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**Tigh Na Coille, The Causer, Nethy Bridge, PH25 3DR**  
**Offers over £275,000**

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

An immaculate detached three bedroom home located in a prime and well proportioned site backing onto spectacular mature pine woodland in the popular forest village of Nethy Bridge. The property is located a short walk from the golf course and village centre with shop / post office, butchers farm shop and tea rooms. Accommodation is arranged over two floors and consists of a large and bright lounge and dining room which spans from the front to the rear of the home, well fitted kitchen with room for dining table, utility room, large double bedroom and shower room. The first floor accommodation includes landing, bright family bathroom and two large double bedrooms with excellent storage. The home would suit a variety of purchasers and must be viewed to appreciate the location, amenity and standard. Energy Performance Certificate Rating D, Council Tax Band E

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## Nethy Bridge

Nethy Bridge is a charming village situated in the Cairngorm National Park, 5 miles from Grantown on Spey and 8 miles from Aviemore and is ideally placed to take advantage of the many sporting and recreational facilities which the Cairngorms National Park has to offer. With the dramatic backdrop of the often snowcapped Cairngorms and hundreds of acres of Abernethy Forest (RSPB owned) where Ospreys nest, Nethy Bridge spans the lower reaches of the River Nethy, a mile before it reaches the River Spey one of Scotland's foremost salmon rivers. There is a 9 hole golf course at Nethy Bridge and excellent 18 hole golf courses in the surrounding villages. Salmon fishing is available at moderate cost on the River Spey. The village enjoys excellent amenities including a village shop / post office, tea room, butchers and farm shop and has a Primary School with education to University entrance standard provided by the secondary school at Grantown. Within easy reach are the Cairngorm Mountains with their winter sports facilities and the beaches of the Moray Firth are also close by. Aviemore is on the main Inverness - London Inter City rail line and the A9 gives easy access to all parts of the U.K.

## Hallway

A quality timber door opens into the light and airy hallway. The hall offers access to the lounge, dining room, kitchen, bedroom one and the shower room in addition to stairs leading to the first floor. There is a double sliding door storage cupboard which houses the Megaflo unvented cylinder. There is also a cupboard under the stairs providing good storage and there is a Dimplex storage heater.

## Lounge

4.2m x 4.5m 13'9" x 14'9"

A welcoming spacious lounge with two windows to the front allowing lovely views out over the garden and countryside beyond. The lounge is open to the dining room allowing open family living and there is a warming electric feature fireplace, Dimplex storage heater, carpet flooring and recessed ceiling lighting.

## Dining Room

3.6m x 3m 11'10" x 9'10"

A light and inviting room with two windows to the rear overlooking the lovely garden and woodlands beyond. The dining room is open to the lounge creating seamless open living and there is carpet flooring, recessed ceiling lighting and a Dimplex storage heater.

## Kitchen

3.7m x 3m 12'2" x 9'10"

This delightful kitchen offers a good range of base, drawer and wall units with timber effect work surfaces and complementary tiling. Integrated within the kitchen is a stainless steel sink with mixer tap, Hotpoint oven / grill and a Bosch hob with Whirlpool extractor fan situated directly above. There is space for a dishwasher, fridge / freezer and a four seater dining table and chairs. There are two windows to the side allowing in great natural light and there is vinyl flooring, ceiling lighting, Dimplex storage heater and an electric Immersion switch.

## Utility Room

3.9m x 1.8m 12'10" x 5'11"

This generous utility room is accessed from the kitchen and allows entry through a timber glazed door at the side out to the rear garden. There are a good range of units providing storage and a stainless steel sink with twin taps is situated in the generous worktop with space underneath for a washing machine and tumble dryer. The electrics are situated in a high level cupboard and there is a window to the side, large clothes pulley, Dimplex storage heater, vinyl flooring and ceiling lighting.

