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Craigenlea, Nethy Bridge, PH25 3DH

UNDER OFFER £270,000

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



UNDER OFFER Craigenlea stands as a testament to impeccable taste and meticulous care, offering a rare opportunity to experience modern living in the idyllic forest village of Nethy Bridge. Nestled within a sought-after area, this immaculate two-bedroom detached bungalow exudes charm and elegance from the moment you enter through its decorative wrought iron gates. Boasting spacious interiors flooded with natural light, Craigenlea provides a haven of comfort and tranquility for its lucky inhabitants. From the moment you step into the bright entrance vestibule, you're greeted by a sense of warmth and welcome. The hallway, with its practical storage solutions and access to a floored loft space, sets the stage for the seamless flow of living accommodation. The heart of the home lies in the living and dining area, where a large picture window offers panoramic views of the rear garden, creating an inviting space for relaxation and entertainment. The adjacent sitting room beckons with its scenic garden views and wood-burning stove offering a peaceful environment. The modern kitchen is a cook's delight, equipped with integral appliances and ample storage options, while the principal bedroom offers a serene sanctuary for rest and rejuvenation. Bedroom two provides versatile accommodation for guests or family members, while the bright and inviting bathroom ensures comfort and convenience for all. Outside, the garden and grounds offer privacy and seclusion, with a patio area ideal for outdoor entertaining and a timber shed providing secure storage for garden equipment. With off-street parking and a single garage, Craigenlea caters to all practical needs, while its prime location in the Cairngorms National Park makes it the perfect base from which to explore the surrounding beauty. Whether as a family home, retirement retreat, or second home getaway, Craigenlea offers a lifestyle of luxury and convenience. Energy Performance Certificate Rating D, Council Tax Band D

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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.

### Entrance Vestibule

1.0m x 1.0m (3'3" x 3'3")

As you approach Craigenlea through its decorative wrought iron gates, you're greeted by a sense of charm and elegance. The private gravel driveway, with ample space for several vehicles, leads you to the attractive front timber and glazed door. Upon entry, the bright vestibule welcomes you with its carpeted flooring and ceiling lighting, setting the tone for the rest of the home.

### Hall

3.28m x 1.65m (10'9" x 5'4")

Stepping into the hallway through the timber and glazed door, you're immediately struck by the sense of space and organisation. This central hub connects all the living accommodation seamlessly. Two large storage cupboards provide practical solutions for storing essentials, with one housing the electric meters and the other accommodating the hot water tank and offering space and plumbing for a washing machine. The carpeted floor, ceiling lighting, and access to a floored, lined and insulated loft space via a hatch with an extendable ladder enhance the functionality and accessibility of this area.

### Living / Dining Area

5.06m x 3.15m (16'7" x 10'4")

The heart of Craigenlea, the living and dining area offers a haven of comfort and relaxation. Flooded with natural light streaming through a large picture window overlooking the rear garden, this spacious room creates an inviting atmosphere. The soft carpet flooring, ceiling lighting, and panel heater contribute to the cosy ambiance. With seamless access to the sitting room and kitchen, this space is perfect for both intimate family gatherings and entertaining guests.

### Kitchen

2.40m x 2.78m (7'10" x 9'1")

The modern kitchen of Craigenlea is a cook's delight, combining style and functionality effortlessly. Bathed in natural light from a large front-facing window overlooking the beautiful garden, this well-proportioned space boasts a good range of base, wall, and drawer units with ample storage options. The sleek worktops and complementary tiling add a touch of elegance, while integral appliances including an oven with grill, electric hob with extraction over, dishwasher, and undercounter fridge freezer cater to all culinary needs. Complete with a sink and

drainer with a chrome mixer tap, ceiling lighting, wood effect laminate flooring, and a panel heater, this kitchen offers the perfect setting for preparing meals and entertaining guests.

### Sitting Room

3.52m x 4.10m (11'6" x 13'5")

Step into the sun-drenched sanctuary of the sitting room and immerse yourself in the tranquility of nature. Surrounded by half-height picture windows on three sides, this delightful space offers panoramic views of the private garden grounds. A timber and glazed door opens onto the patio area, seamlessly blending indoor and outdoor living. The focal point of the room is the wood-burning stove set within a fireplace with a slate hearth and timber mantle, providing warmth and ambiance on cooler evenings. With its plush carpet flooring, panel heater, and recessed ceiling lighting, this sitting room offers a peaceful area with garden views.

