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5 School Gardens, Dulnain Bridge, PH26 3DE
Offers over £275,000

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

A beautifully presented four bedroom detached home with well laid out and proportioned accommodation, situated in a peaceful cul de sac within the picturesque Highland village of Dulnain Bridge. The property is in immaculate condition throughout and offers accommodation over two floors including a spacious bright lounge with patio doors and inset stove, a sociable and contemporary kitchen and dining area with patio doors to the rear garden, four bedrooms (two of which have en-suite facilities) and a study. There is double glazing throughout the property, and it benefits from oil fired central heating, and underfloor heating throughout the ground floor. The front and rear gardens are mainly laid to lawn with a lovely sunny patio area, and the property benefits from a spacious detached garage and a gravelled area which provides parking for several vehicles. This property would suit a variety of purchasers and make an ideal family home, second home, or buy to let investment property. Early viewing is highly recommended. Energy Performance Certificate Rating C, Council Tax Band E.

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Dalnain Bridge

Near Grantown On Spey, and in the Cairngorms National park, the village is comprised of two communities, Dalnain 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 vibrant High Street with local shops, first class hotels and guest houses, Primary and Grammar schools offering education to university entrance standard, Cottage Hospital 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. Other distances from Grantown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles.

Finishes

The property was built circa 2007 to a high standard and enjoys quality finishings throughout including high performance door and window units, underfloor heating to the ground floor rooms with individual 'Uponor' thermostats, radiators to the first floor and contemporary kitchen and bathrooms.

Entrance Hall

1.35m x 2.15m 4'5" x 7'1"

From the front garden the entrance hall is accessed via a high performance timber door with glazed side panel. There is tiled flooring with underfloor heating, a mains wired smoke alarm, ceiling light, stairs to the first floor accommodation and doors leading to the lounge and family room / bedroom 4.

Lounge

4.62m x 4.51m 15'2" x 14'10"

Accessed from the entrance hall the welcoming and bright lounge has double doors that open to the front garden, double doors through to the kitchen and dining area, and two further windows to the side of the property, creating a wealth of natural light. A lovely focal point of the lounge is a homely Firemaster wood burning stove with slate hearth and timber mantle. There is a storage cupboard housing the electrical meters and television aerial booster for the bedroom points and there is carpet flooring and chrome recessed down lighting

Kitchen and Dining Room

3.10m x 6.60m 10'2" x 21'8"

The bright and spacious kitchen and dining room features stylish white shaker style units which are complemented by solid wooden worktops with integrated one and a half bowl sink with mixer tap which is situated at twin windows looking out over the rear garden. There is a Belling range cooker with stainless steel extractor hood over, an integrated dishwasher and there is space for a fridge / freezer. The dining area has ample room for entertaining and there is a large window to the side and patio doors to the rear patio, allowing access into the garden where you can enjoy al-fresco dining. There is recessed down lighting and tiled flooring with underfloor heating.

Utility Room

2.17m x 1.82m 7'1" x 6'0"

The utility room provides wall and base units allowing great storage with complementary worktop space and an inset round sink with mixer tap and there is plumbing for a washing machine and space for a tumble dryer. There is a door allowing access to the rear garden, an opaque side window allowing in lovely natural light, the flooring is tiled and benefits from underfloor heating.

Shower Room

2.01m x 1.82m 6'7" x 6'0"

The smart and fresh shower room has Jack and Jill doors accessible from the utility room and the family room / bedroom 4. There is a sizeable shower enclosure housing a mains pressure shower with wet wall surrounding. The wash hand basin is wall mounted with a chrome mixer and there is a back to wall WC with concealed cistern. The room enjoys recessed down lighting and a Manrose extractor.

Family Room / Bedroom 4

3.45m x 2.97m 11'4" x 9'9"

This lovely bright room is currently utilised as an additional family room but would be equally suitable as a double bedroom with en-suite facilities and benefits from a floor to ceiling wardrobe providing excellent storage. There is a cupboard housing the Santon premier plus water cylinder in addition to programmable heating controls. There are twin windows to the front allowing the natural light to flood in, a ceiling light and carpet flooring.

Landing

The carpeted stairs lead from the entrance hall up to the landing which has doors to all first floor accommodation. There is a shelved storage cupboard, mains wired smoke alarm, recessed down lighting, 'warm up' programmable control for the bathroom underfloor heating and a radiator.

Master Bedroom

4.78m x 3.69m 15'8" x 12'1"

The spacious and comfortable en-suite master bedroom enjoys twin windows to the front providing good natural light and benefits from a large shelved storage wardrobe with hanging space and mirrored sliding doors. There is carpet flooring and ceiling lighting.

