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solicitors and estate agents

Sliemore, Dorback Road, Nethy Bridge, PH25 3ED
Offers over £335,000

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

A fantastic and rarely available traditional property in an outstanding location which has enjoyed extensive refurbishment to the highest standard including quality double glazing, floor coverings, kitchen and bathroom to offer that rare blend of character and modernity combined with great outdoor space and amazing views of the Cairngorm Mountains. Accommodation is arranged over two floors including an impressive open plan and well equipped kitchen with integral appliances and breakfast bar which is on open plan with a dining area and family room with wood burner, there is a separate lounge with wood burner and a luxurious bathroom. There are three bedrooms upstairs and the lounge could also be utilised as a fourth bedroom if required as the open plan kitchen / dining / family room provides ample living space on its own. Sited in a special location just outside the ever popular Nethy Bridge with large gardens and spectacular open views directly to the Cairngorm Mountains. Energy Performance Certificate Rating E, Council Tax Band D

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Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

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Fax: 01479 874806

property@lawscot.com

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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.

Ground Floor

The ground floor accommodation is very versatile and offers open plan living with an excellent kitchen / dining / family room on open plan. There are integrated appliances

and oven in the kitchen area and there is a wonderful multi fuel stove in the lounge area. There are excellent views over the surrounding countryside and to the Cairngorm mountains. The further accommodation on the ground floor consists of luxuriously fitted bathroom with shower and a separate lounge with dual aspect windows and wood burning stove. It is possible that the lounge could be utilised as a large additional bedroom if required.

First Floor

On the first floor there are three bedrooms, two large doubles and a single. The two double rooms look to the front of the property and enjoy beautiful views to the Cairngorm mountains.

Outside

Sliemore House sits proudly in grounds extending to approximately 1/3rd of an acre which are mainly laid to grass for ease of maintenance and bounded by a combination of decorative timber and post and wire fencing. There is a sweeping gravel drive and there is a turning area to the rear of the property. There is a timber storage shed to the rear of the property providing ample storage for sporting items and garden utensils. With magnificent open views and ample space the gardens fully complement the status of the property.

Services

There is a private water supply, mains electricity and drainage is to a septic tank. There is oil fired central heating. Council Tax D.

