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10 Dorback Place, Nethy Bridge, PH25 3AB
Offers over £205,000

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

An extended, desirable and immaculately presented four bedroom semi detached property with a fully insulated studio and occupying a corner plot with large well proportioned gardens and driveway. Located in a quiet cul de sac in the sought after forest village of Nethy Bridge, the home offers airy accommodation over three floors including a bright lounge with a gas stove, kitchen with dining area, light filled conservatory, shower room, four bedrooms and a bathroom. Outside the house benefits from a large tarmac driveway to the front which provides parking for several vehicles and there are sizable gardens to the side and rear of the property which include a covered seating area, patio, decking and pretty lawns. The property would suit a variety of purchasers and the flexible living areas are sure to impress with viewing highly recommended. Energy Performance Certificate Rating D, Council Tax Band D

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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 Nethybridge 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 well respected Primary School with education to University entrance standard provided by the Grammar school at Grantown and there is a post office, grocery shop, butchers, farm shop, tea room and community hall. 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.

Entrance Hall

The charming hall welcomes you in through a timber door, accessed from the tarmac driveway at the front of the property. Doors allow access to the lounge, bedroom one and the shower room and carpeted stairs lead up to the first floor. There are hooks for hanging outerwear, vinyl flooring, ceiling lighting and a programmable panel heater.

Lounge

3.48m x 4.45m 11'5" x 14'7"

A comfortable and relaxing lounge enjoying twin windows to the front which provide fabulous natural light, centred around a modern Gazco gas fired stove set on a black slate hearth. A door opens to the kitchen /

dining room and there is a three point ceiling light, laminate flooring and a programmable panel heater.

Kitchen / Dining Room

3.42m x 4.40m 11'3" x 14'5"

A spacious and attractive kitchen / dining room providing a good range of base, drawer and wall units with complementary black worktop and cream tiling with an inset stainless steel sink with twin taps situated at a double window to the rear which looks into the beautiful conservatory. There is plumbing for a washing machine and dishwasher. There is space for a fridge / freezer and Aga stove and a stainless steel extractor hood is positioned above. Doors open to the conservatory, lounge and store and there is vinyl flooring, ceiling lighting, an Emma extractor and a programmable panel heater.

Store

2.94m x 1.07m 9'8" x 3'6"

Accessed from the kitchen / dining room, this sizeable store provides a fabulous space to store a variety of items and enjoys ceiling lighting and vinyl flooring. The electrical switchgear is located here.

Conservatory

3.75m x 4.18m 12'4" x 13'9"

A spacious sunny conservatory where you can sit back and relax after a hard day. Windows to the sides and rear flood the room with natural light and allow views over the delightful and private garden grounds. A wonderful feature of the conservatory is a contemporary Gazco gas fired stove set on a black slate hearth which means you can enjoy this fabulous conservatory all year round. There is vinyl flooring, wall lighting and a programmable panel heater.

Bedroom One

3.02m x 2.18m 9'11" x 7'2"

Located on the ground floor, this charming bedroom enjoys a window to the rear overlooking the garden and

benefits from an integral wardrobe providing good storage. There is carpet flooring, ceiling lighting and a programmable panel heater.

Shower Room

0.89m x 2.17m 2'11" x 7'1"

A well placed shower room consisting of a corner WC, corner wash hand basin with mixer tap and a shower enclosure housing a Mira Go electric shower with tiled surround and shower curtain. There is an opaque window to the front, vinyl flooring, ceiling lighting, an Emma extractor and a chrome electric towel warmer.

First Floor Landing

Carpeted stairs lead up to the first floor landing where doors open to bedrooms two and three and the bathroom and a further stairwell provides access to the second floor. Integral cupboards provide a wealth of storage and a further cupboard houses the Megaflo high efficiency water tank and provides further shelved storage above. A Velux window to the rear allows in natural light and there is carpet flooring, ceiling lighting and a programmable panel heater.

Bedroom Two

2.62m x 3.20m 8'7" x 10'6"

An attractive and comfortable double bedroom enjoying twin windows to the rear overlooking the lovely garden grounds. An integral cupboard provides great shelving and hanging storage and there is carpet flooring, ceiling lighting and a programmable panel heater.

