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**Mill Of Garlyne And Steading, Nethy Bridge CLOSING DATE,
POA**

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

UNDER OFFER - CLOSING DATE - TUESDAY 20 JULY AT 12 NOON - A simply unmissable opportunity to acquire a traditional stone and slate cottage with a mixture of timber and stone outbuildings in approximately 0.5 acres situated just outside one of the Cairngorms National Park most sought after villages. Mill of Garlyne provides excellent potential in this spectacular location just outside of Nethy Bridge close to Aviemore and Boat of Garten. Accommodation is set over two floors, with the ground floor enjoying a lounge with open fire, a bright entrance porch, spacious kitchen / dining room, utility room, shower room and bedroom, upstairs there are two further double bedrooms in addition to a large landing. The property benefits from double glazing and oil fired central heating. Located in front of the main property there is a stone steading with pitched corrugated roof which would lend itself to conversion subject to the necessary consents and there are three further timber buildings providing excellent storage space, two of which could be easily converted into home working spaces or garden rooms. Ideal as a peaceful retreat yet within easy reach of excellent road, rail and air links to Edinburgh, Glasgow and the south this is a truly unique opportunity to acquire a special property with many possibilities . Energy Performance Rating F Council Tax rating C What3words - ///outbid.brilliant.belt

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, 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 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, two hotels, 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 rail

Entrance Porch

1.60m x 2.30m 5'3" x 7'7"

From the front garden access into the property is from a door at the side that leads into the bright porch. Inside there is space for shoe and boot storage in addition to windows to the side & front flooding the room with light. There is carpet flooring, ceiling lighting and a further door leading into the hallway.

Hallway

The hall provides access to the lounge and bedroom one in addition to carpeted stairs with decorative balustrade leading to the first floor accommodation, there are two storage cupboards, carpet flooring and ceiling lighting.

Lounge

4.53m x 3.75m 14'10" x 12'4"

Relaxation is the order of the day in this cosy and bright lounge which radiates warmth from the feature open fire with stone surround, hearth and timber decorative mantle. There are windows to the front and side overlooking the gardens and which floods the room with natural light in addition to ceiling lighting. There is an integral storage cupboard as well as recessed display shelving and a further doors lead through to the kitchen.

Kitchen / Dining Room

2.58m x 3.98m 8'6" x 13'1"

The kitchen enjoys a good range of base, wall and drawer units with complementary worktops. There is a stainless steel sink with drainer and chrome mixer tap and a cooker. There is a window to the rear overlooking the hills offering excellent levels of natural light into the room, vinyl flooring and ceiling lighting. There is space for a four seat dining table and chairs and there is an opening to the utility room.

Utility Room

2.95m x 3.60m 9'8" x 11'10"

A useful room located to the rear of the property with storage cupboards, this is an ideal place in

which to store boots and outerwear. There is a butler sink, washing machine and dryer in addition to vinyl flooring and ceiling lighting.

Shower Room

2.60m x 2.67m 8'6" x 8'9"

The fresh and accessible shower room benefits from full height wet wall and there is a wall hung wash hand basin with a chrome mixer tap, w.c and Mira shower with curtain. A storage cupboard provides excellent shelved storage and there is an opaque window to the side. There is an extractor, vinyl flooring and ceiling lighting.

Bedroom One

4.51m x 4.20m 14'10" x 13'9"

A bright double bedroom located on the ground floor there are windows to the front and side overlooking the garden and to the hills beyond. There is wardrobes with shelved and hanging space, carpet flooring and ceiling lighting.

Landing / Study / Office Area

This generous landing offers a useful space which can be utilised for work or study, currently being used as a fourth bedroom. There is carpet flooring, ceiling lighting in addition to an eaves storage area and doors leading to bedroom two and three.

Bedroom Two

3.69m x 3.83m 12'1" x 12'7"

A bright double bedroom benefitting from two windows to the front with natural light. There is carpet flooring, ceiling lighting and wardrobes with hanging and shelving space.

Bedroom Three



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3.68m x 3.97m 12'1" x 13'0"

Another spacious double bedroom benefitting windows to the front with natural light. There is carpet flooring, ceiling lighting and wardrobes with hanging and shelving space.

