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**Burach Beag, 16 Dirdhu Court, Nethy Bridge, PH25 3EG**  
**Offers over £280,000**

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solicitors and estate agents

Burach Beag is a superb and beautifully appointed detached family home perfectly located in a generous and idyllic plot on the edge of the much sought after forest village of Nethy Bridge enjoying direct access to walks through native woodland to the rear of the property. The immaculately presented accommodation is well laid out and comprises of a bright sun room, spacious lounge / dining room with multi fuel stove, picture windows and French doors onto the side patio and garden, kitchen with quality appliances, utility room, two spacious en-suite double bedrooms, WC and detached office / study, garage and garden shed. This exceptionally desirable stone fronted property is built and finished to the highest standard and has been designed with the option of creating further accommodation and adding value in the loft space with the creation of two en-suite bedrooms subject to the necessary consents. Viewing is essential to appreciate the quality and standard of accommodation offered by this executive property ideally located to take advantage of the recreational facilities and amenities of the Cairngorms National Park with excellent road, rail and air links to Edinburgh, Glasgow and the south. 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 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 in on the main Inverness - London Inter City rail line and the A9 gives easy access to all parts of the U.K.

## Sun Room

2.65m x 3.55m 8'8" x 11'8"

A timber glazed door opens into the bright and welcoming sun room and windows encasing each wall create a warm and comfortable place to sit and relax. A timber and glazed panel door leads into the hallway and there is a ceiling fan light, carpet flooring and a Dimplex storage heater.

## Hallway

The attractive L-shaped hallway provides access to the lounge / dining room, both bedrooms and the WC. There is a large shelved cupboard providing storage and there is loft access, a Dimplex storage heater, smoke alarm, ceiling lighting and carpet flooring.

## Lounge / Dining

7.19m x 4.0m 23'7" x 13'1"

A bright and comfortable room enjoying windows to the front and side allowing the natural light to flood through all centred around a warming Stovax multi fuel stove with Caithness slate hearth and timber mantle. The lovely dining area benefits with patio doors leading out into the garden and double sliding doors provides entry into the kitchen. There is carpet flooring throughout, two Dimplex storage heaters, and recessed ceiling lighting.

## Kitchen

3.21m x 2.95m 10'6" x 9'8"

This attractive kitchen offers a wide range of base, wall and drawer units with a lovely granite worktop housing a Blanco one and half bowl sink with waste disposal, modern mixer tap with separate pull out spray. Integrated appliances include a Schott Ceran induction hob with cooker hood over, an AEG Micromat combi microwave and an AEG oven / grill. There is plumbing for a dishwasher and space for a fridge / freezer. Two windows to the side and one to the rear allow lovely views of the garden and there is ceiling lighting and quality Amtico flooring.

## Utility Room

2.65m x 1.25m 8'8" x 4'1"

Accessed from the kitchen and providing access to the rear garden through a timber and glazed panel door, the well proportioned utility has plumbing for a washing machine and venting for a tumble dryer. There is a large spacious cupboard providing excellent storage and there is a high level cupboard housing the electrics, a Dimplex storage heater, triple point ceiling lighting and quality Amtico flooring.

## Master Bedroom

3.52m x 4.18m 11'7" x 13'9"

A spacious en-suite double bedroom enjoying a window to the front and benefiting from two large mirrored double door wardrobes offering fantastic integral shelving, storage baskets, drawers and hanging storage. There is carpet flooring, ceiling and wall lighting and a Dimplex storage heater.

## En-Suite Shower Room

2.44m x 1.30m 8'0" x 4'3"

A charming shower room comprising of Twyford's WC, wash hand basin with mixer tap and a large sliding door shower enclosure housing a Mira shower and encased by fresh wall tiling. A modern mirror with light is placed above the wash hand basin and there is a chrome towel radiator, Airflow extractor, ceiling light, bathroom cabinet and quality Amtico flooring.