Entry

By arrangement

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 E

Price

Offers Over £335,000 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

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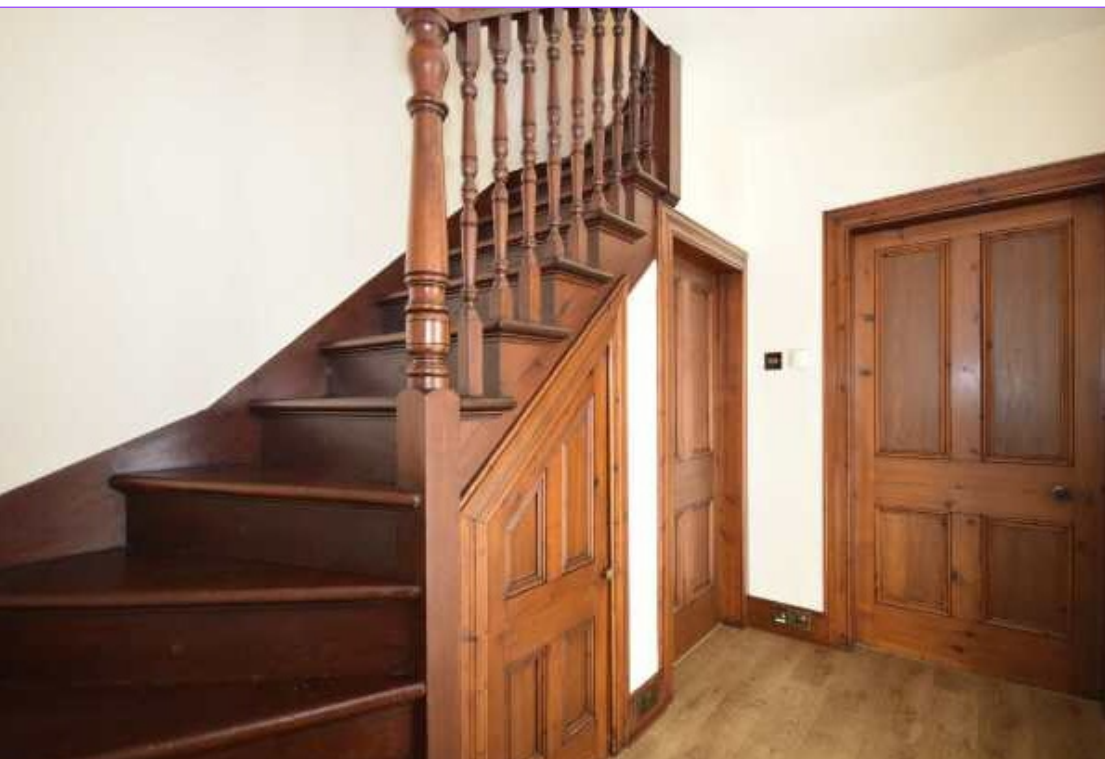
