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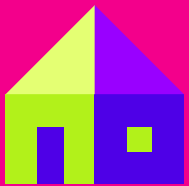
solicitors and estate agents

The Steadings, Broomhill, Nethy Bridge, PH25 3DP
Prices from £295,000

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

Nestled in a rural location close to the forest village of Nethy Bridge and the Osprey village of Boat of Garten in the Cairngorms National Park, Broomhill Steadings are a fine example of a traditional steading that is in the process of a bespoke refurbishment to the highest standards and will include three individual 3 Bedroom properties with their own garden spaces. This architecturally designed project will benefit from luxury interior fixtures and fittings combined with individual design features to provide that rare mix of contemporary living in a building of character. This outstanding conversion has been arranged to take full advantage of the surrounding countryside views looking out over Speyside and to the majestic Cairngorms in addition to thoughtful landscaping. With stunning features, Broomhill Steadings represents a truly inspired development of individual homes in this sought after location within the National Park.

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Situation

Ideally located close to the desirable villages of Nethy Bridge and Boat of Garten the steadings provide easy access to the many and varied sporting and recreational amenities of the magnificent Cairngorms National Park and is well placed for the ski resorts of the Cairngorms and the Lecht.

Nethy Bridge has a range of local services including a primary school, general store and post office, butcher, hotels and a golf course. Locally there is an abundance of opportunities to discover the natural beauty of the Abernethy area. The Abernethy Forest is home to the RSPB Reserve on the shore of Loch Garten. Between April and August visitors can see the famous ospreys at their nest, hopefully with some chicks, while in spring there is a good chance of spotting capercaillie, especially in the early morning hours.

Boat of Garten is a peaceful village set amongst heather clad hills and native woodlands in the heart of the Cairngorms National Park.

Ideally located, lying adjacent to the River Spey is Boat of Garten in an area of outstanding natural beauty. It's the perfect place to explore the surrounding countryside or simply unwind.

Abundant wildlife, magnificent scenery, many sporting and leisure activities and a traditional Highland welcome await visitors to this lovely village with activities ranging from playing golf at the James Braid designed 18-hole golf course, fishing the Spey, cycling on excellent tracks and quiet roads or travelling on a scenic steam railway!

The international airport at Inverness offers an excellent range of domestic and European flights, the A9 arterial road links to the South and North and the mainline railway station at Aviemore links in to the national network.

Overview

From the designer kitchen, abundant glazing and cathedral ceilings an elegant, light and airy ambience is created to enhance your everyday living. Add to this engineered Oak flooring to the Hall and Living areas, contemporary bathroom fittings and quality tiling and all complemented with superior fittings, you can see why the Steadings is every bit as desirable as the location itself.

Accommodation

Steading 1 - Accommodation over two floors including - Lounge / Dining Kitchen with French Doors and Galleried Ceiling, Utility Room, two Double Bedrooms with integral wardrobes and a luxurious Master Bedroom over two floors with walk in wardrobe, En-suite Shower Room and Juliette balcony to the first floor.

Steading 2 - Ground Floor - Lounge/Kitchen/Dining, Utility with Store Room, Family Bathroom, Bedroom One. First Floor - Large landing with door to rear garden, Two further Double Bedrooms with Dressing Rooms, integral storage wardrobe and en-suite shower rooms.

Steading 3 - Accommodation over two floors including - Lounge / Dining Kitchen with French Doors and Galleried Ceiling, Utility Room, two Double Bedrooms with integral wardrobes and a luxurious Master

Bedroom over two floors with walk in wardrobe, En-suite Shower Room and Juliette balcony to the first floor.

Energy Reduction Features

The developer will ensure compliance with current legislation. By purchasing this home, you will be better insulated and thus producing less carbon dioxide per annum, than a property complying with 2007 legislation levels. The heating throughout is provided by air source heat pumps and you may be able to receive payments for the heat that you generate through the governments Renewable Heat Incentive (RHI). (see www.energysavingtrust.org.uk for further information).

Living Areas

With an emphasis on open plan living the natural light and flow of these rooms are highlighted with vaulted ceilings, glazing and individual touches that are complemented with natural oak flooring and tiling providing inviting family living and entertaining spaces.