## Bedroom One

3.6m x 3m 11'10" x 9'10"

A comfortable double bedroom enjoying window to the front overlooking the garden and benefitting from double sliding door wardrobes providing great shelving and hanging storage. There is carpet flooring, recessed ceiling lighting and a Dimplex electric panel heater.

## Shower Room

1.19m x 1.8m 3'11" x 5'11"

A charming shower room consisting of Shires WC, Shires wash hand basin with twin taps and a corner sliding door shower cubicle housing a Grohe mains pressure rainfall shower with handset. Luxury wet wall encompasses the shower and there is a mirror and shaver point light situated above the wash hand basin. There is an opaque window to the side, stainless steel towel warmer, Airflow extractor fan, triple spotlight ceiling lighting and vinyl flooring.

## Landing

Carpeted stairs with a quality pine balustrade leads up to the first floor and a Velux window to the rear allows in the lovely natural light. The landing allows access to bedrooms two and three and the bathroom and there is carpet flooring, Dimplex storage heater, smoke alarm and ceiling lighting.

## Bedroom Two

3.6m x 4.5m 11'10" x 14'9"

This attractive double bedroom enjoys a large window to the front enjoying views of the garden and benefits from a double sliding door wardrobe allowing great shelving and hanging storage as well as another large lockable shelved storage cupboard. There is carpet flooring, ceiling lighting, Dimplex panel heater and loft access.

## Bedroom Three

3.7m x 4.5m 12'2" x 14'9"

A fantastic double bedroom benefitting from large window to the front and a further window to the side allowing in great natural light and enjoying lovely views of the garden and surrounding countryside. There is a magnitude of shelving and hanging storage available in the triple sliding door wardrobe and there is carpet flooring, ceiling lighting and an electric panel heater.

## Bathroom

2.8m x 1.8m 9'2" x 5'11"

A fresh relaxing bathroom comprising of WC, Shires wash hand basin with twin taps and a bath with twin taps. Contemporary tiling surrounds the bath and WC and there is a mirror and shaver point light placed above the wash hand basin. A large Velux window is situated to the front allowing in good natural light and there is shelving directly below offering storage. There is a Vent Axia extractor fan, triple spotlight ceiling lighting, Dimplex panel heater and vinyl flooring.

## Outside

Tigh na Coille sits proudly in a generous and sunny plot and is bounded to front and rear with attractive timber picket fencing. The house lies in the middle of the plot and is mainly lawn to the front with a gravel drive providing vehicular access and parking to the side and rear. Planning permission was granted for the erection of a garage to the rear of the property and the foundations are in place for this. The rear gardens are a delight and back onto beautiful mature pine wood which offers excellent walks, are mainly laid to lawn and enjoys a patio area and a timber storage shed which has power installed.

## Services

It is understood the property benefits from mains water, drainage and electricity.

## Home Report

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

## Entry

By arrangement

## Price

Offers over £275,000 are invited

Furniture by separate negotiation.

## Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-  
Masson Cairns  
Strathspey House  
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Moray  
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Tel: (01479) 874800  
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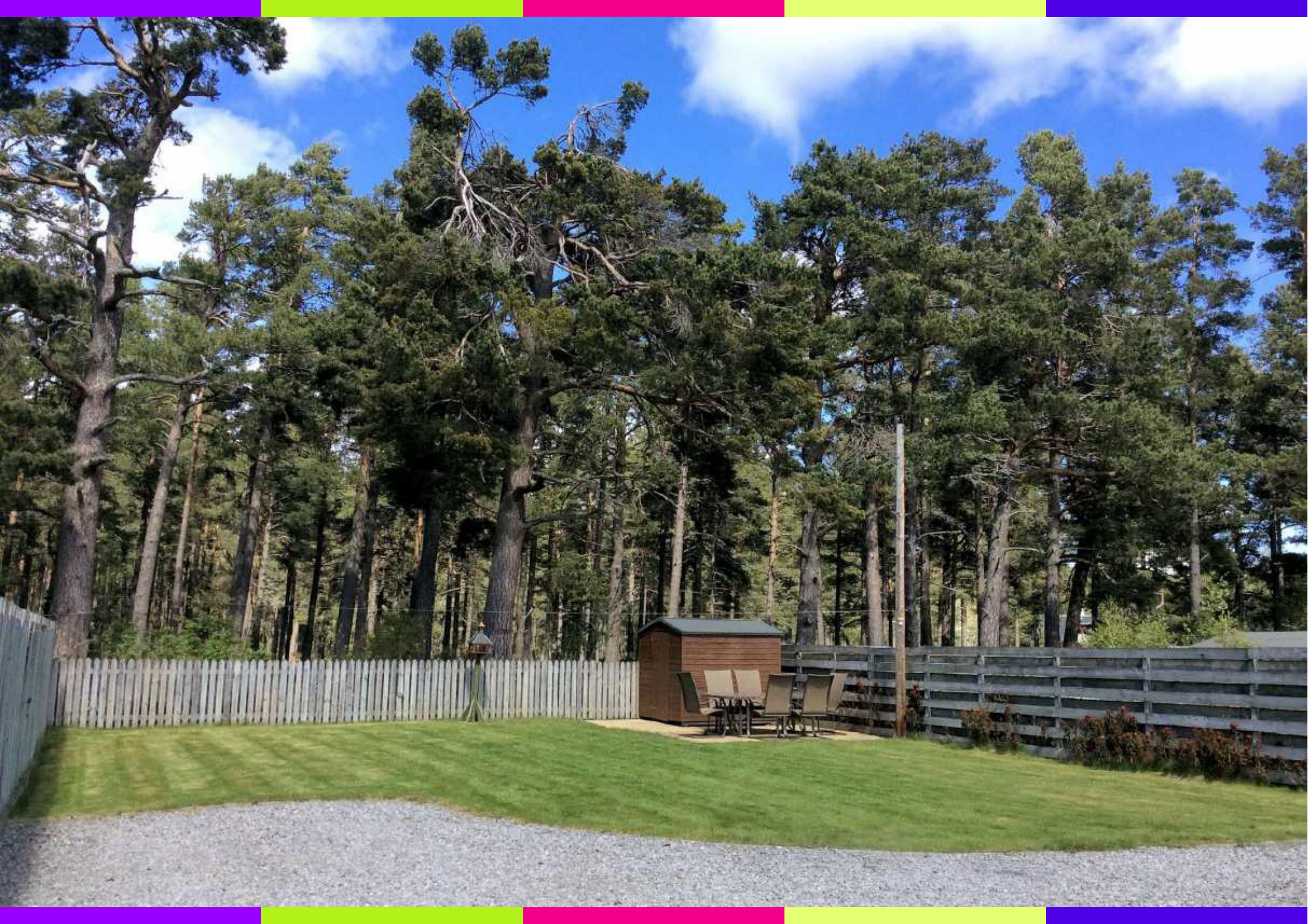
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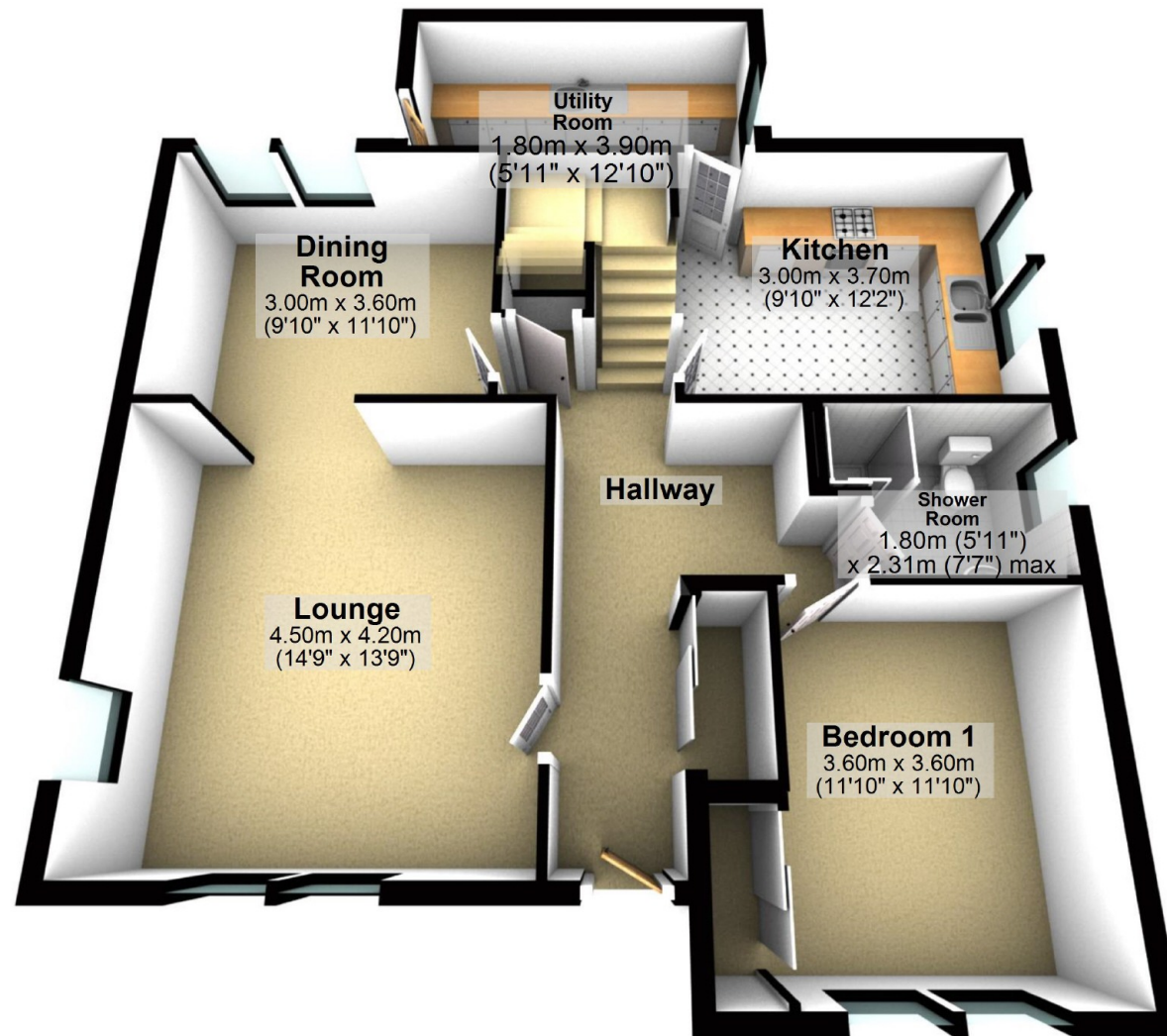