### Principal Bedroom

3.21m x 3.15m (10'6" x 10'4")

Retreat to the spacious comfort of the principal bedroom, located to the rear of the property. Bathed in natural light from an impressive window, this inviting space offers a peaceful sanctuary for rest and relaxation. The double integrated wardrobe with sliding doors and separate cupboard provide ample storage solutions, ensuring a clutter-free environment. Soft carpet flooring, ceiling lighting, and a panel heater complete the ambiance of this tranquil retreat.

### Bedroom Two

3.24m x 3.26m (10'7" x 10'8")

The second bedroom of Craigenlea is a welcoming haven, offering comfort and versatility. Featuring a large front-facing window, this spacious double room is flooded with natural light, creating a bright and airy ambiance. Soft carpet flooring, ceiling lighting, and a panel heater enhance the cosy atmosphere, making this room ideal for guests or family members alike.

### Bathroom

2.05m x 1.87m (6'8" x 6'1")

The bright and inviting bathroom of Craigenlea invites you to indulge in relaxation and rejuvenation. Featuring a storage unit with an integrated wash hand basin and WC, as well as a full sized bath with an electric Mira Sprint shower over, this functional space offers both style and convenience. The wood effect vinyl flooring adds a touch of



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warmth, while an opaque window to the front floods the room with natural light. Additional features such as a shaver point, ceiling lighting, and a heated towel rail enhance the comfort and practicality of this modern bathroom.

#### Garage

3.0m x 5.0m (9'10" x 16'4")

The single garage of Craigenlea offers more than just secure parking – it provides a versatile space for storage and workshop activities. Accessed via a metal up-and-over door to the front, this spacious area is equipped with power and light supply, making it ideal for housing vehicles, tools, and outdoor equipment. Additional storage units add to the functionality of the garage, offering practical solutions for organising belongings.

#### Outside

Craigenlea's outdoor space is a haven of tranquility, enveloped by mature hedgerows and timber fencing for privacy. The manicured lawns, adorned with colourful shrubs and trees, create a serene atmosphere. A patio area invites outdoor gatherings, while a timber shed provides secure storage. Illuminated by an outside light, the space offers a perfect retreat to enjoy the beauty of the Cairngorms National Park, blending nature and relaxation seamlessly.

#### Planning Permission Application

Planning – Application Summary

Use of property as short term letting unit | Craigenlea Nethy Bridge  
PH25 3DH

Description of Proposal:

Change of Use from dwelling to Short Term Let

Status: Under Consideration

Further details on planning can be obtained by visiting the Highland council E-Planning website and typing in the reference

22/05420/FUL

<http://wam.highland.gov.uk/wam/>

#### Services

It is understood that there is mains water, drainage and electricity.

#### Home Report

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

EPC Rating D

#### 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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Strathspey House