Bedroom Three

3.60m x 3.15m 11'10" x 10'4"

A bright double bedroom where twin windows to the front flood the room with natural light. An integral cupboard provides great shelving and hanging storage and there is carpet flooring and ceiling lighting.



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Bathroom

2.05m x 2.32m 6'9" x 7'7"

A generous bathroom comprising of a WC, an Ideal Standard wash hand basin with twin taps and a bath with twin taps and a Bristan Glee electric shower over with chic tiling surrounding. An opaque window faces the rear and there is vinyl flooring, a Dimplex panel heater, Manrose extractor and an electric chrome towel warmer.

Second Floor Landing

A Velux window shines natural light over the stairwell which leads up to the second floor providing access to bedroom four. There is a cupboard which provides excellent shelved storage, carpet flooring and ceiling lighting.

Bedroom Four

3.44m x 3.42m 11'3" x 11'3"

A peaceful, bright and light room enjoying Velux windows to the rear and front allowing natural light to flood in. A recessed area has been creatively used for shelving and hanging storage and there is carpet flooring, ceiling lighting and a programmable panel heater.

Studio

4.83m x 2.98 15'10" x 9'9"

A spacious separate timber studio which could be used for a variety of purposes. A timber and glazed door opens in at the front into the entrance vestibule which enjoys laminate flooring. Double sliding doors provide access into the studio. This sizeable studio benefits from two windows to the side overlooking the garden and enjoys carpet flooring.

Outside

A roomy tarmac driveway leads in at the front of the property creating parking for several vehicles. Gravel edges have been created which are filled with mature bushes and shrubs and a timber fence surrounds the front garden. The gravel extends along the side to where the studio is located and a timber gate opens into the

rear garden. The fabulous and large rear garden is mainly laid to lawn with a high timber fence surrounding creating a perfect private place to sit out and relax. To one side, located behind the studio is a spacious gravel area where there is a timber garden shed measuring 3.0m x 2.30m providing great storage, a timber and wire dog run and a spacious covered area with a paved patio which is perfect for a dining set and a decking area which currently with timber enclosed Lazy Spa hot tub (available by separate negotiation).

Services

It is understood that the property is served by mains water, electricity and drainage. There are two gas fired stoves and the gas bottles are located in the front garden.

Home Report

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

EPC Rating D

Entry

By arrangement

Price

Offers over £205,000 are invited

The lazy Spa hot tub, Leisure gas 5 ring Aga and Beko dishwasher are available by separate negotiation.

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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Fax: (01479) 874806