## Ground Floor



Plans not to scale, for illustration only



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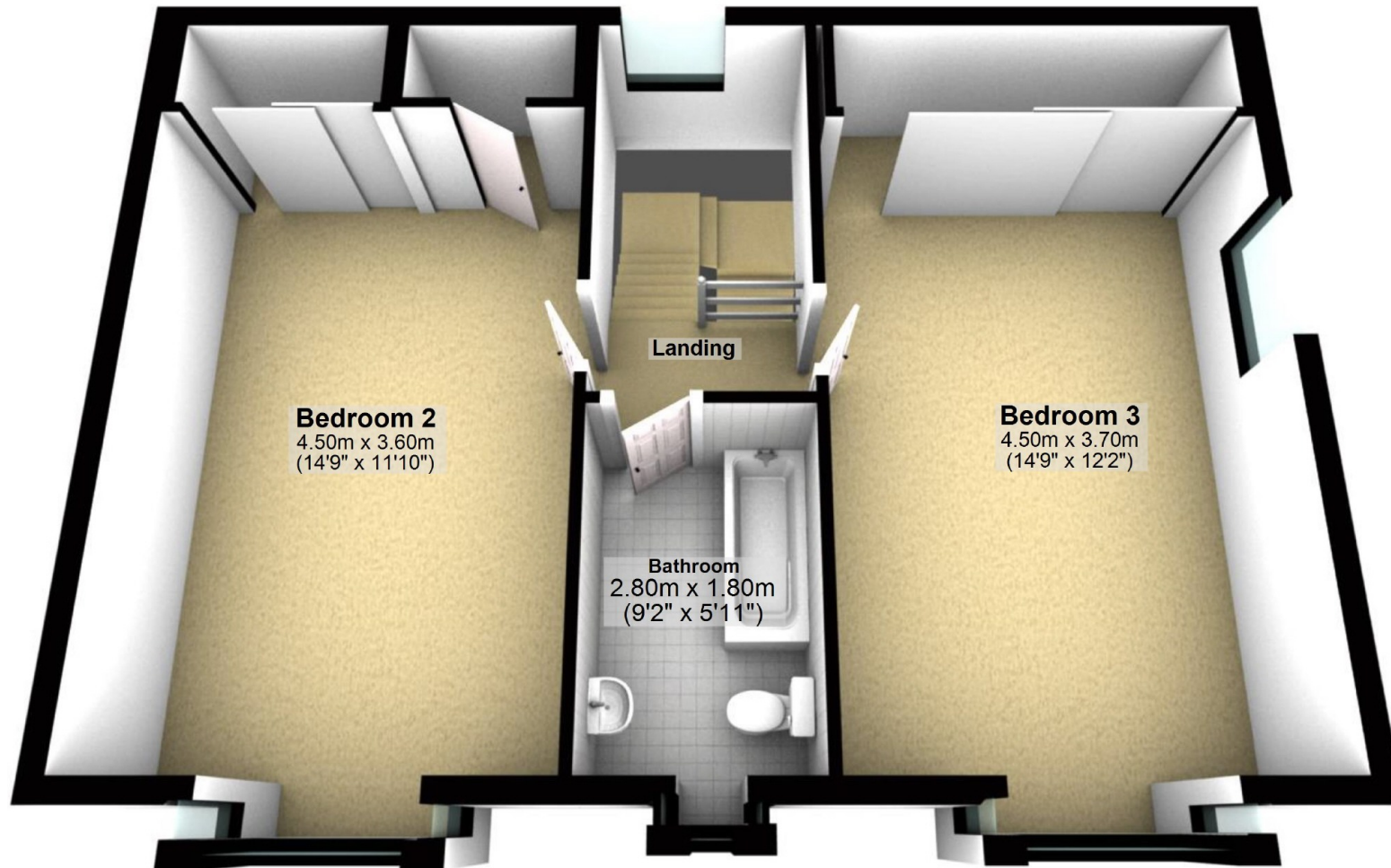
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## First Floor