## Bedroom Two

2.94m x 3.82m 9'8" x 12'6"

This beautiful en-suite double bedroom enjoys views through a rear window over the lovely private garden and out to the surrounding woodland and benefits from two mirrored double door wardrobes spanning an entire wall offering a magnitude of integral shelves, storage baskets, drawers and hanging space and there is also another single cupboard providing further storage. There is carpet flooring, ceiling and wall lighting and a Dimplex storage heater.

## En-Suite Bathroom

1.93m x 2.63m 6'4" x 8'8"

A contemporary bathroom suite comprising of WC, wall hung wash hand basin with mixer tap and a bath with mixer tap and housing a Mira shower over all encased by modern stylish tiling. There is a window to the rear allowing in lovely natural light and there is a large modern mirror with integral light, towel radiator, Primeline extractor, recessed ceiling lighting and quality Amtico flooring.



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## WC

0.88m x 1.96m 2'11" x 6'5"

This chic room provides a WC and modern wall hung wash hand basin with mixer tap. The walls are fully tiled and there is carpet flooring, recessed ceiling lighting, an extractor, chrome towel radiator and a charming mirror with light.

## Loft

The property was purpose built with the option to extend the accommodation into the loft area which offers a great opportunity to easily add value. The owner previously had planning for two luxurious ensuite bedrooms. The attic space is accessed via a Ramsey ladder in the hallway. The area is fully floored, insulated and enjoys two Velux windows to the front and there is power and light.

## Office / Study

3.90m x 3.92m 12'10" x 12'10"

Attached to the garage and enjoying views over the woodland this superb fully insulated light and quiet room which is currently being used as an office / study but would be equally at home as a relaxing garden room or studio where you can enjoy the peace and tranquility with a lovely glass of wine. There is a timber and glazed door allowing entry, three windows to the rear, two windows to the side, ceiling lighting, a Dimplex panel heater, carpet flooring and the loft space above has been floored providing good storage.

## Garage

6.08m x 3.50m 19'11" x 11'6"

An up and over door at the front allows access into the garage and there is an access door and window at the side allowing in good natural light. There is concrete flooring, power and light.

## Outside

Double timber gates open into a superbly spacious gravel area at the front which leads along the side of

the property to the garage and offers fabulous parking for several vehicles. The front garden is laid to lawn and edged with mature bushes and shrubs and the rear garden is also laid to lawn, interspersed with mature bushes and shrubs and backs onto the mature woodlands and a timber gate provides direct access allowing for lovely woodland walks. There are paved patio areas at the side and rear and are the perfect place to sit with a drink and enjoy the surroundings. There is a timber garden shed measuring 3m x 2.5m providing good storage for garden and sports equipment and there is a wooden log store and outside tap.

## Services

It is understood that the property has 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 £280,000 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