Email: property@lawscot.com

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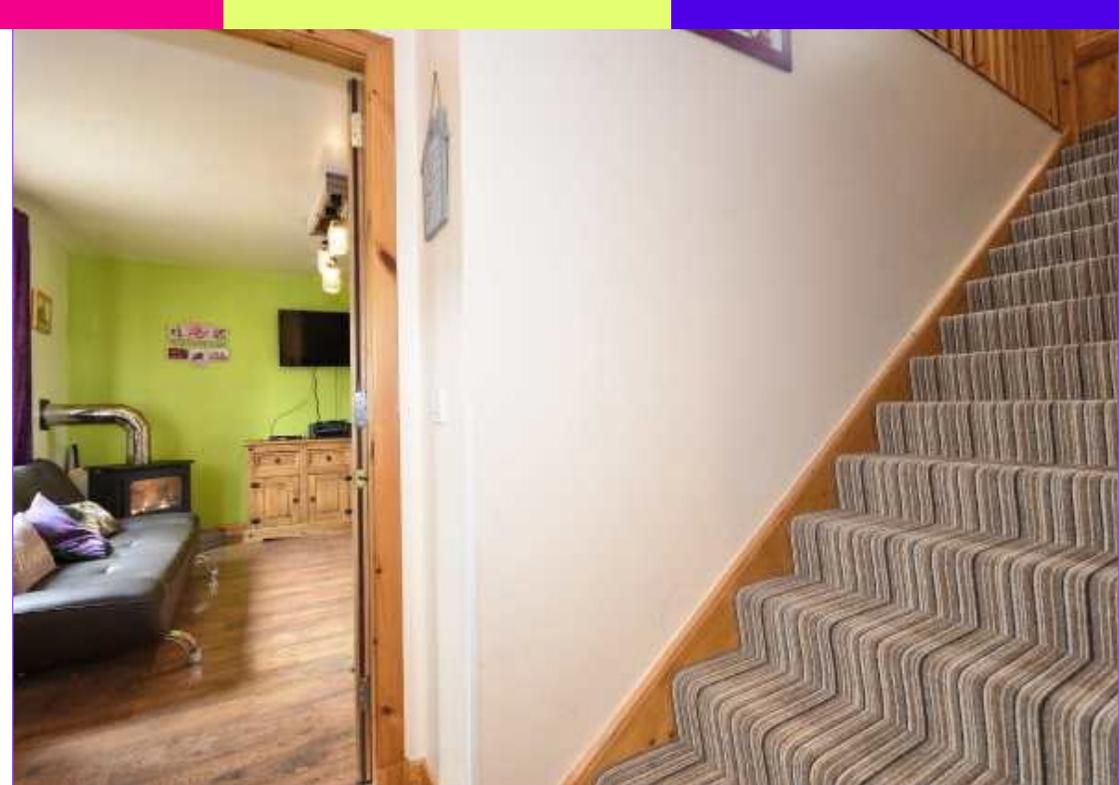
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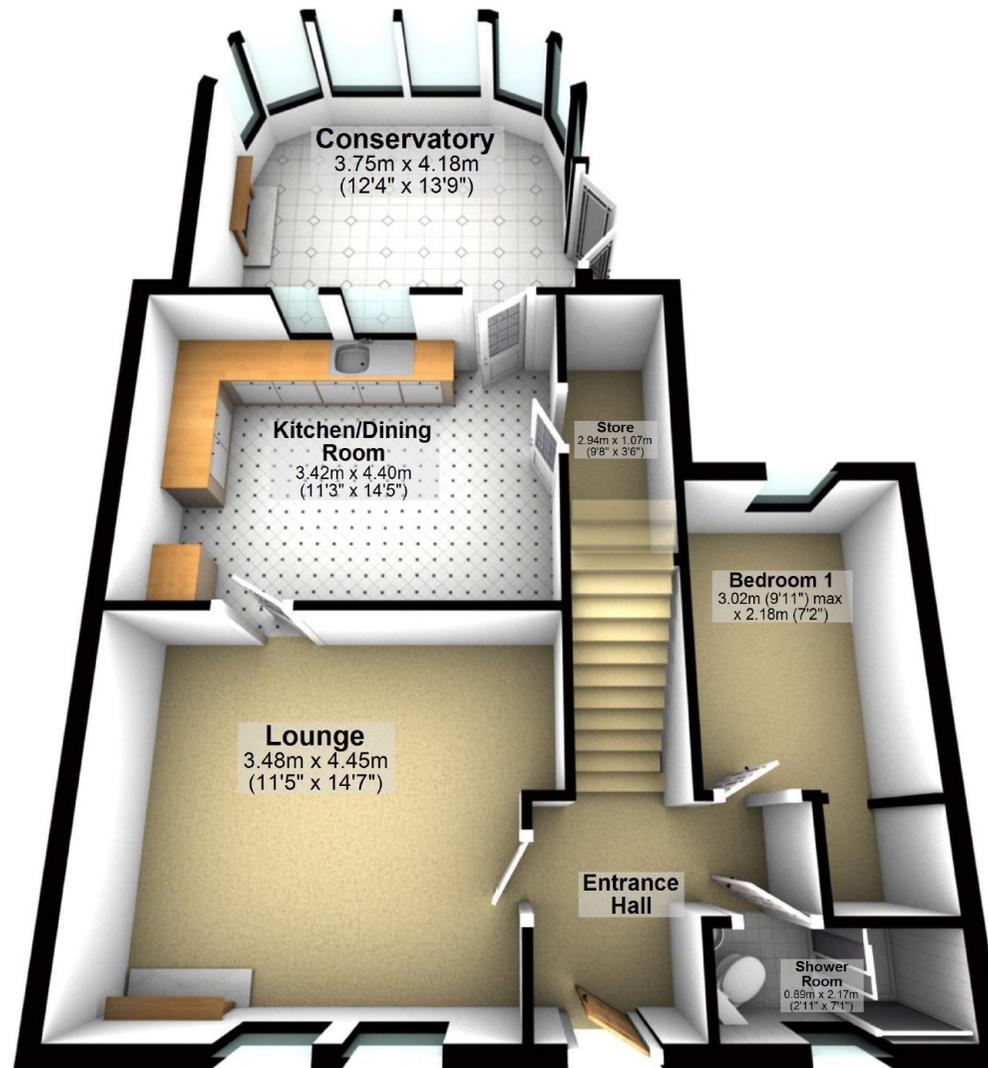








