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Beckside, 2 Mill Lane, Nethy Bridge CLOSING DATE, PH25 3EQ
Offers over £150,000

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

solicitors and estate agents

UNDER OFFER. CLOSING DATE 27/07/20 - A secluded and well positioned semi-detached two bedroom bungalow in an idyllic riverside location within the heart of this popular village and close to Aviemore in the Cairngorms National Park. Becksides sits in very private grounds with front and rear gardens in addition to a driveway with off street parking. The accommodation is arranged over one floor and offers flexible and well proportioned living spaces which include a well equipped kitchen, lounge with river views, bright and airy sunroom overlooking the rear gardens and river, hallway, bathroom and two double bedrooms. Internally the property would benefit from some refurbishment and provides bright, airy and flexible accommodation which would suit a variety of purchasers including first, second, family, investment and retirees. Outside, the property is accessed through twin timber gates into a gravel driveway and the gardens are nicely presented with areas of lawn to the rear which are interspersed with flower beds and mature tree / hedge planting. Viewing is recommended. Energy Performance Certificate Rating F, 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, Nethybridge 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

Accommodation

Entrance Vestibule, Hallway, Lounge, Kitchen, Sun Lounge, 2 Bedrooms, Bathroom.

Entrance Vestibule

0.97m x 0.97m 3'2" x 3'2"

From the driveway access is through a high performance timber and glazed door into the entrance vestibule which has laminate flooring and a matwell. There is ceiling lighting and a further door leads to the hall.

Hall

The L shaped hall provides access to the lounge, kitchen, bathroom and two bedrooms. There is laminate flooring, ceiling lighting, a shelved storage cupboard and a hatch to the insulated loft.

Lounge

3.12m x 4.69m 10'3" x 15'5"

The peaceful and bright lounge has three large windows which flood the room with natural light and overlook the rear gardens down to the River Nethy. There is laminate flooring and ceiling lighting.

Kitchen

2.86m x 2.99m 9'5" x 9'10"

The spacious kitchen has a window overlooking the rear gardens and enjoys a good range of base wall and drawer units with complementary worktops and splash back tiling. There is a sink with drainer and tap, freestanding cooker, washing machine

and freezer and there is a door through to the sun room.

Sun Room

3.28m x 4.7m 10'9" x 15'5"

A wonderful addition to the property, this is a private and airy space with glazing to three sides and a patio door which leads out to the gardens and patio area.

Bathroom

1.68m x 1.91m 5'6" x 6'3"

The fully tiled bathroom has an opaque window to the side of the property and has a three piece suite comprising of bath, wc and pedestal wash hand basin. There is tiled flooring, ceiling lighting, a chrome towel radiator, shelving and extractor fan.

Bedroom One

2.70m x 3.35m 8'10" x 11'0"

A spacious double bedroom with a window looking out to the front of the property. There is carpet flooring, ceiling lighting and there is an airing cupboard with shelving and housing the hot water cylinder in addition to a further double wardrobe with shelved storage and hanging space.

Bedroom Two

2.86m x 2.76m 9'5" x 9'1"

Another double bedroom with carpet flooring, ceiling lighting and a window to



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the front of the property.

Outside

The property is located in a desirable location on a quiet street in the centre of this forest village in the Cairngorms National Park. The front gardens are bounded by a timber picket fence and double gates open into a large gravel driveway with parking and turning space for several vehicles. There is a number of raised beds and planters along with a greenhouse and potting shed. The rear gardens are mainly laid to lawn and run down to the banks of the River Nethy to offer a unique and beautiful setting which is interspersed with mature shrubbery, tree planting and fruit bushes. There is an outside tap, patio area with timber pergola and a wood store.

Services

It is understood that the property has mains water, drainage and electricity. There is electric night storage and panel heating.

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 F

Entry

By arrangement.

Price

UNDER OFFER

CLOSING DATE - 27 07 2020 12 Noon. All offers to be submitted in Scots legal format