PH26 3EQ

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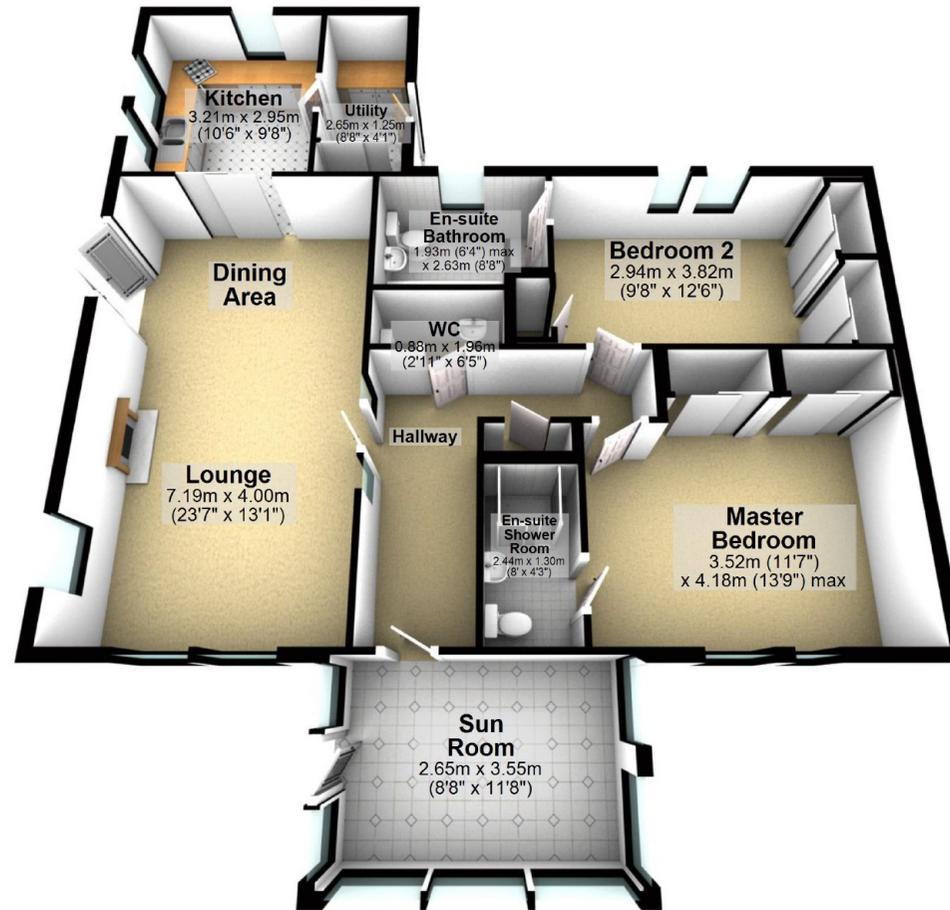








## Ground Floor



Plans not to scale, for illustration only



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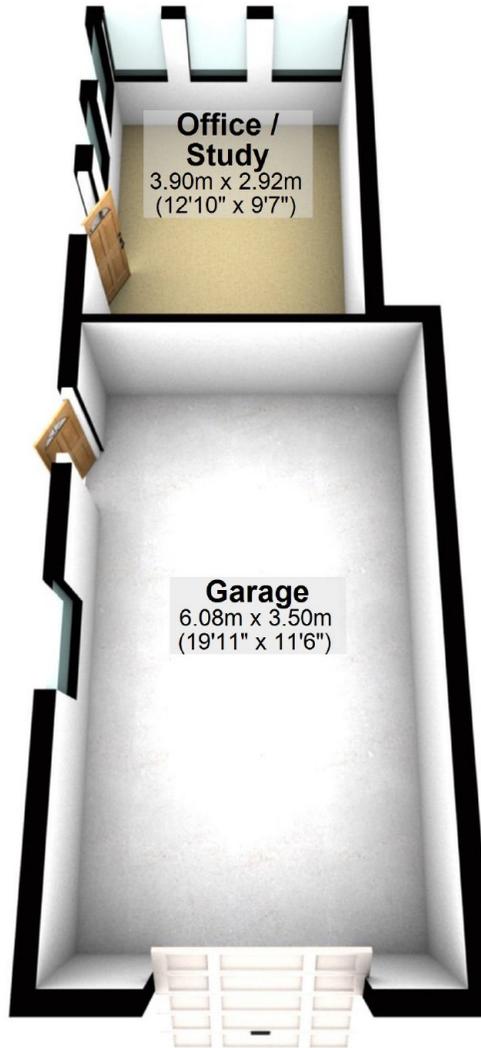
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## Garage and Office / Study