Ground Floor



Plans not to scale, for illustration only



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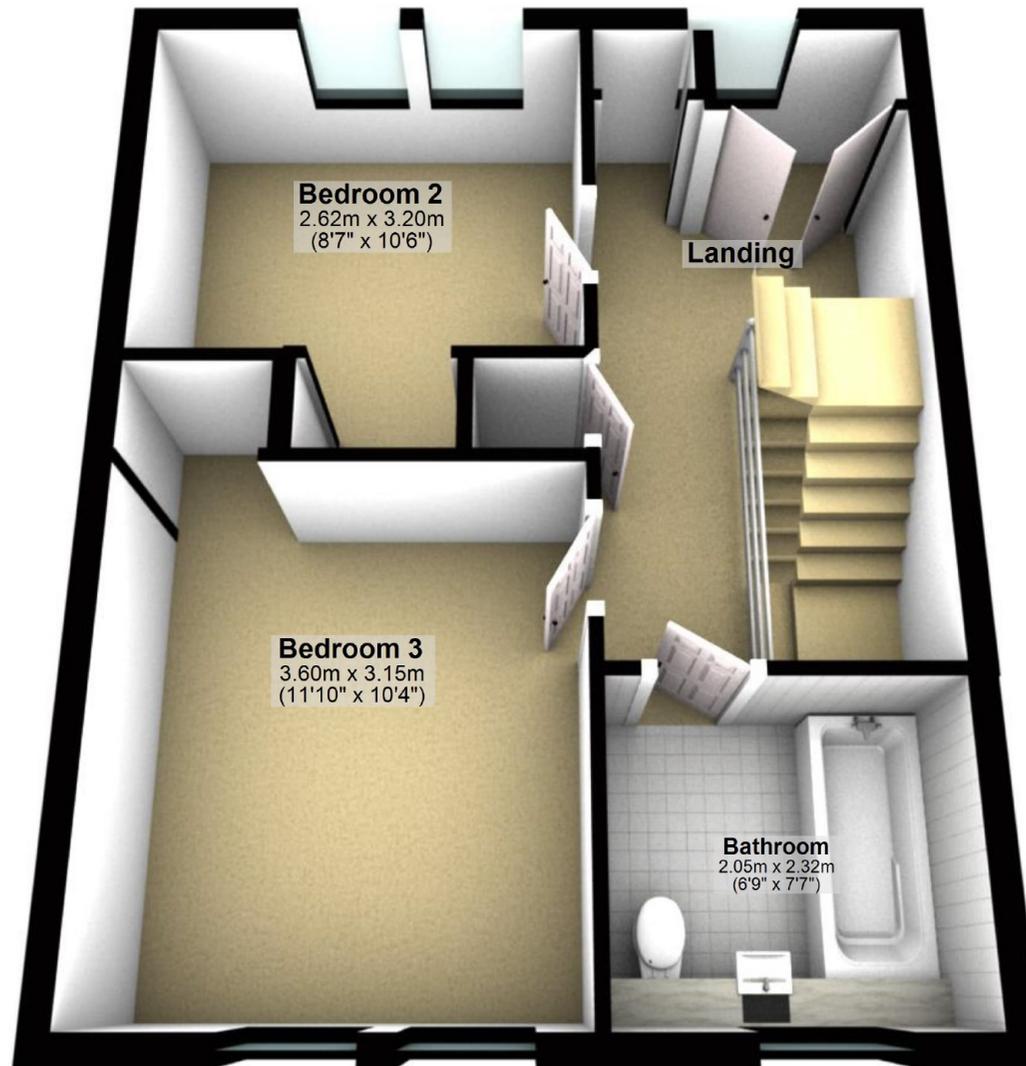
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First Floor