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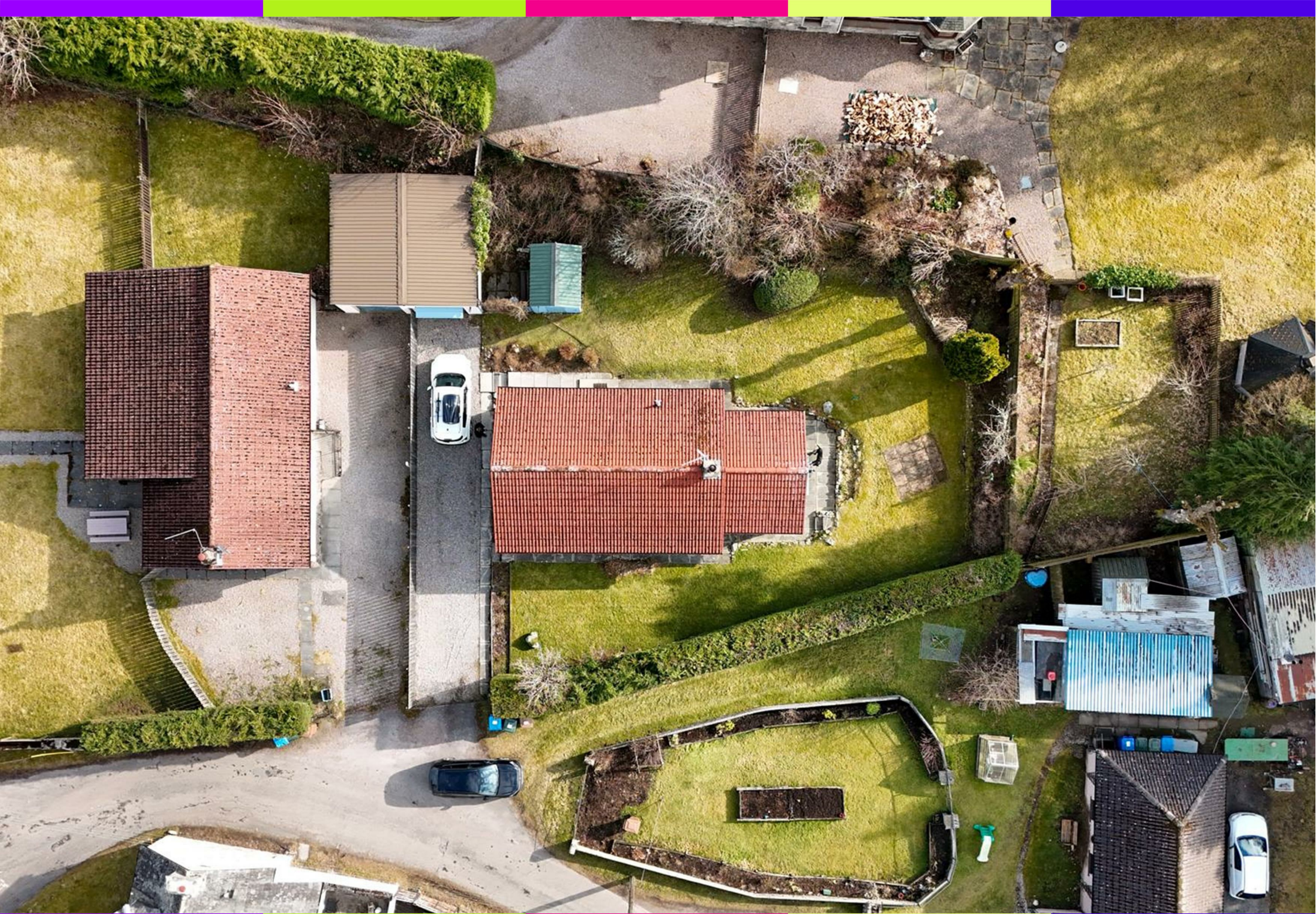
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GROSS INTERNAL AREA  
 FLOOR 1: 796 sq ft, 73.94 m<sup>2</sup>  
 TOTAL: 796 sq ft, 73.94 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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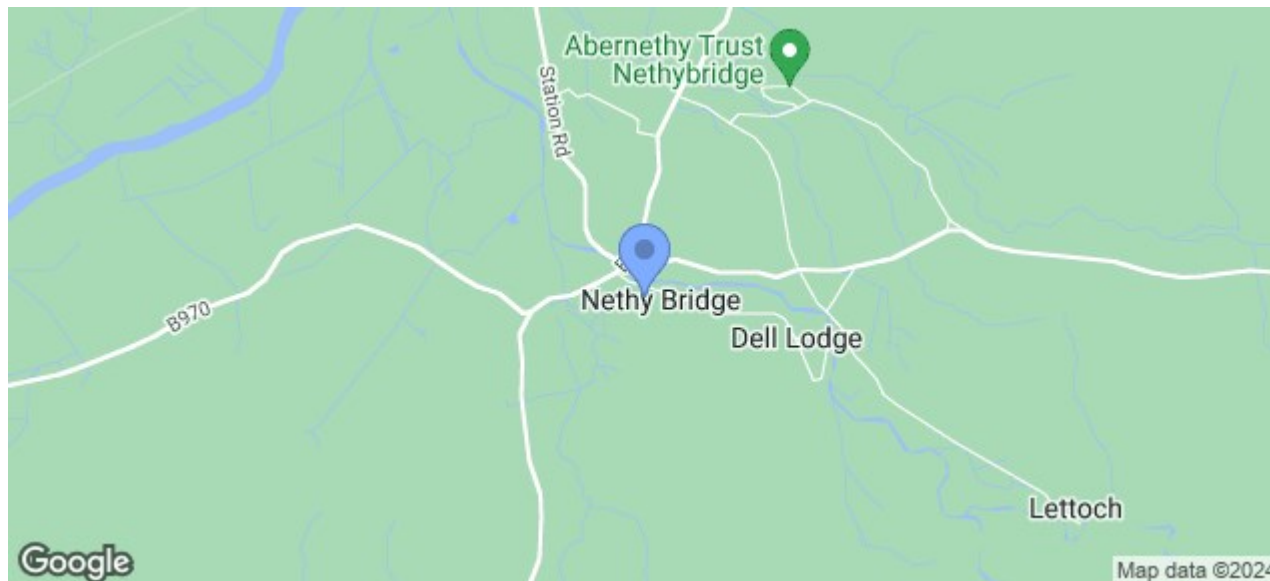
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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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