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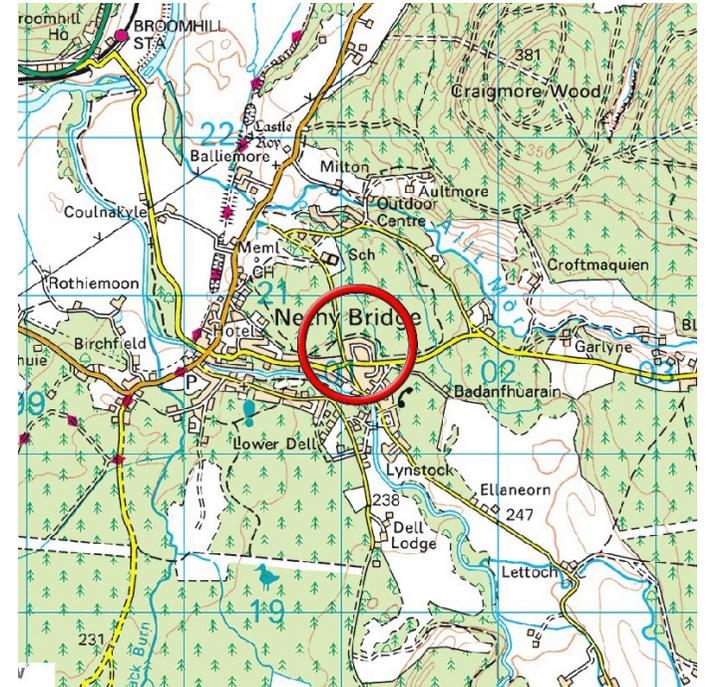
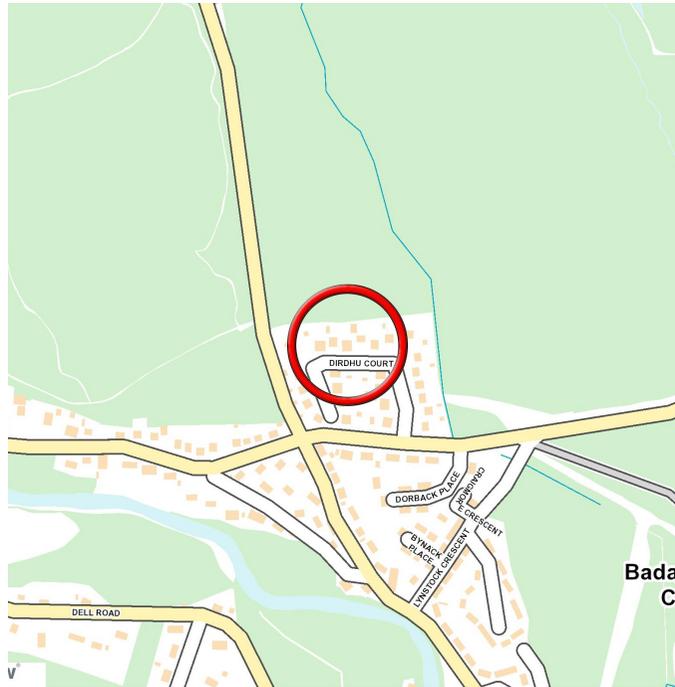
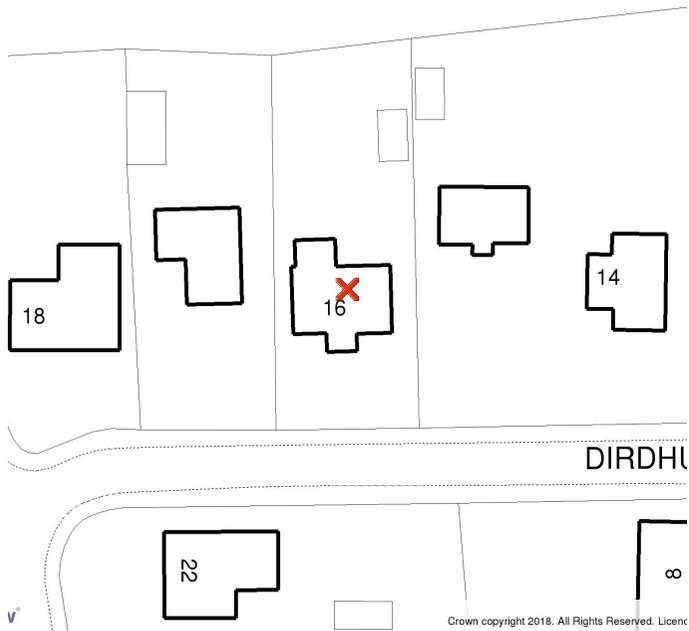
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**While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters**



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