En-Suite Shower Room

1.17m x 2.55m 3'10" x 8'4"

A smart and fresh shower room comprising of a back to wall WC, wall mounted wash hand basin with mixer tap and a spacious shower enclosure housing a mains pressure rainfall shower with hand attachment, and complementary wet wall surrounding. There is electric underfloor comfort heating with programmable controls, an opaque window to the side,



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shaver point, chrome ladder towel radiator and recessed down lighting.

Bedroom Two

3.11m x 3.07m 10'2" x 10'1"

A lovely well proportioned double room benefitting from twin windows allowing in fabulous natural light and enjoying good shelving and hanging storage within a sizeable cupboard. There is carpet flooring, a radiator and ceiling lighting.

Bedroom Three

3.40m x 2.97m 11'2" x 9'9"

A bright and spacious double bedroom enjoying twin windows to the front. There is an integrated wardrobe with sliding mirrored doors which provide excellent storage, a radiator, carpeted flooring and ceiling lighting.

Study

3.11m x 1.7m 10'2" x 5'7"

A charming room with a window to the side allowing in lovely light creating the perfect place for a study, office or craft room. There is carpet flooring, ceiling lighting and a radiator.

Family Bathroom

1.76m x 2.87m 5'9" x 9'5"

A relaxing family bathroom comprising of a back to wall WC, wash hand basin with mixer tap, double ended bath with chrome mixer tap and a separate shower enclosure housing a mains pressure shower with quality wet wall surround. This lovely bathroom benefits from electric underfloor comfort heating, has a chrome ladder towel radiator, tiled flooring and enjoys a Velux window to the rear allowing in lovely natural light.

Garage

7.9m x 3.0m 25'11" x 9'10"

An up and over door leads into this superb spacious garage which has concrete flooring, power and light. Windows to the side and rear allow in natural light and a door at the rear allows access to the garden.

Outside

The easily maintained garden grounds are mainly laid to lawn with timber fencing to all sides. There is a lovely paved patio area at the rear providing the perfect place to sit in the sunshine with a drink. A spacious gravel area opens in at the front of the property providing parking for several vehicles. There is a spacious garage, timber store, outside tap, Warmflo oil boiler and a 1200LP Harlequin oil tank.

Services

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

Home Report

To obtain a copy of the home report, please visit www.massoncairns.com where an online copy is available to download.
EPC Band C

Entry

By arrangement

Price

Offers over £275,000 are invited

Viewings and offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns
Strathspey House
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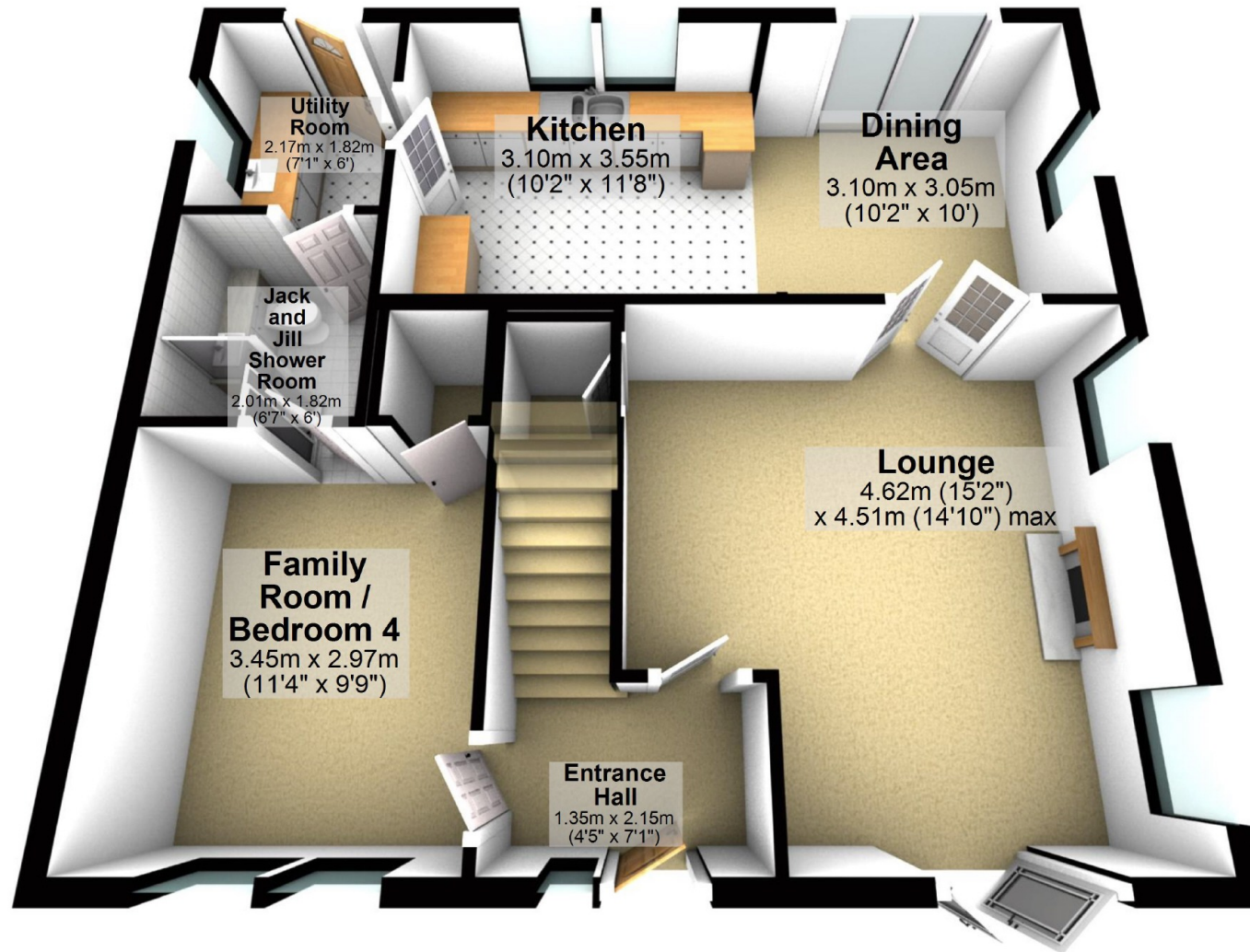
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Ground Floor