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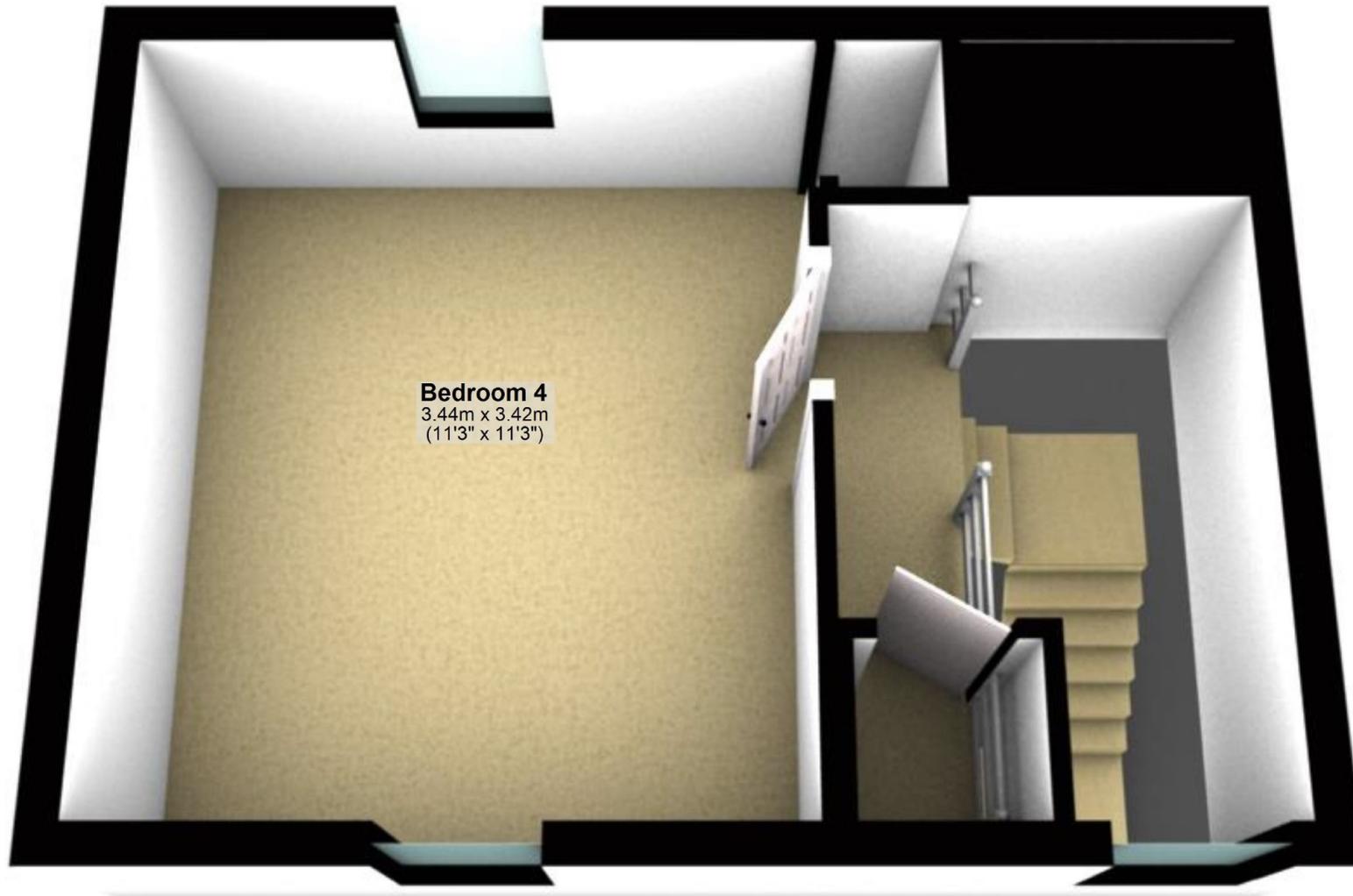
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Second Floor



