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3 Mill Lane, Nethy Bridge, PH25 3EQ

UNDER OFFER £395,000

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

solicitors and estate agents

UNDER OFFER - Recently upgraded and extended, this detached three-bedroom bungalow is superbly located on a sizeable and idyllic plot by the riverside, in the heart of this sought-after forest village within the Cairngorms National Park. Nestled in private and spacious grounds that extend to just under a quarter of an acre, this exceptional home features both front and rear gardens, alongside a driveway with off-street parking, a carport, and a garage, providing ample outdoor space and facilities. The single-story accommodation is thoughtfully laid out, offering flexible and well-proportioned living areas including a well-equipped kitchen with a dining area, an airy sitting room boasting views of the river and rear garden, a stylish bathroom, and three double bedrooms, with the principal bedroom benefitting from an en-suite. The property's interior has been designed for modern living, offering well-insulated and adaptable spaces that cater to various needs. The inclusion of an air source heat pump accompanied by a generous transferable feed-in tariff, underscores the home's commitment to energy efficiency and sustainability. Externally, access is granted through a low level timber fence leading to a gravel driveway. The gardens are a testament to meticulous care, featuring lush lawns at the rear complemented by flower beds and mature trees and hedges, creating a tranquil and picturesque setting by the riverside. This property is highly recommended for viewing, promising a blend of privacy, comfort, and scenic beauty, ideal for a wide range of buyers looking for quality living in a stunning location. EPC Rating C, Council Tax Band E
To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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Nethy Bridge

Nethy Bridge is a charming village located in the heart of the Scottish Highlands, surrounded by the breathtaking beauty of the Cairngorms National Park. With its lush forests, meandering River Nethy, and an abundance of wildlife, this serene destination offers visitors an unforgettable experience. The village boasts a rich history, with evidence of settlements dating back to the Bronze Age. Nethy Bridge takes its name from the old stone bridge that crosses the river, connecting the village to a vast network of walking and cycling trails. Visitors can explore the ancient Caledonian Pine Forest, home to red squirrels, capercaillies, and other native wildlife, or venture further into the Cairngorms for breathtaking views and exhilarating hikes. Nethy Bridge is also a haven for birdwatchers, with the nearby Loch Garten Osprey Centre providing a unique opportunity to observe these magnificent birds of prey. The Strathspey Steam Railway, an iconic part of Scotland's heritage, allows visitors to travel through the stunning landscape in style. With a friendly community, local shops, cosy accommodation options, and tea room, Nethy Bridge offers a warm welcome.

Transport Links

From Nethy Bridge, you can easily access various transportation options to explore the wider UK:

Airports: Inverness Airport (INV): Approximately 36 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 9 miles from Nethy Bridge, offering connections to Inverness, Perth, and Edinburgh.

Aviemore Railway Station: Approximately 13 miles away, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes: A95: This arterial road connects Nethy Bridge to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A939: This scenic route connects Nethy Bridge to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland. With these options, Nethy Bridge 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 C

Hall

The hall is a light-filled space, thanks to a glazed door at the end that opens directly into the garden area, inviting natural light and offering a pleasant view. It is equipped with several shelved cupboards, providing ample storage options, and one cupboard specifically houses the water cylinder, ensuring it's neatly tucked away yet accessible. A loft hatch opens to a floored loft area, offering additional storage while other doors lead off the hall to most of the accommodation, making it the central hub from which the home unfolds. The hall features laminate flooring, combining durability with ease of maintenance, and recessed lighting, which ensures the area is well-lit and welcoming. This thoughtful layout and design make the hall not just a passageway, but a functional and attractive part of the home.

Sitting Room

4.86m x 4.80m (15'11" x 15'8")

The sitting room is a beautifully bright and inviting space, highlighted by a triple window that frames picturesque views of the garden and the tranquil River Nethy beyond. The room is fitted with laminate flooring, offering a modern and easy-to-maintain surface that complements the natural light. Ceiling lighting ensures the space is well-lit, enhancing the room's airy feel, while the addition of coving adds an elegant finishing touch, contributing to the room's overall charm and welcoming atmosphere.

Kitchen / Dining

2.95m x 3.02m / 3.33m x 3.02m (9'8" x 9'11" / 10'11" x 9'11")

The kitchen dining area combines functionality with a warm aesthetic, featuring a generous selection of base, wall, and drawer units in oak, with tile splash backs and paired with complementary work surfaces and under-unit mood lighting that creates a welcoming atmosphere. A stainless steel sink with a drainer and chrome mixer tap is strategically placed under a double window, ensuring plenty of natural light while doing kitchen tasks. The space is well-equipped for modern living, with provisions for an oven including an illuminated extractor above, plumbing for both a washing machine and dishwasher, and space for a fridge freezer. A high-performance door opens to the garden, seamlessly blending indoor and outdoor living. The room comfortably accommodates a dining table and chairs, with an additional window enhancing the natural light and ambience while another door leads to the inner hall, providing convenient access throughout the home. Recessed down lighting and laminate flooring throughout ensure the space is both stylish and practical, creating an ideal setting for cooking, dining, and gathering.