Plans not to scale, for illustration only



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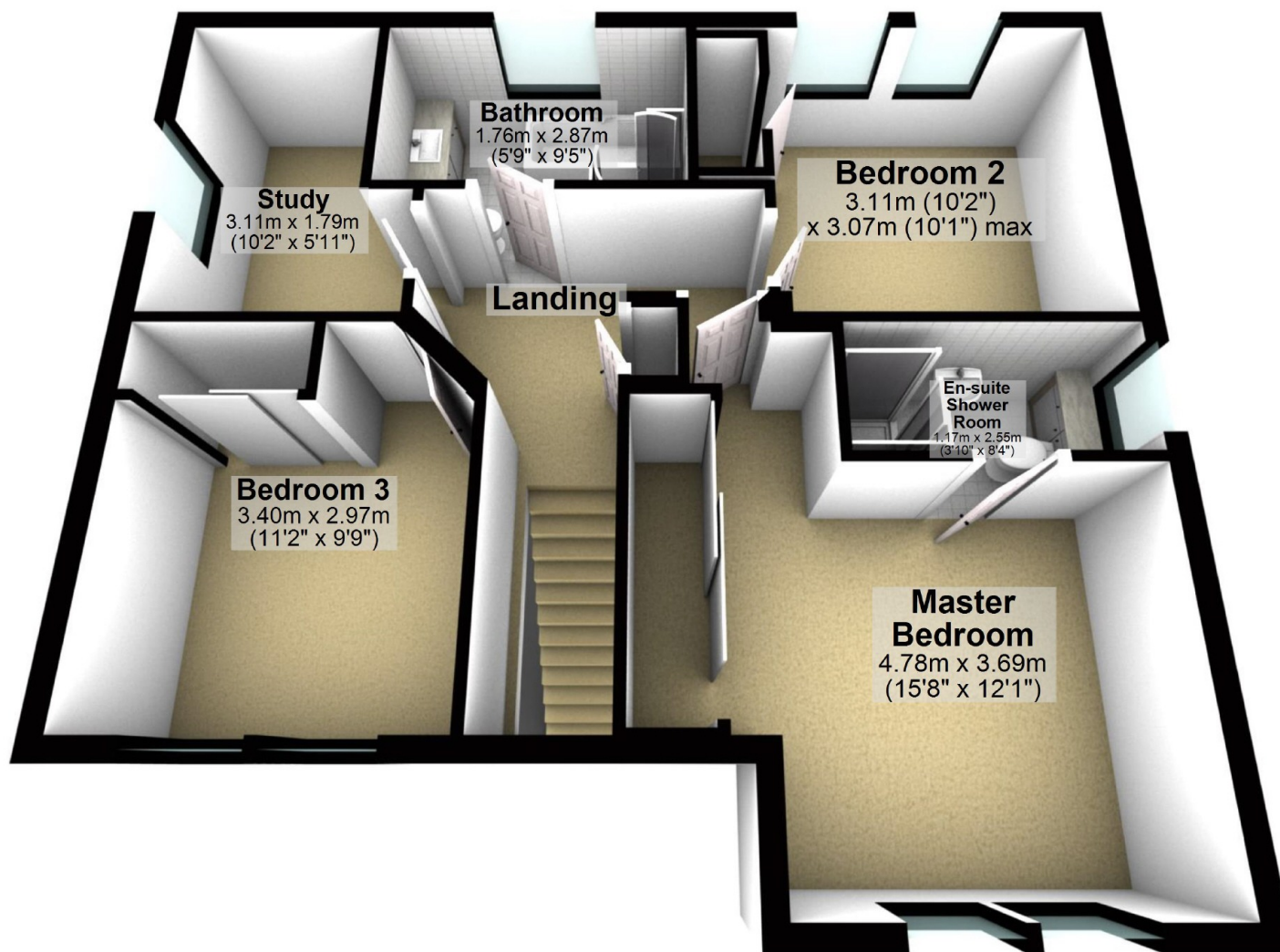
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First Floor