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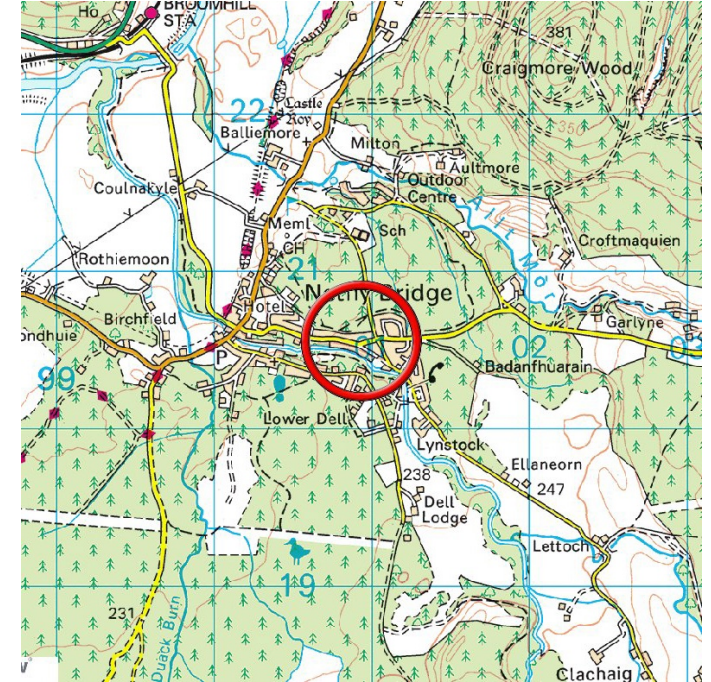
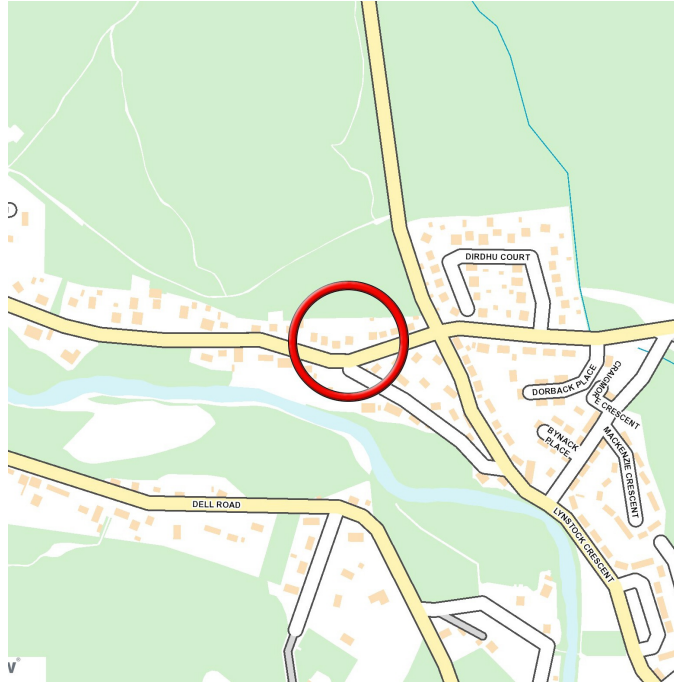
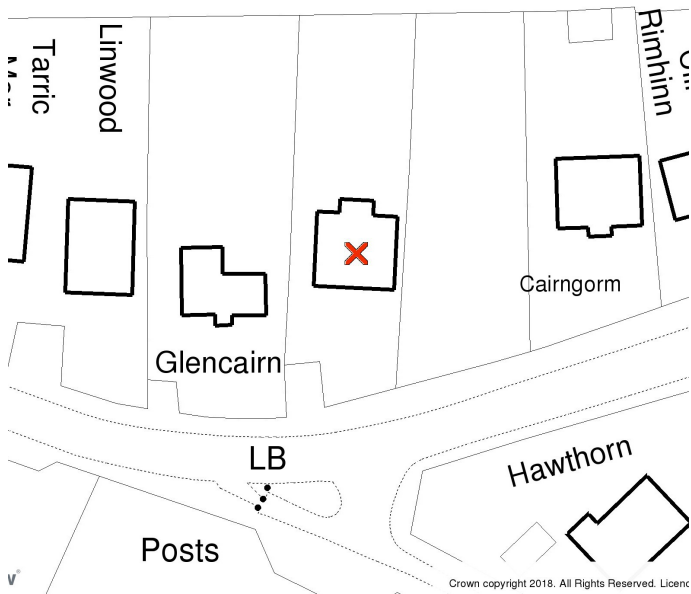
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters**



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