquil outdoor seating area ideal for relaxing or al fresco dining.

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A cleverly designed downstairs WC doubles up as a utility and drying room, with space and scope to convert into a full shower room if desired in the future.





The upper floor hosts two generous double bedrooms, both featuring built-in storage. A modern family shower room completes this floor, offering both style and practicality.





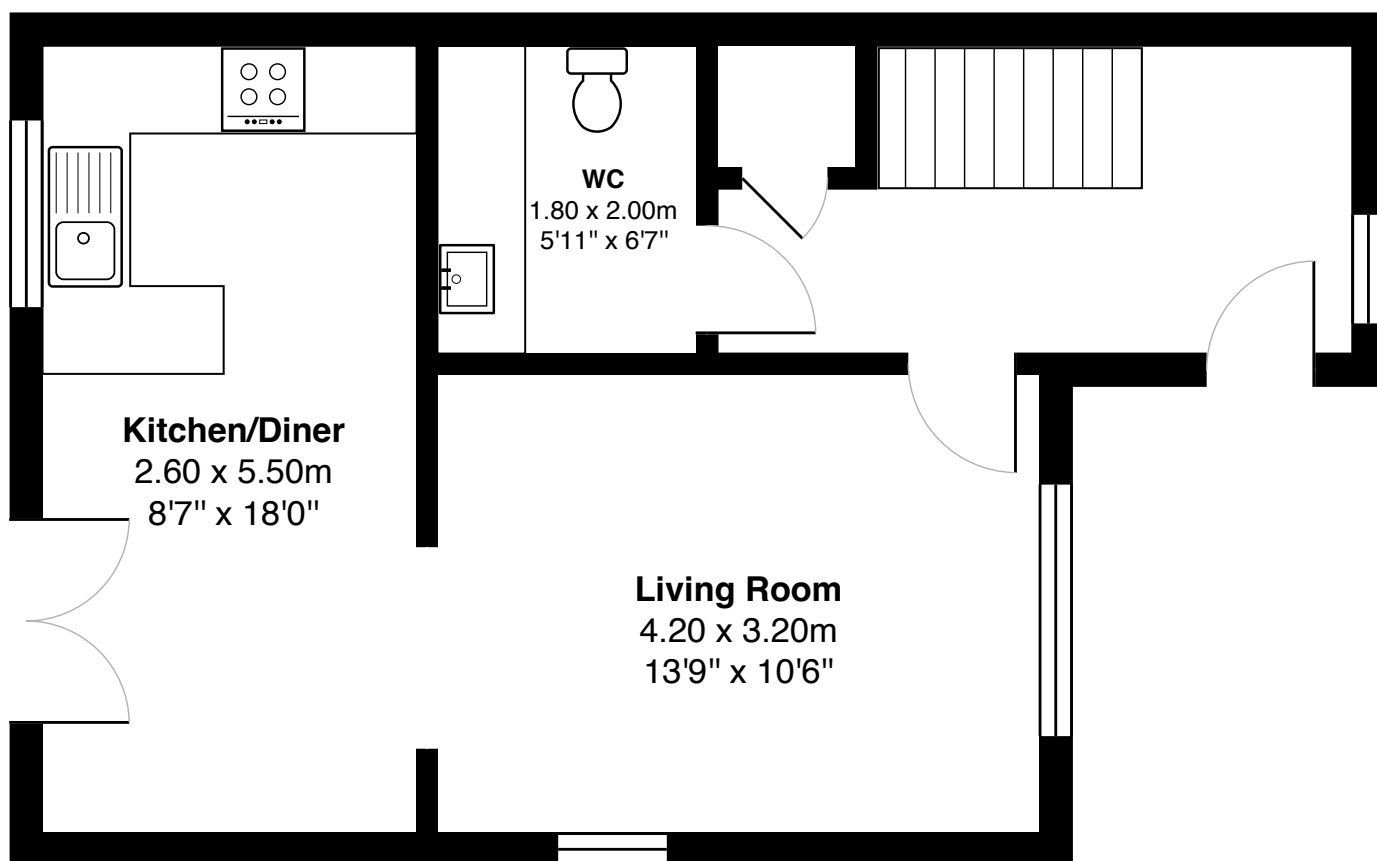
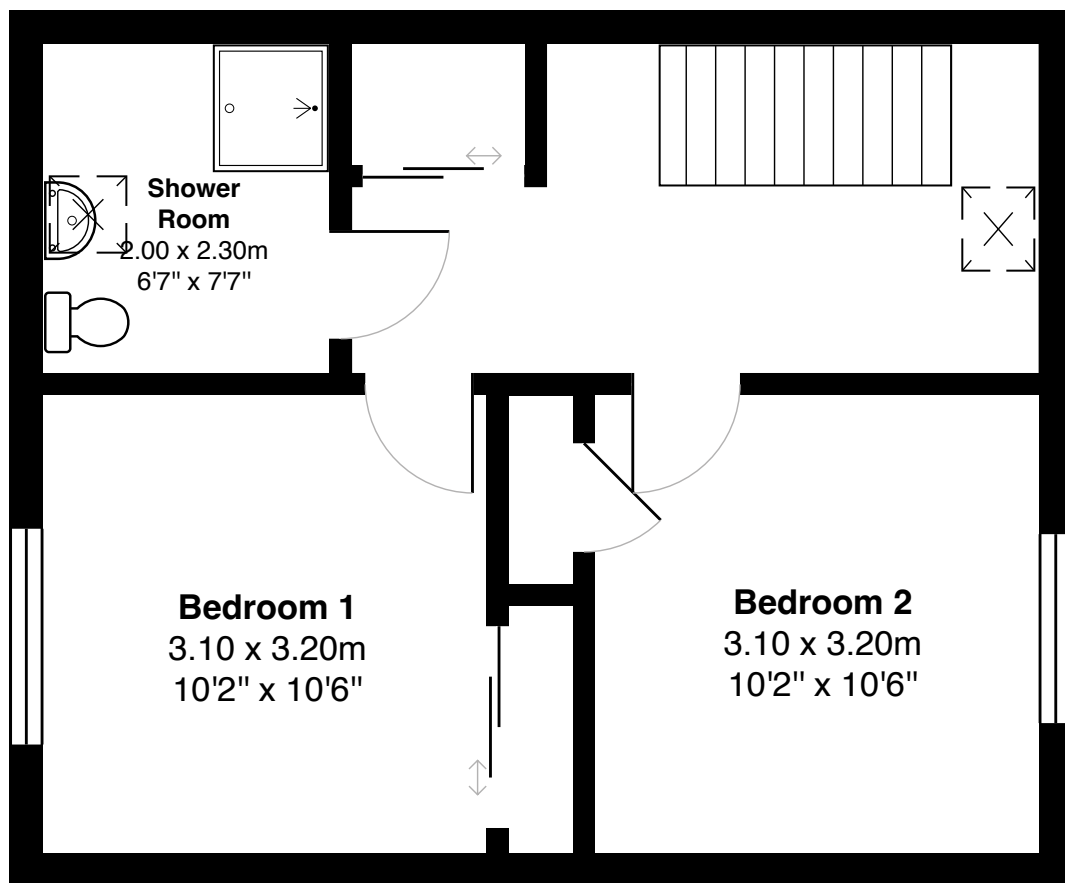