Principal Bedroom

3.12m x 3.67m (10'2" x 12'0")

The principal bedroom, situated at the rear of the house, boasts an exceptional view of the gardens and the serene River Nethy, brought to life through floor-to-ceiling

glazed sliding patio doors that lead out to a sunny patio area. This feature not only enhances the room's appeal but also fills the space with natural light, creating a tranquil and inviting atmosphere. Laminate flooring adds a contemporary and practical touch, while ceiling lighting ensures the room is well-illuminated. An opaque glazed and timber door opens to the en-suite shower room, providing privacy and convenience.

En-Suite Shower Room

1.30m x 3.29m (4'3" x 10'9")

The en-suite is elegantly designed with full-height tiling on both the walls and the floor, creating a cohesive and sophisticated appearance. It is equipped with a WC and a pedestal wash hand basin that features a chrome mixer tap, complemented by an illuminated vanity mirror for added convenience and a touch of luxury. The shower enclosure, complete with a glazed screen, boasts both a rainforest head and a hand-held attachment. Additionally, an extractor is installed to maintain a fresh environment, while recessed down lighting provides ample illumination in a sleek, modern style. A ladder towel radiator adds a functional yet stylish touch, ensuring towels are always warm and ready to use. This en-suite combines functionality with modern design elements to create a comfortable and luxurious space.

Bedroom Two

3.82m x 3.12m (12'6" x 10'2")

This additional bedroom features a double window to the side, allowing natural light to flood the space and create a bright and welcoming atmosphere. An integral storage wardrobe is included, offering both hanging and shelving options, making it easy to keep the room organised and tidy. Laminate flooring is present throughout, providing a modern look and easy maintenance while ceiling lighting ensures the room is well-lit, enhancing the overall comfort and usability of the space.

Bedroom Three

4.52m x 3.01m (14'9" x 9'10")

The final double bedroom boasts views to the front through a large window, filling the room with natural light and offering a pleasant outlook. It comes equipped with an integral storage wardrobe, providing ample space for clothing and belongings, contributing to a neat and organised space. Laminate flooring adds a contemporary touch and is easy to keep clean, while ceiling lighting ensures the room is bright and welcoming at any time of day.

Bathroom

2.63m x 1.59m (8'7" x 5'2")

The bathroom is beautifully appointed with full-height wall tiling and complementary floor tiling, creating a cohesive and stylish design. It features a WC and a wall-mounted vanity unit with drawers, providing ample storage space. The vanity unit is



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topped with an inset wash hand basin, equipped with a chrome mixer tap, and complemented by an illuminated vanity mirror, adding a touch of luxury and convenience. The bath comes with twin taps and an overhead shower, offering both a quick, refreshing shower and the option for a relaxing soak. An opaque window ensures privacy while allowing in natural light, and recessed downlighting provides a modern and subtle lighting solution. An extractor is installed to maintain a fresh and moisture-free environment, completing the room's functionality and comfort.

Garage & Car Port

4.10m x 7.37m (13'5" x 24'2")

The spacious garage, constructed on a solid concrete base, offers both functionality and durability. Equipped with power and light, it serves multiple purposes, from secure parking to a practical workshop space. Natural light and additional access are provided by a window and a door that leads directly to the rear garden, while the front is accessible via an up-and-over door for easy vehicle entry and exit. Adding to its utility, the garage features a floored attic area, accessible via an attached pull-down ladder. This additional space is ideal for storing seasonal items, tools, or other belongings, effectively maximising the use of the garage. This comprehensive setup makes the garage not just a place for cars but a versatile area suited for storage, hobbies, and more. To the left-hand side of the garage, there's a convenient carport, ideal for additional parking or as a covered space for outdoor activities. Currently, it also houses a log store, showcasing its versatility and utility.

Outside

This property sits on an impressive plot that extends to approximately a quarter of an acre, creating a private and tranquil haven. It is bounded at the front by low-level timber fencing and is accessed via a gravel driveway that leads to the garage situated to the side of the property, offering ample parking space for several vehicles. The gardens are a highlight of this home, offering a secluded and idyllic setting that attracts a variety of birds and wildlife, making it a nature lover's dream. The grounds are mainly laid to lawn and beautifully envelope the property, featuring a rich tapestry of flower beds, shrubs, herbaceous borders, and mature deciduous trees that provide both beauty and shade. The River Nethy forms a natural boundary at the bottom of the garden, adding a gentle and rhythmic backdrop to this peaceful setting with a paved path with gate offering direct access to the riverside, inviting leisurely walks and moments of reflection by the water. The property also boasts a sunny and sheltered patio area, perfect for outdoor dining or simply enjoying the calming atmosphere. Additionally, there's a timber storage shed equipped with power, adding to the practicality and charm of this remarkable plot.