Bedrooms

All bedrooms are of generous proportions with abundant natural light which maximise the feeling of space. Ample storage including double wardrobes with matching shelves and hanging rail are provided and there are impressive en-suites and ample storage for all including walk-in wardrobes for some bedrooms.

Kitchen

The bespoke kitchen has been individually designed to maximise on the amount of workspace and storage with the inclusion of quality appliances and units

Integrated appliances are fitted to include:

Stainless steel canopy hood

Stainless steel double oven

Induction hob

Integrated fridge freezer

Integrated dishwasher

Bathrooms

Contemporary sanitary ware is provided in white, and will be complemented with stylish waterfall taps and fittings. Silver finished shower enclosures, with white shower trays and quality shower valves and heads. Wash hand basins to wall in white with chrome mixer and pop up waste. White back to wall WC pan with chrome push flush button. Baths are served by a thermostatic bath filler. Chrome towel warmers will be fitted as standard to bathrooms. Wall tiling will be provided to full height around baths and shower enclosures.

Lighting & Electrical

Telephone and Satellite TV points are incorporated throughout.

Combination of low energy and pendant lighting.

Shaver sockets to bathroom

Mains-wired smoke detectors, CO and heat detectors.

Heating

The heating throughout is provided by air source heat pumps and you may be able to receive payments for the heat that you generate through the governments Renewable Heat Incentive (RHI). See www.energysavingtrust.org.uk for further information.

Windows and Doors

High performance, double glazed windows in a timber finish together with lockable window handles. All doors are fitted with polished chrome lever ironmongery. Timber external doors fitted with 3 point security locking system.

Gardens

The individual properties each benefit from their own garden spaces with the larger steadings to the rear benefitting from a 0.5 acre wild rear garden. The gardens are mainly laid to lawn with a patio and outdoor living area which will be sheltered by the steadings walls.

Home Report

As this will be a newly converted property there is no requirement for a home report but an energy performance certificate will be available upon completion.

Entry

Available spring / summer 2018

Prices

Steading 1 - 3 Bedrooms (1 en-suite) approx 130 sq m with garden and parking - £295,000

Steading 2 - 3 Bedrooms (2 en-suite) approx 211 sq m with 0.5 acre gardens and parking - £425,000

Steading 3 - 3 Bedrooms (1 en-suite) approx 130 sq m with garden and parking - £295,000

Viewing & Offers

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

Masson Cairns

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

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*The developer reserves the right to amend the specification depending on material / item availability and will endeavour if necessary to replace such items with similar or better quality.