Outside & Outbuildings

Beautiful natural garden grounds extending to approximately half an acre and surround the property in this idyllic location. The grounds are mainly laid to lawn and are interspersed with mature planting, shrubs and trees. There are plenty of outside areas where you can sit and relax in the sunshine as well as spectate whilst a variety of local wildlife go about their life such as roe and red deer, red squirrels, brown hares, stoats, pheasants, ravens, buzzards and various birds of prey which can be seen circling over head. There are picturesque open views along which are complemented by the sound of the Allt Mor burn which runs into the River Spey in the background which all combine to provide a tranquil environment.

The two timber buildings (3.56m x 4.83m and 4m x 4.94m) to the rear are of timber construction under corrugated roofs with windows. They are currently utilised for storage but could easily be re-purposed as useful studio or home working spaces or even micro holiday lets subject to the necessary consents. The L shaped steading is of stone construction under a corrugated roof (5.21m x 7.3m and 8.97m) and again lends itself to varied usage subject to the necessary consents. The large timber shed / garage (16.5m x 6m) provides excellent amenity and is under a pitched

corrugated roof.

Services

It is understood that there is mains water and electricity with private drainage.

Home Report

To obtain a copy of the home report, please visit our website 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 F

Entry

By mutual agreement.

Location

What3words - [///outbid.brilliant.belt](http://outbid.brilliant.belt)

