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solicitors and estate agents

2 Post Office Cottages, Dulnain Bridge, PH26 3LT
Offers Over £190,000

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

Situated in the picturesque village of Dulnain Bridge, just a stone's throw from Granttown on Spey in the Cairngorms National Park, this detached two-bedroom cottage is conveniently located. Upon arrival you step in to the heart of the cottage, the modern kitchen and dining area, seamlessly blending contemporary design with functionality. Adorned with several integral appliances, this space is perfect for both culinary adventures and intimate family gatherings. The adjoining sitting room invites you to relax in comfort. A large triple window floods the room with natural light, creating a bright and welcoming ambiance, while ample space allows for various seating arrangements and configurations. The cottage offers two generous double bedrooms, each providing a tranquil haven away from the hustle and bustle of daily life. A separate shower room caters to modern needs, ensuring convenience and comfort for residents. Nestled in its surroundings, the property enjoys a sense of seclusion and peace, offering a retreat from the outside world. EPC Rating: C, Council Tax Band: C

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Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ

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Dulnain Bridge

Near Grantown On Spey, and in the Cairngorms National Park, the village is comprised of two communities, Dulnain Bridge itself is centred to the north of the bridge with a shop and garage. The crofting community of Skye of Curr stretches for about a mile to the south, terminating at the famous Speyside Heather Centre. Grantown On Spey situated nearby is within the Cairngorms National Park and 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 and Health Centre. Sporting facilities include 18 hole golf course, 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.

Dulnain Transport

From Dulnain Bridge, 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 87 miles away, providing a wider range of domestic and international flights.

Train Stations:

Carrbridge Railway Station: About 5 miles from Dulnain Bridge, offering connections to Inverness, Perth, and Edinburgh.

Aviemore Railway Station: Approximately 9 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 Dulnain Bridge to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.

A939: This scenic route connects Dulnain Bridge to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Dulnain Bridge serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Entrance

Welcome to the entrance of this charming property. Follow the gravel driveway to the timber and partially glazed front door, where a short series of steps leads you into the heart of the home. Stepping inside, you are greeted by the inviting kitchen and dining space, setting the tone for the cosy and welcoming atmosphere that awaits within.

Kitchen / Diner

4.95m x 2.90m (16'2" x 9'6")

The kitchen is spacious and exudes quality with its light finish. It features a comprehensive range of base, drawer, and wall units, complemented by contrasting worktops. There is room for a breakfast / dining table, providing a convenient space for casual dining or additional preparation area. This fresh and modern kitchen comes

equipped with an oven, a electric hob with an illuminated extractor fan above, and a stainless steel sink and drainer fitted with a modern mixer tap. Additionally, there is an integral fridge freezer, dishwasher and undercounter space and plumbing for a washing machine, enhancing the kitchen's functionality. A door leads through to the sitting room and the presence of a dual aspect windows allows for natural light to enhance the space.

Sitting Room

4.67m x 4.19m (15'3" x 13'8")

Step into the inviting sitting room, where a large triple window at the front of the property floods the space with natural light, creating a bright and welcoming atmosphere. The room offers ample space for various seating arrangements and configurations. Wall-mounted lighting enhances the room's ambiance, whilst wall mounted shelving adds a practical element, providing storage or display options. Additionally, the room is equipped with a satellite TV connection and provision for broadband internet connectivity, ensuring both entertainment and connectivity needs are met in this comfortable and versatile space.

Hall

Enter the central hall, a hub connecting the sitting room to two generously sized bedrooms and the family shower room. This space features a linen/storage cupboard, offering convenient storage solutions for household essentials. Additionally, a loft access hatch provides easy entry to overhead storage.

Principal Bedroom

2.97m x 3.12m (9'8" x 10'2")

The principal bedroom is situated at the rear of the property, illuminated by the natural light streaming through a double



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window. Carpet flooring and gentle ceiling lighting cultivate a warm and peaceful atmosphere. The room features an integral double wardrobe with sliding mirrored doors amplifying the natural light within the room. The wardrobe features an abundance of hanging and shelved storage space.

Bedroom Two

2.74m x 3.12m (8'11" x 10'2")

This spacious double / twin bedroom also features an integral wardrobe space with hanging and shelved storage. The window allows for the admission of natural light, creating a bright, airy atmosphere.

Shower Room

2.31m x 2.08m (7'6" x 6'9")

This well equipped and tasteful bathroom features a three piece suite comprising of a WC, wash hand basin with vanity unit and a large corner shower enclosure with full height wet wall panelling. Above the basin there is an illuminated mirror and adjacent a wall mounted chrome towel radiator. The room is naturally well lit with the provision of a privacy window to the rear, which provides ventilation in addition to a ceiling mounted extractor fan.