Services

It is understood that there is mains water, drainage and electricity. There is air source heat pump central heating with a feed in tariff which is transferable and currently calculated at £7,564.4 as at 21.03.24 of benefit to the incoming purchaser. (This will adjust downward by approx £370 per quarter until sale)

Entry

By mutual agreement.

Price

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Viewings and Offers

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

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GROSS INTERNAL AREA
 FLOOR 1: 1116 sq ft, 103.72 m²
 EXCLUDED AREAS; GARAGE: 325 sq ft, 30.17 m², PORCH: 414 sq ft, 38.42 m², DRIVEWAY: 1024 sq ft, 95.17 m², PATIO: 2172 sq ft, 201.78 m²
 TOTAL: 1116 sq ft, 103.72 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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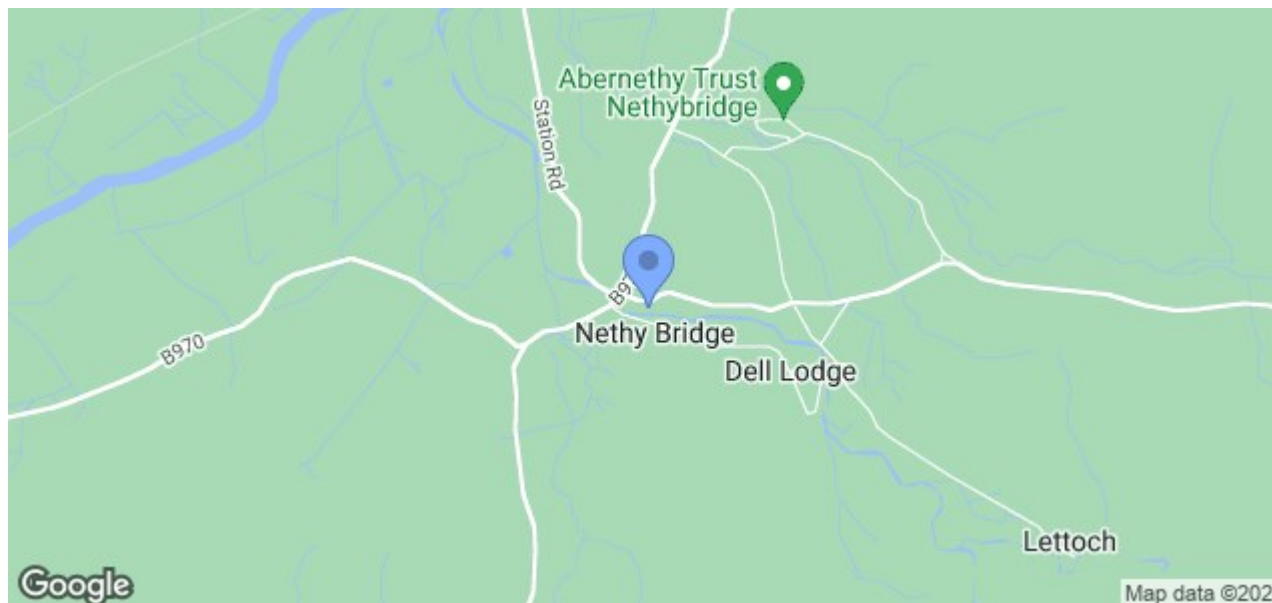
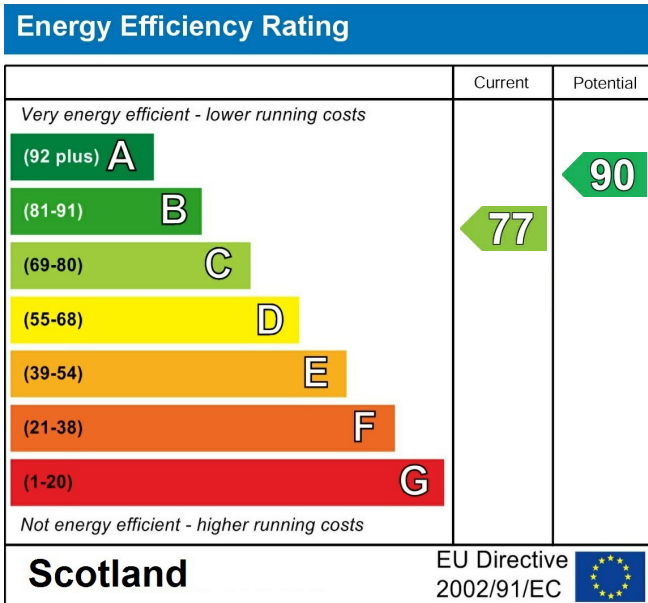
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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