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-

Masson Cairns

Strathspey House

Granttown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

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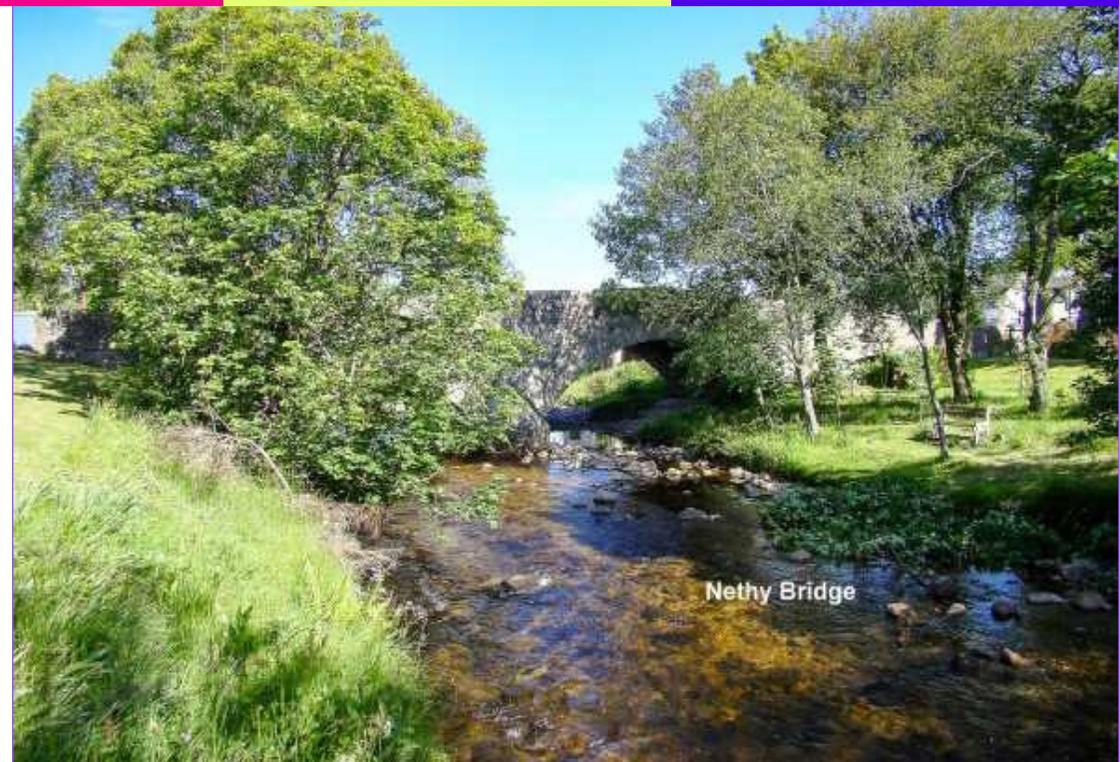