Outside

The gravel driveway offers convenient off-road parking for two vehicles, ensuring hassle-free arrivals and departures. Encircling the property is a gravel path, providing easy access for property maintenance tasks. At the rear of the property, you'll discover the air source heat pump, conveniently accessible. Alongside the property, an inviting area of decking awaits, ideal for outdoor entertainment or alfresco dining. Adjacent to the decking, a practical metal storage shed stands ready to accommodate garden or sporting equipment. In front of

the decking, a beautifully landscaped rockery garden is complete with verdant foliage and named property signage.

Services

It is understood that there is mains water, drainage and electricity. There is air source heat pump underfloor heating.

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

Entry

By mutual agreement.

Price

Offers over £190,000 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

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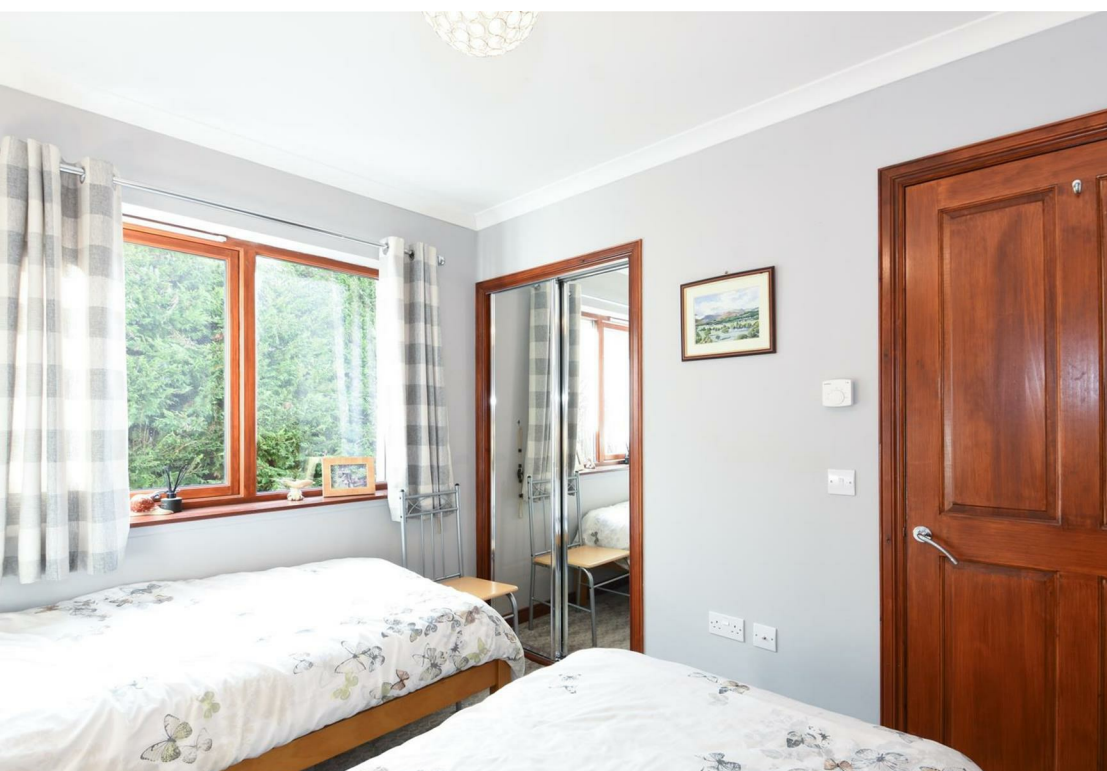
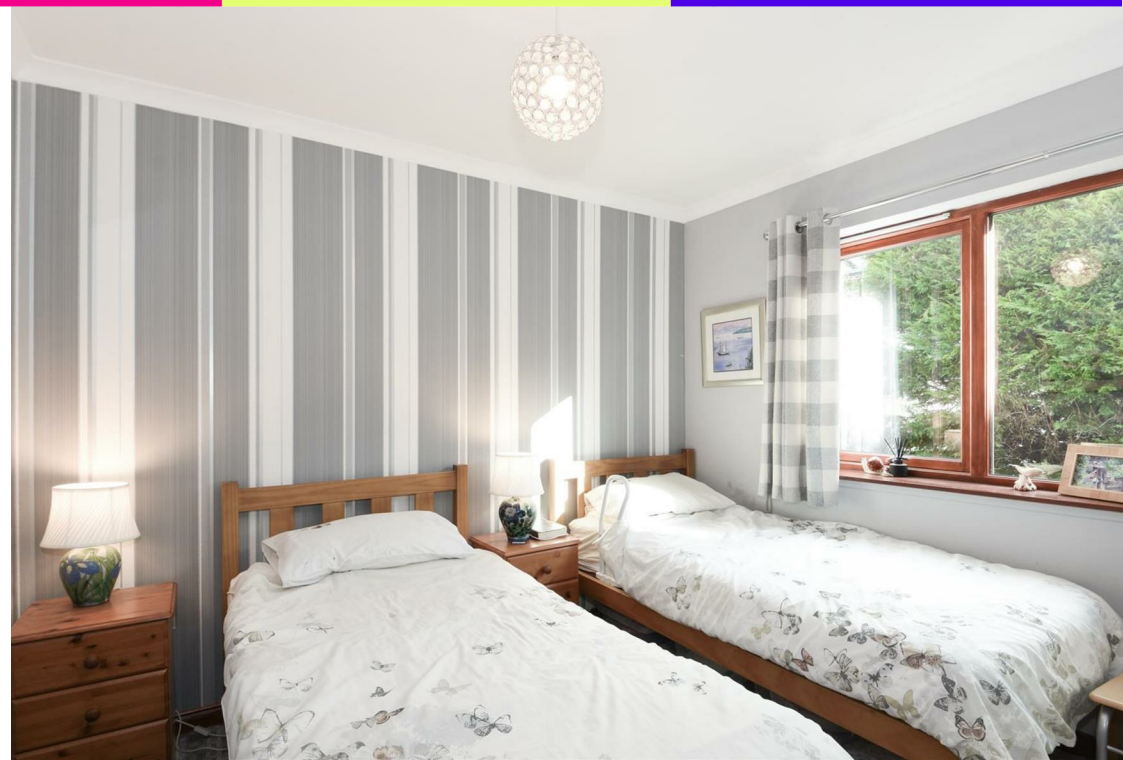
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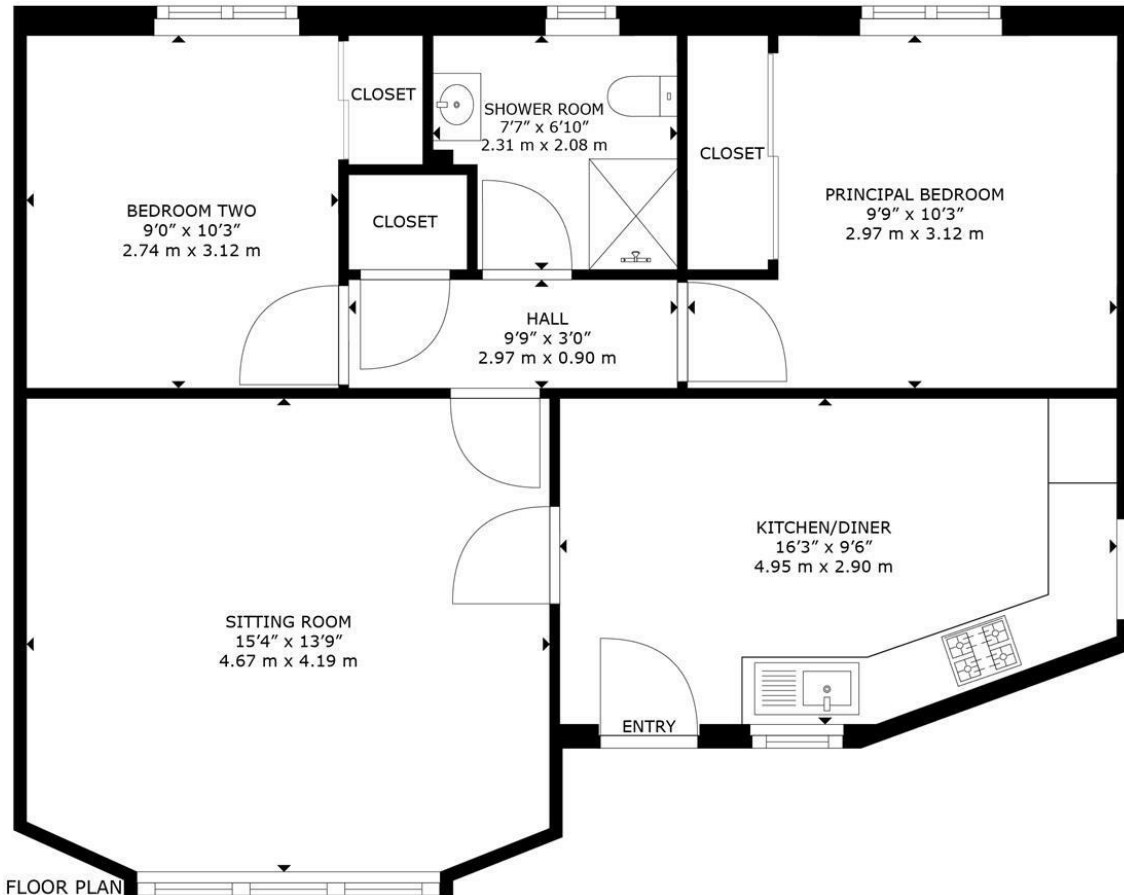












GROSS INTERNAL AREA
 FLOOR PLAN: 711 sq. ft, 66 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	



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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