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solicitors and estate agents

Carnethy, Balnagowan Road, Nethy Bridge CLOSING DATE,  
POA

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)



UNDER OFFER \*\* CLOSING DATE 20th November 2020 12 Noon \*\* - A secluded and well positioned detached four bedroom bungalow with excellent living space located in a sought after area in the forest village of Nethy Bridge and sited in sizable and established garden grounds of approximately 0.4 acres with a large driveway and double garage. This is a rarely available home in this popular village with superb amenities and close to Aviemore in the Cairngorms National Park. Accommodation is arranged over one floor including a large kitchen / dining, sun room, spacious hallway L shaped hall, family bathroom, separate wc, bright and airy lounge, four bedrooms with good storage and a large loft space with potential to utilise as further accommodation subject to the necessary consents. This home will suit a variety of purchasers and is ideal as either a family, retirement or second home with easy access to the village centre and with direct access at the rear to beautiful woodland walks in the Balnagowan Woods. Viewing is essential. Energy Performance Certificate Rating E, Council Tax Band F

## POA



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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 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 is on the main Inverness - London rail line and the A9 gives easy access to all parts of the U.K. The Strathspey Steam Railway at Broomhill Station (Glenbogle from the TV series, monarch of the glen) steams through the stunning Cairngorms National Park to Boat of Garten and Aviemore.

## Entrance Vestibule

1.53m x 1.11m 5'0" x 3'8"

From the driveway, there is a paved footpath with steps leading to the high performance UPVC glazed door. Inside there is a small storage cupboard housing the electrics and tiled flooring with an integral mat well. There is a further glazed timber door leading into the hall.

## Hall

6.08m x 1.52m 19'11" x 5'0"

A spacious L-shaped hallway with doors opening to most rooms of the property. There are two cupboards which provide good hanging and storage space and in addition a large walk in cupboard with shelving and lighting. The hallway has carpet flooring and ceiling lighting.

## Lounge

5.13m x 5.12m 16'10" x 16'10"

A wonderfully light and airy lounge with three large picture windows which overlook the front gardens. Currently there is an open fire but this would be equally ideal for a wood burning stove, the fireplace has a stone hearth and surround with decorative timber mantle. There is carpet flooring and ceiling lighting.

## Kitchen / Dining Room

5.07m x 4.51m 16'8" x 14'10"

The well proportioned kitchen provides a good range of base, wall and drawer units with complementary worktops, with space to accommodate a large dining table this room is perfect for the family to gather together to cook, eat and chat. There is an electric cooker, plumbing for a dishwasher, space for a larder fridge in addition to a one and a half bowl sink with drainer and mixer tap. Dual windows to the sun room and a sun tunnel offer excellent levels of natural light in addition to the ceiling lighting. There is a handy larder cupboard, oil fired boiler, doors to the sun room and hall and vinyl flooring.

## Sun Room

5.28m x 2.82m 17'4" x 9'3"

A fantastic room in which to sit and relax with beautiful views of the gardens and woodland from three sides of glazed windows with further windows through to the kitchen / dining room. An additional door leads directly out to the garden and offers a perfect oasis in the summer months.

## Master Bedroom

4.73m x 3.23m 15'6" x 10'7"

A large and peaceful double bedroom with windows to the front and also benefitting from spacious integral wardrobes providing fabulous hanging and shelved storage. There is carpet flooring and ceiling lighting.

## Bedroom Two

3.81m x 2.99m 12'6" x 9'10"

Another well proportioned double bedroom with large windows to the rear. There is carpet flooring and ceiling lighting.

## Bedroom Three

3.65m x 2.99m 12'0" x 9'10"

Located at the rear of the property this is a great double bedroom. There is carpet flooring, ceiling lighting and a storage wardrobe with shelved and hanging space.

## Bedroom Four

3.62m x 3.32m 11'11" x 10'11"

A further generous bedroom with large windows to the front flooding the room with natural light in addition to a large integral wardrobe there is carpet flooring and ceiling lighting.

## Bathroom

2.27m x 1.84m 7'5" x 6'0"

A relaxing bathroom comprising of a three piece suite in white comprising of wc, pedestal wash hand basin



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and bath with twin taps and an electric shower with tiling behind. A window is located to the rear and there is carpet flooring, ceiling lighting, ladder towel radiator which is operational with both the oil fired boiler and electric switch for the summer months. There is a shaver point light.

### W.C

1.84m x 1.07m 6'0" x 3'6"

This handy room comprise a w.c, sink with built in vanity unit, half height tiling, shaver point light, ceiling lighting and carpet flooring.

### Garage

There are twin side by side garages and both have concrete bases, power, up and over doors and windows. They make for ideal vehicle, garden and sports storage in addition to offering an ideal garage and workshop space. There is a covered timber log store to the rear of the garage.

### Outside / Gardens

Complimented by superb mature garden grounds extending to approximately 0.4 acres which offer a wonderfully peaceful and natural environment. Access is gained from the front and along a large gravel chipped driveway which provides ample parking for several vehicles in addition there is access to the garages and turning space.

The garden grounds to the front and rear are mainly laid to lawn whilst the rear garden grounds enjoy a magnificent natural wooded setting which is abundant with wildlife including many species of bird and red squirrel. Planting includes established silver birch and shrubs which sit alongside lawned sections and a private patio area ideal for relaxing and outdoor entertaining. The grounds are bounded by a mixture of post and wire and wooden fencing and there is direct access into the extensive Balnagowan woodlands to

the rear of the property with delightful walks and pathways. There is a water tap and outside lighting.