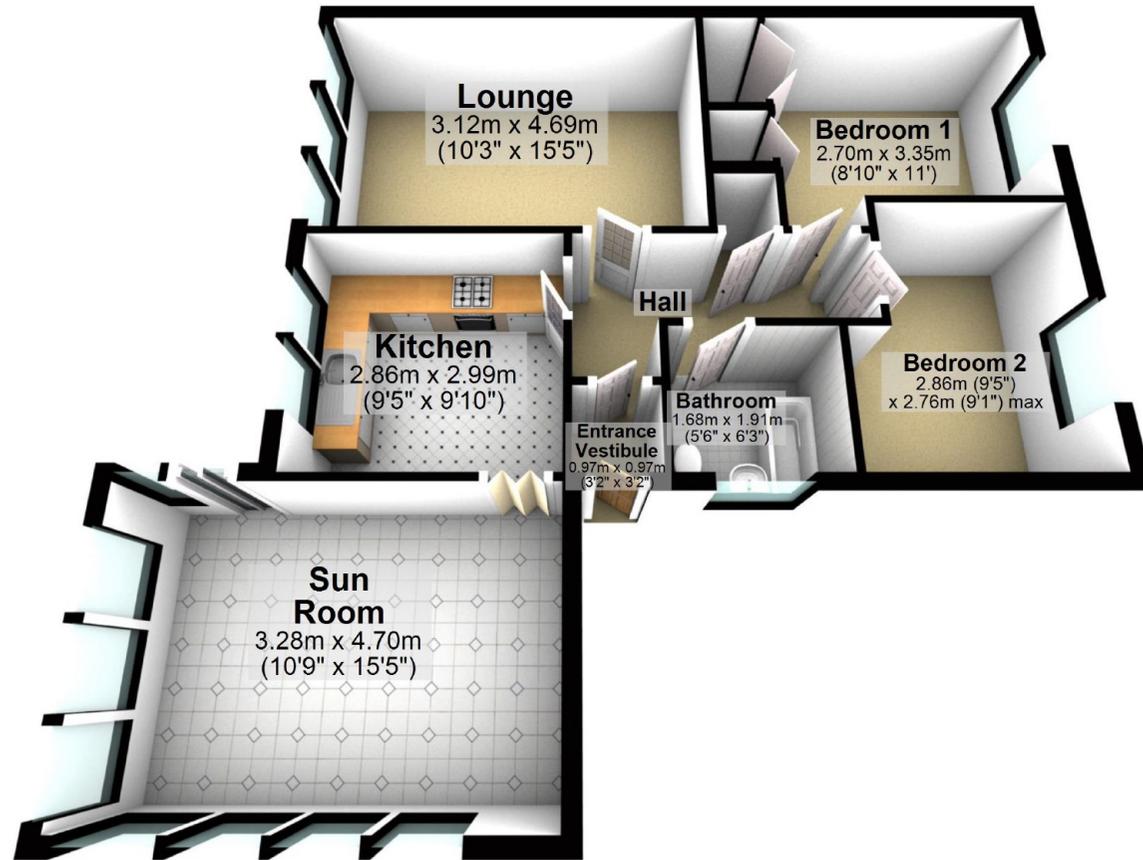








Ground Floor



Plans not to scale, for illustration only



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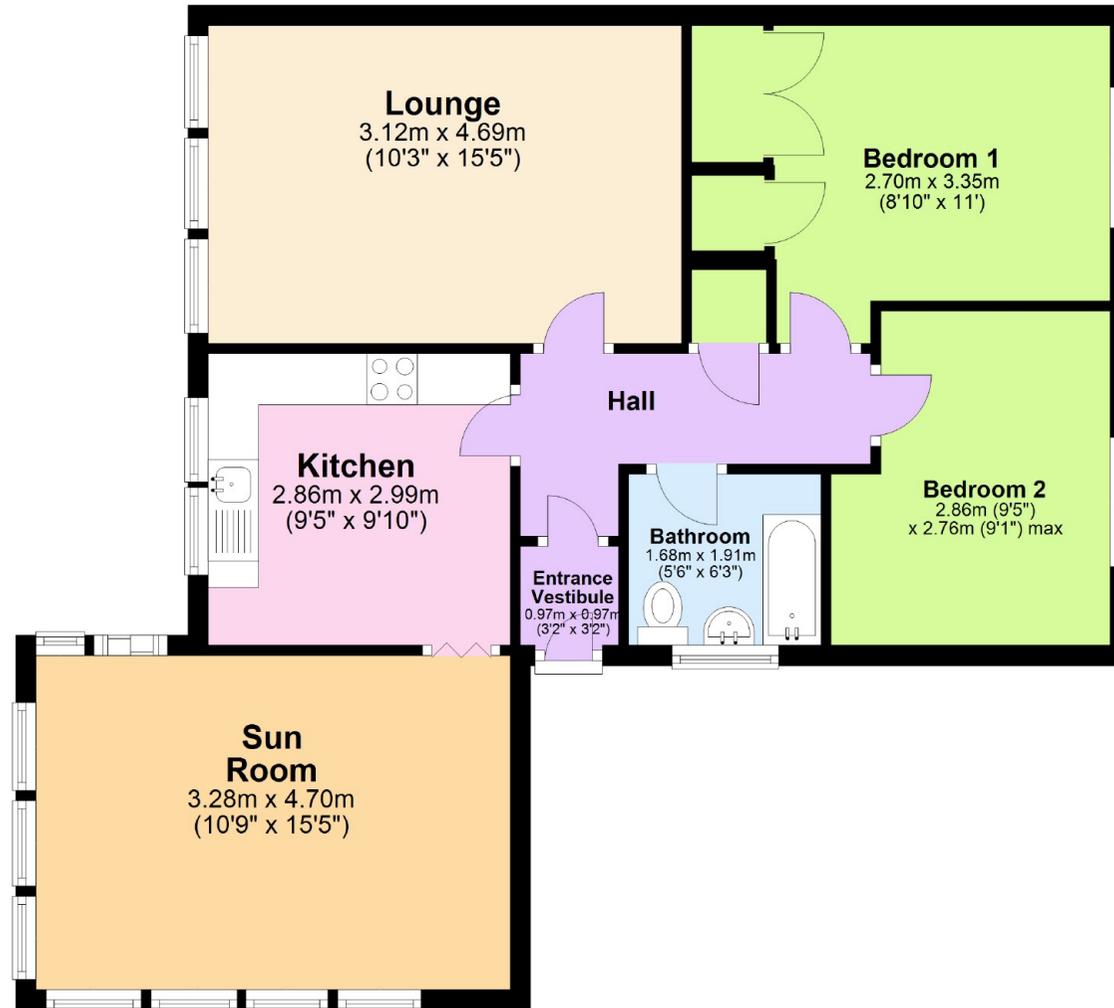
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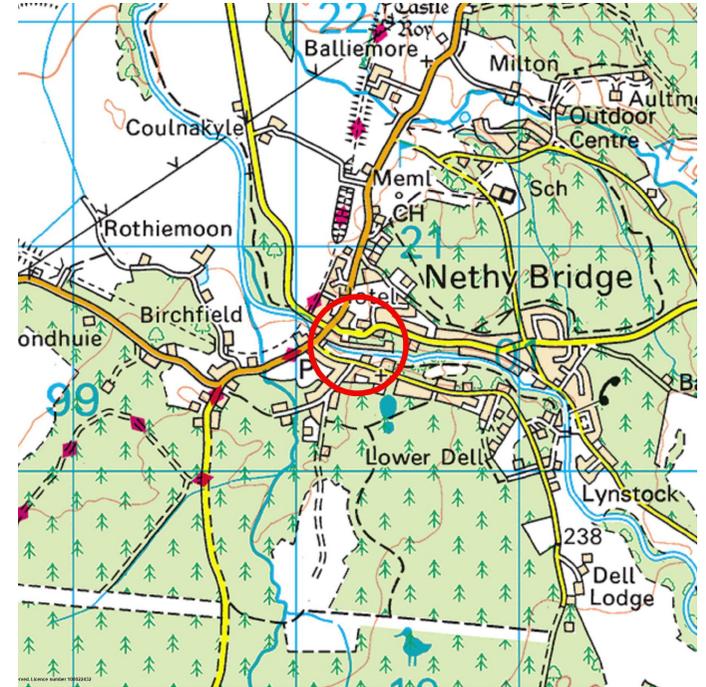
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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