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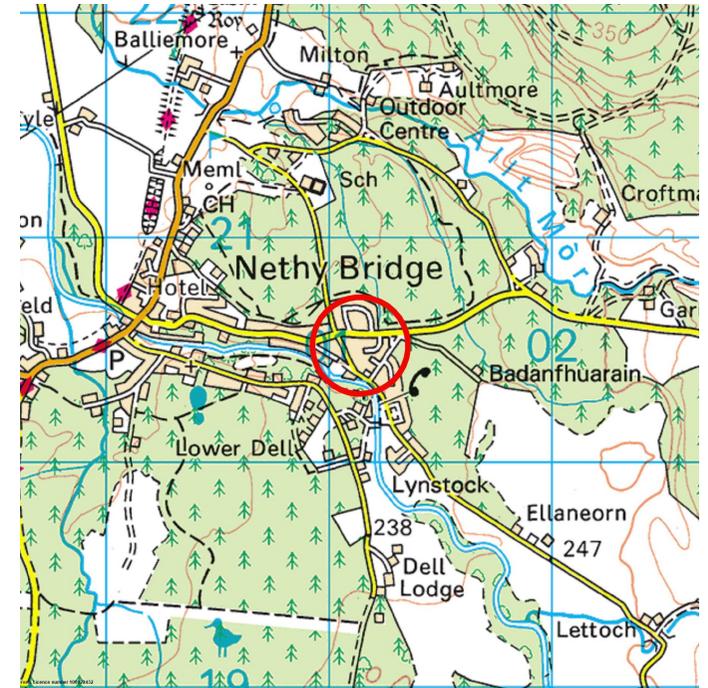
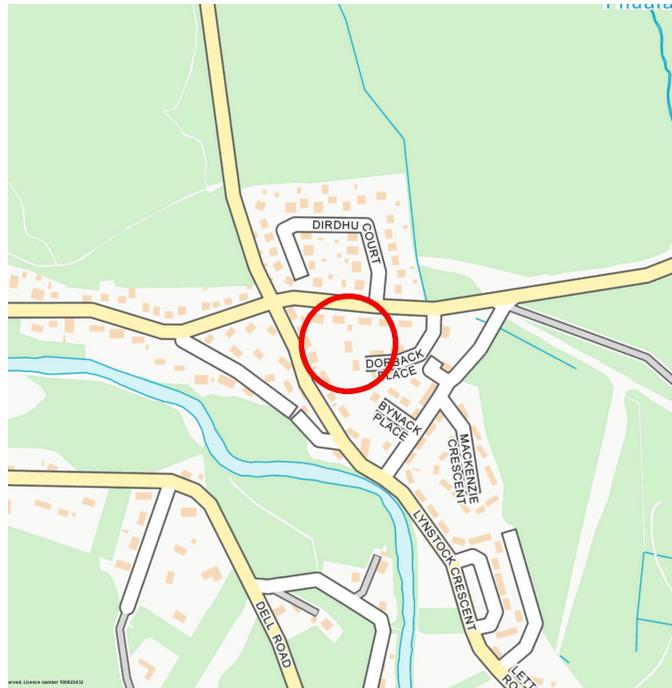
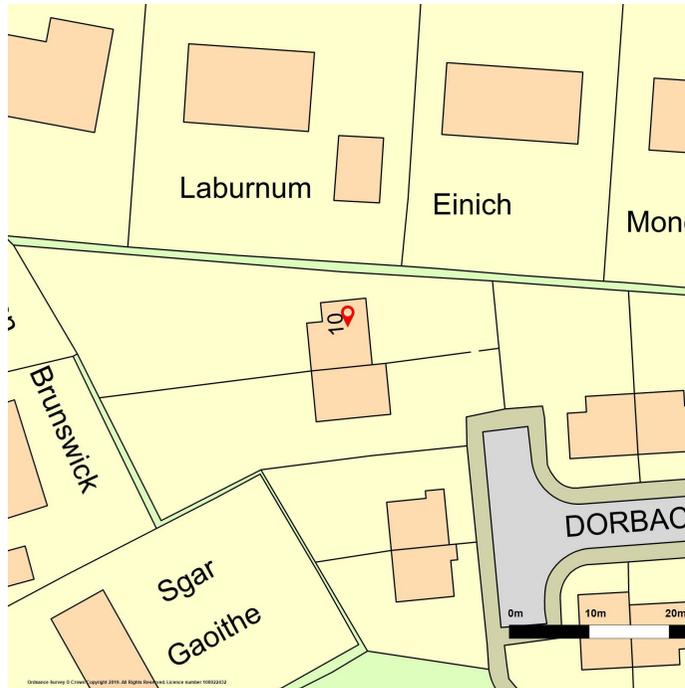
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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