### Services

It is understood that the property has mains water, drainage and electricity. There is oil central heating with most of the rooms benefiting from skirting radiators.

### Home Report

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

If viewing on Rightmove click the EPC link and the home report will download.

EPC Rating E

### Entry

By arrangement

### Price

UNDER OFFER

Most curtains will be removed

**\*\* CLOSING DATE 20th November 2020 12 Noon \*\***

All offers to be submitted in Scots legal format to our office as below, email [sa@lawscot.com](mailto:sa@lawscot.com) or fax 01479 874806

### 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

Tel: (01479) 874800

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## Ground Floor



Plans not to scale, for illustration only



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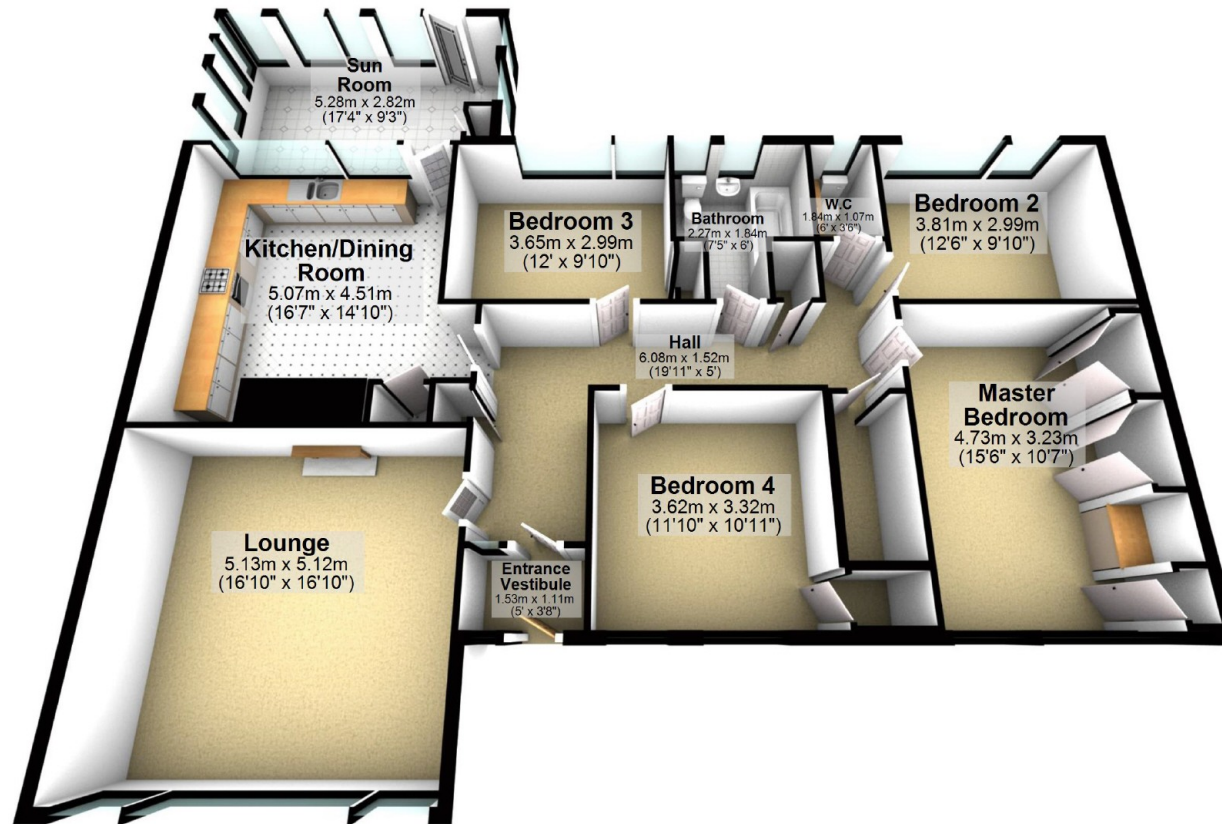
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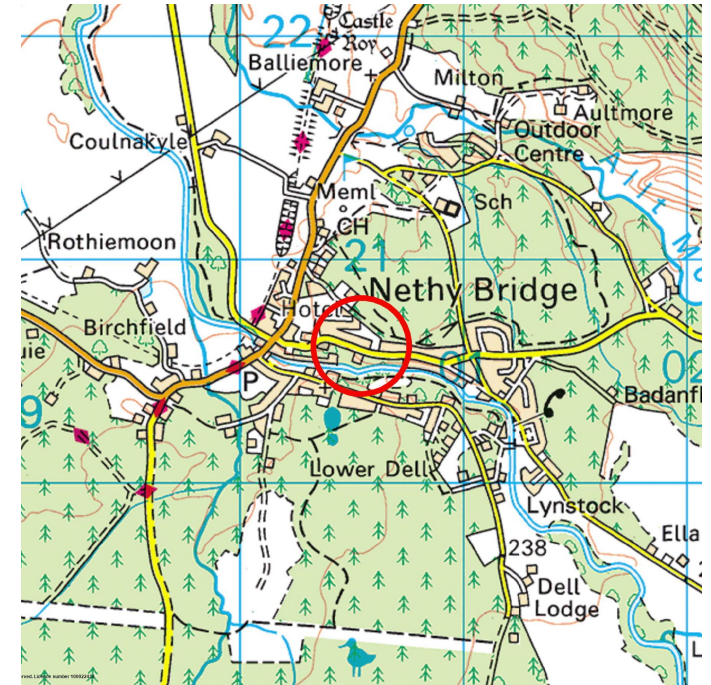
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters**



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