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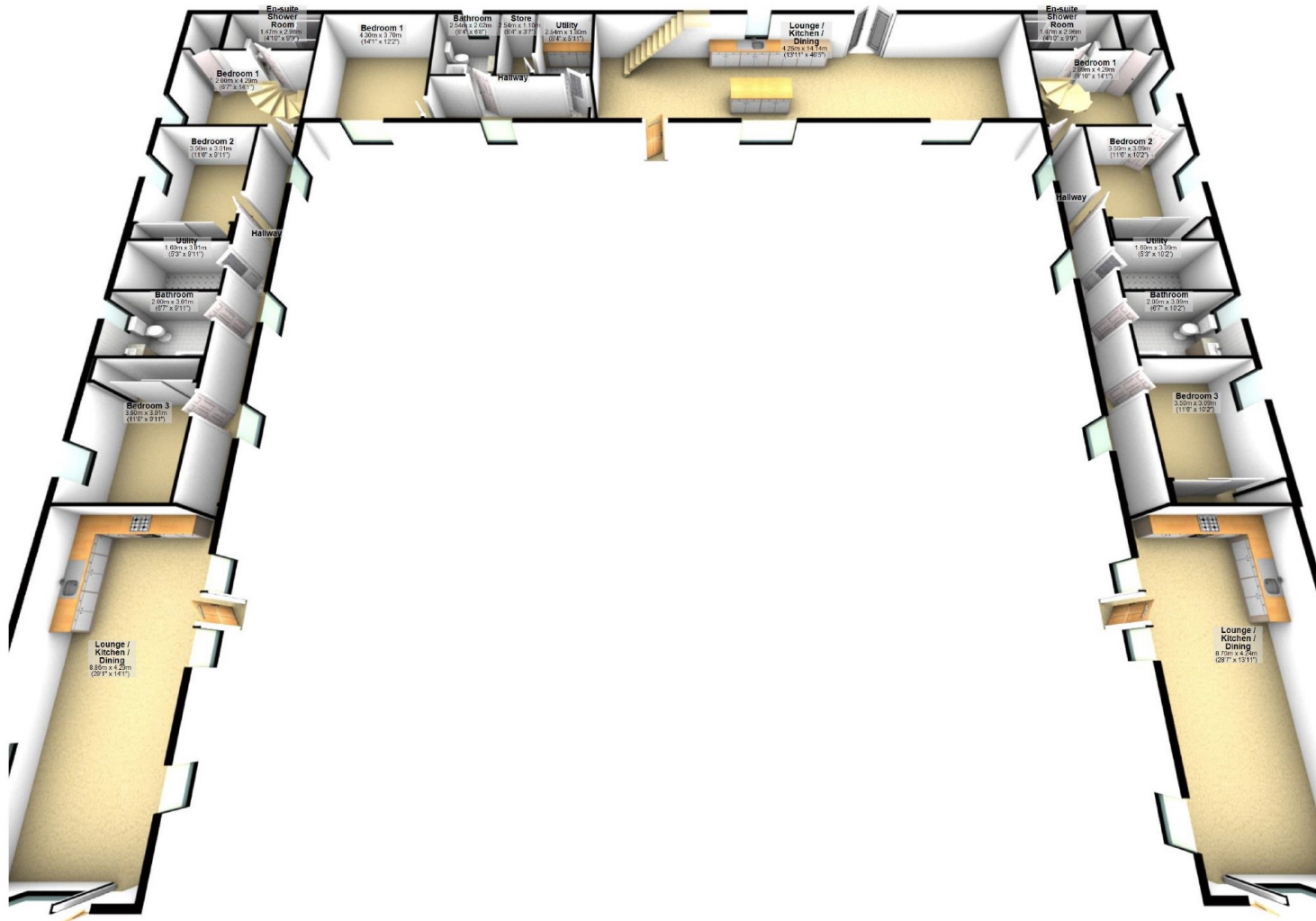
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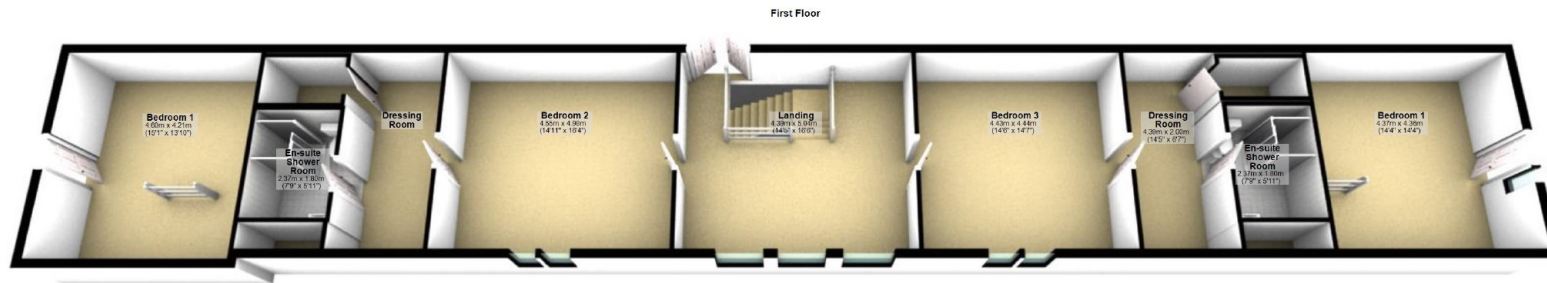
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