**Bedroom 2**









Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup>

EPC Rating: C



The private rear garden is pristine and low-maintenance – a perfect backdrop for family life or entertaining guests. The real gem, however, is The Bothy – a fully insulated and powered garden office/studio offering versatile space for remote working, a home gym, teenage retreat, or even a creative hobby space.















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#### KEY FEATURES:

- Show-home condition throughout – truly turn-key ready
- Two spacious double bedrooms with built-in storage
- Open-plan living, dining, and kitchen area
- Modern kitchen with integrated appliances
- Luxury tiled floors and stylish interiors
- Landscaped garden with pergola-covered patio
- Versatile garden office/studio – “The Bothy”
- Cleverly designed utility/WC with potential to convert
- Quiet, sought-after residential location in Grantown-On-Spey
- On-street parking and easy access to local amenities and nature trails

This is a rare opportunity to acquire a contemporary home in a charming Highland town, surrounded by natural beauty and community spirit. Whether you're a professional, a young family, or looking for a stylish Highland retreat, 36 Dulicht Court is ready to welcome you home.

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Grantown On Spey epitomises the charm of Highland living, nestled halfway between the breathtaking Cairngorm National Park and the exhilarating Lecht Ski Centre. Just 14 miles from the bustling hub of Aviemore, this town offers a perfect blend of serene landscapes and vibrant amenities. Meander through the thriving traditional high street, adorned with a superb range of shops, complemented by an array of inviting restaurants and bars. Outdoor enthusiasts are spoiled for choice with an extensive selection of activities, including walking and bird watching in the nearby Anagach ancient pine forest, golfing at Grantown, with extensive skiing, hillwalking and climbing in the Cairngorm mountains.

Nearby waterways such as Loch Insh, Loch Morlich, and the majestic River Spey offer opportunities for various water sports. Embark on unforgettable adventures with visits to the Cairngorm Mountain Railway, the Cairngorm Reindeer Centre, or the Highland Wildlife Park at Kingussie. Delve into local history at the Grantown Heritage Museum, explore the wonders of Landmark Forest Adventure Park, or marvel at the avian splendour of the RSPB Reserve at Loch Garten. Sports enthusiasts can tee off at the challenging Spey Valley golf course or indulge in the leisurely offerings of the Dalfaber Resort.

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