You can use the what3words app or website to search this exact location

Price

UNDER OFFER

CLOSING DATE - TUESDAY 20 JULY AT 12 NOON

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

Fax: (01479) 874806

Email: property@lawscot.com

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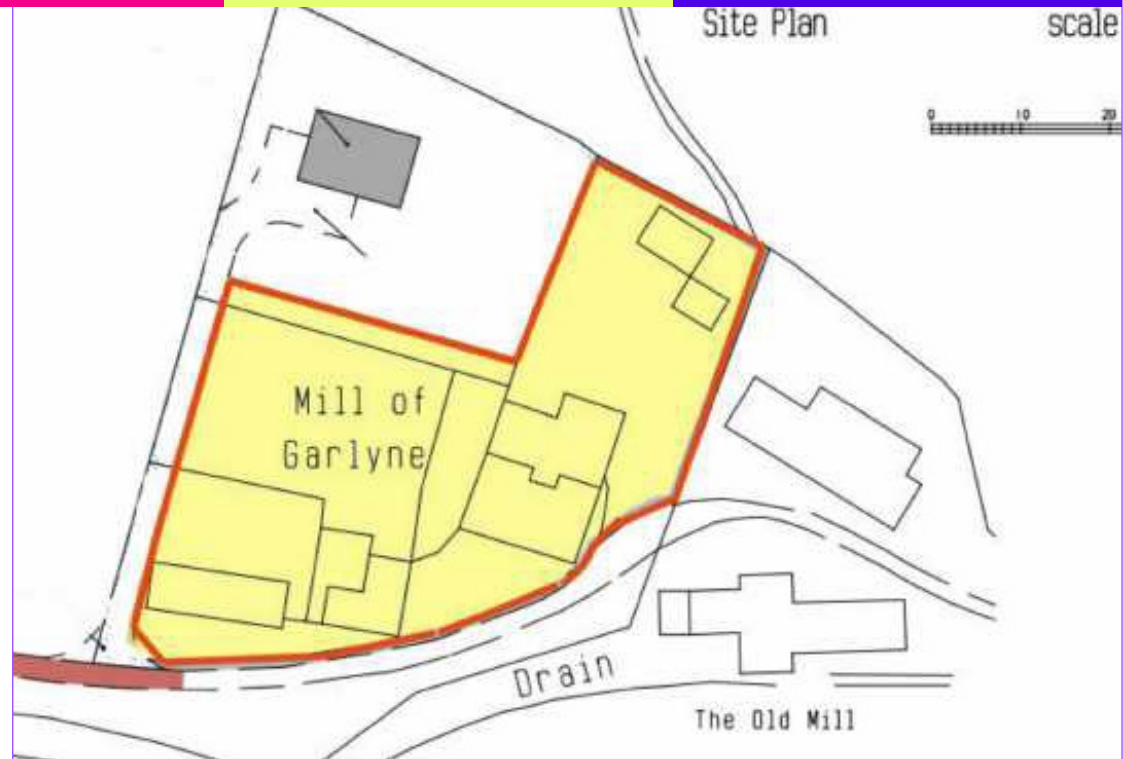
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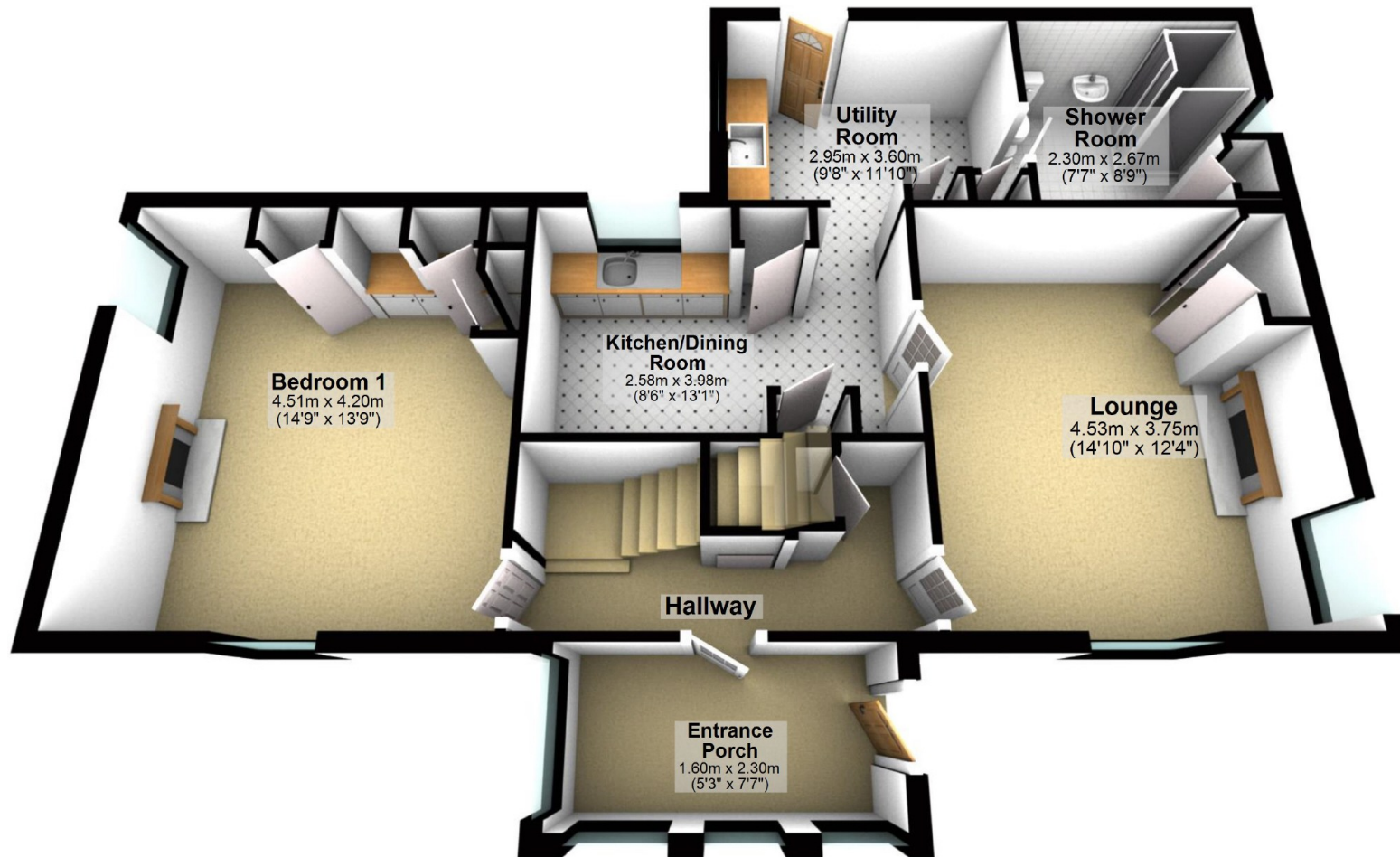