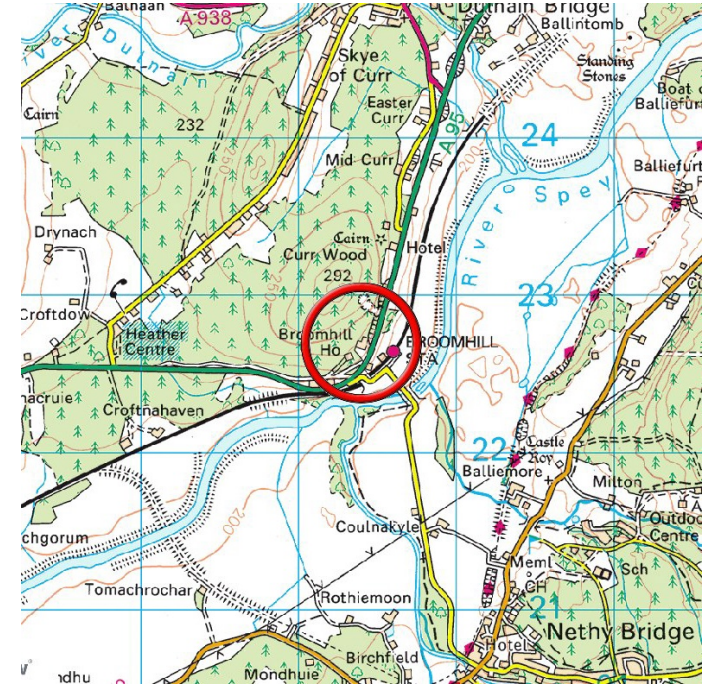
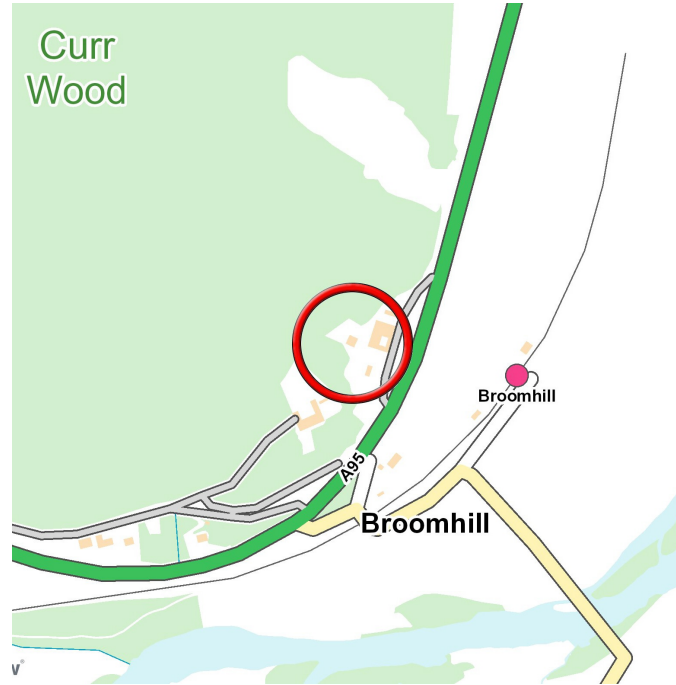
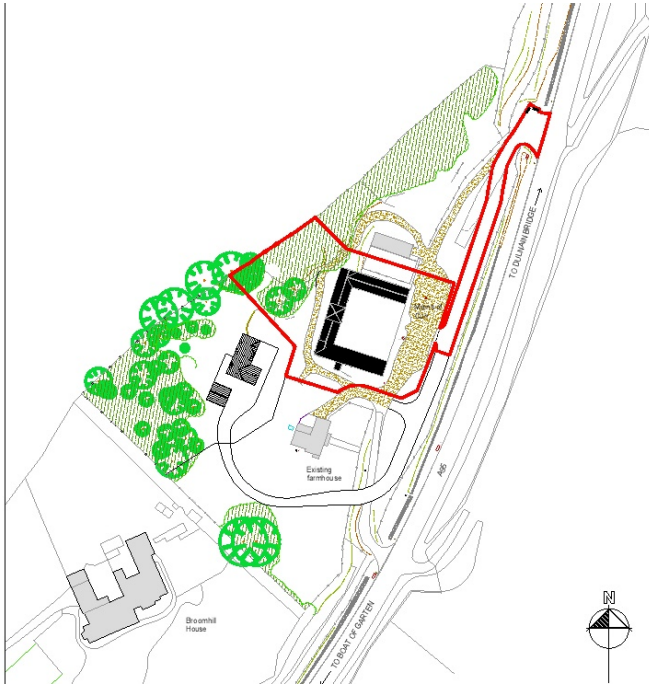
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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