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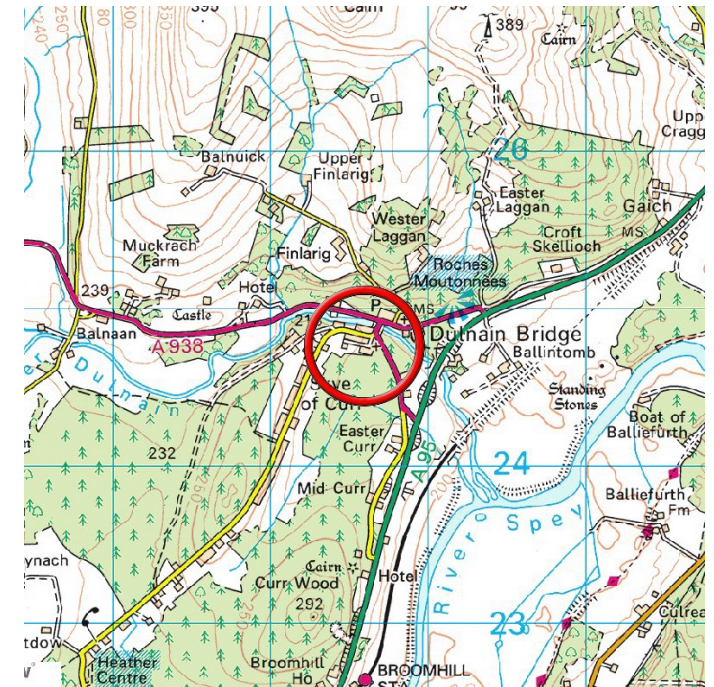
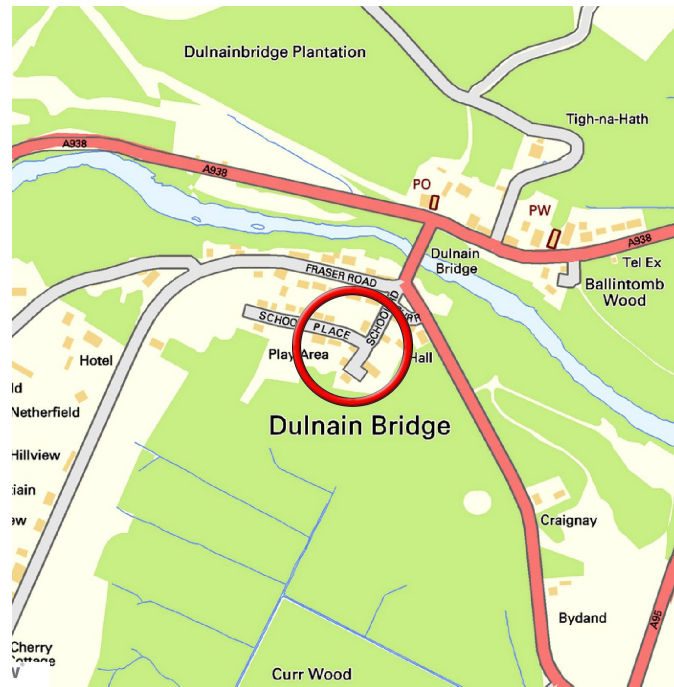
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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