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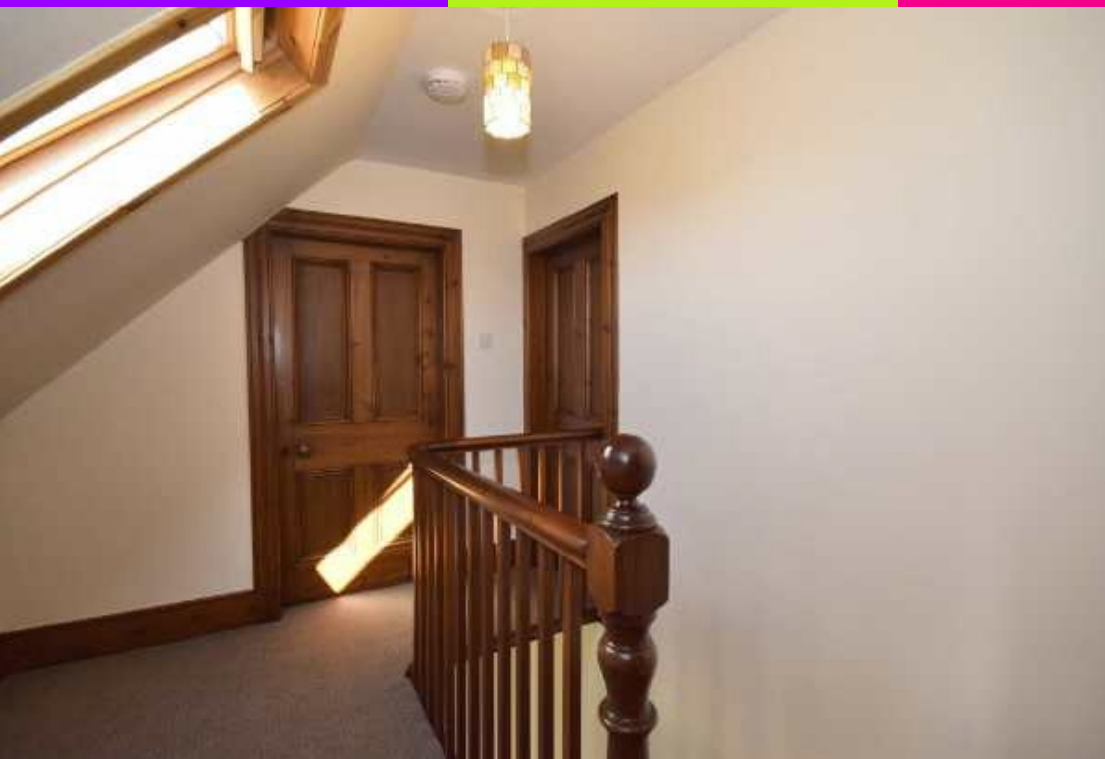
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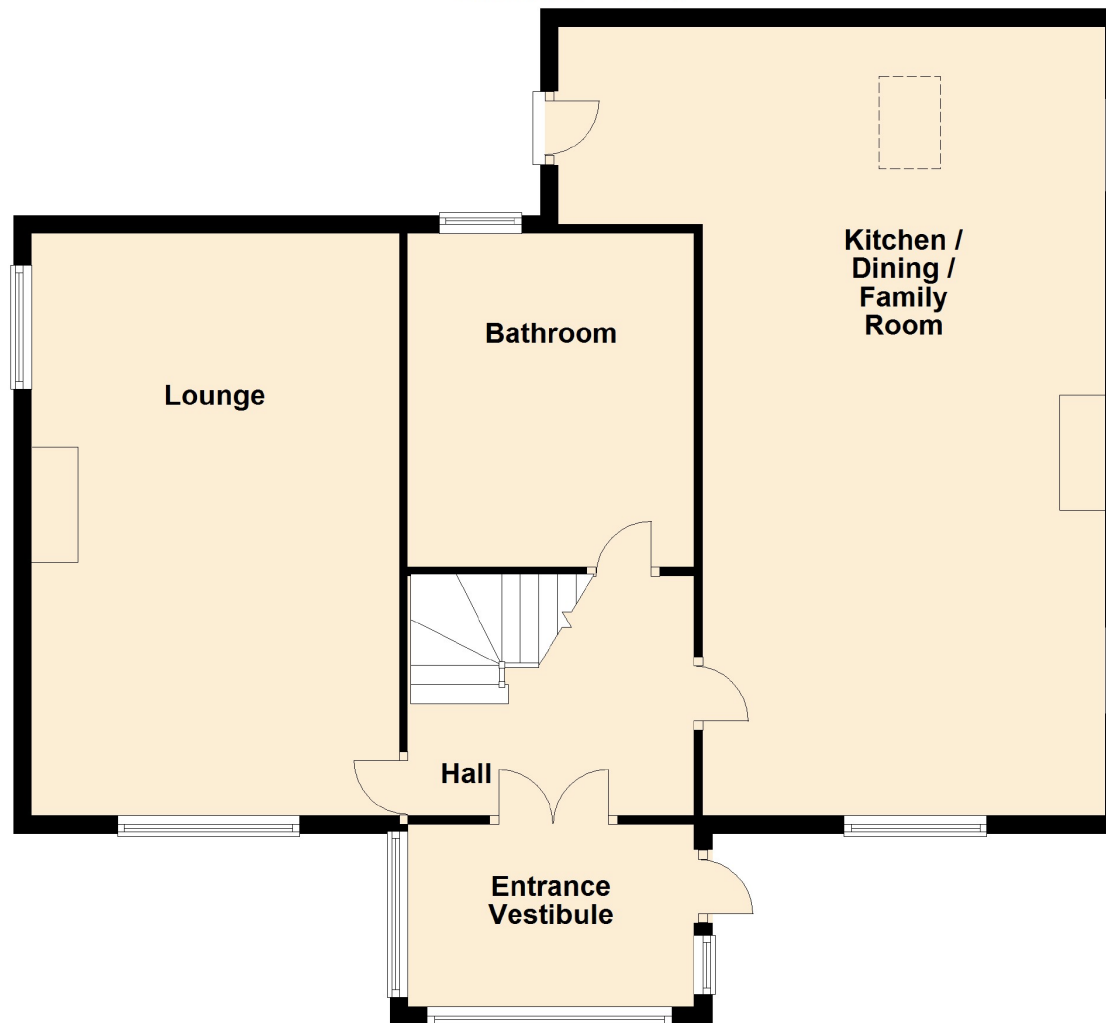
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Ground Floor



Plans not to scale, for illustration only



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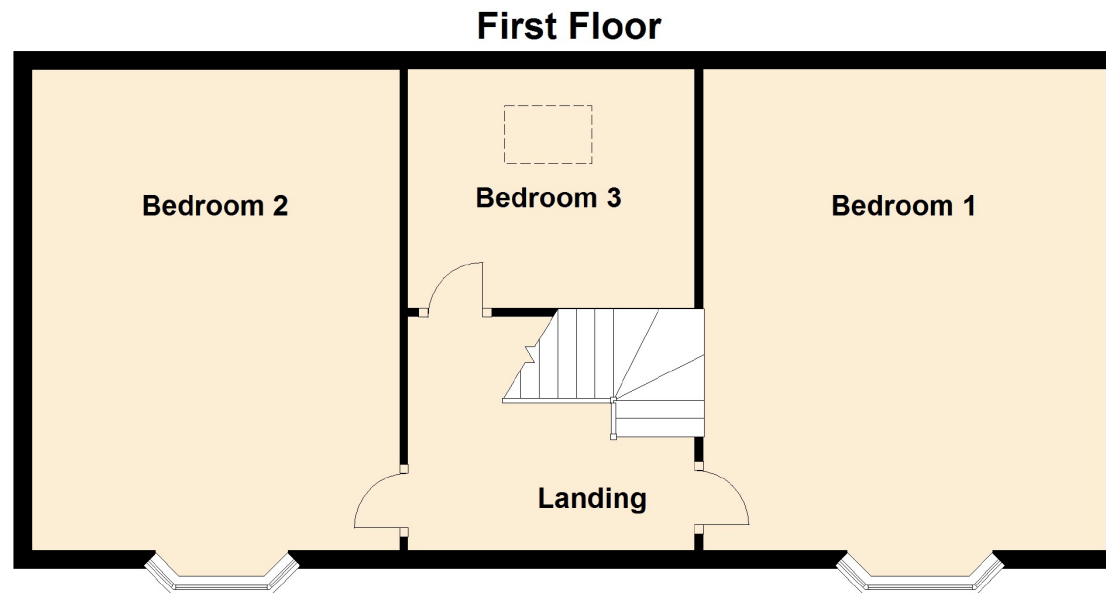
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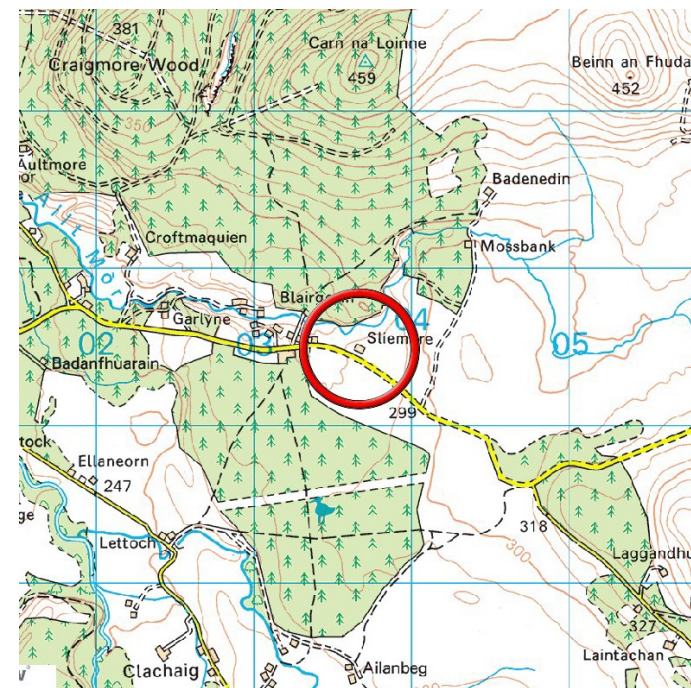
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters**



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