Ground Floor



Plans not to scale, for illustration only



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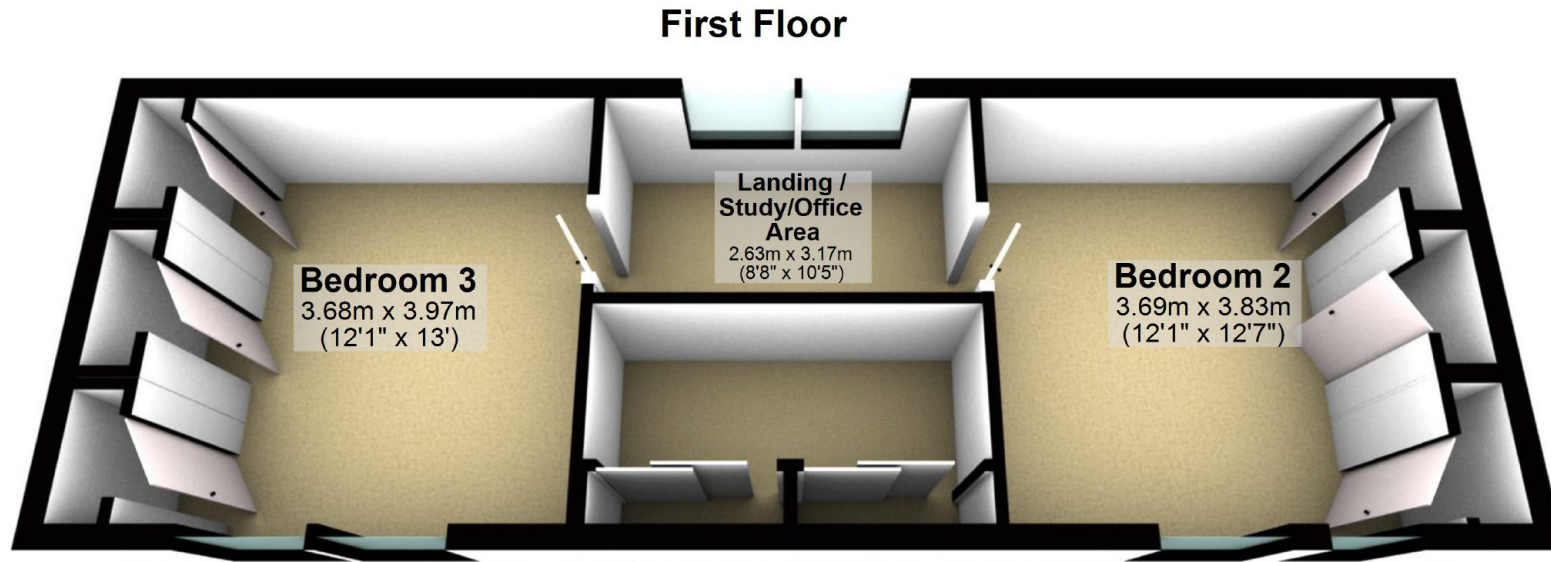
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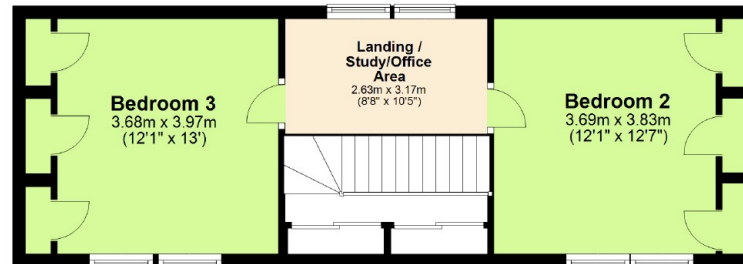
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Ground Floor



First Floor



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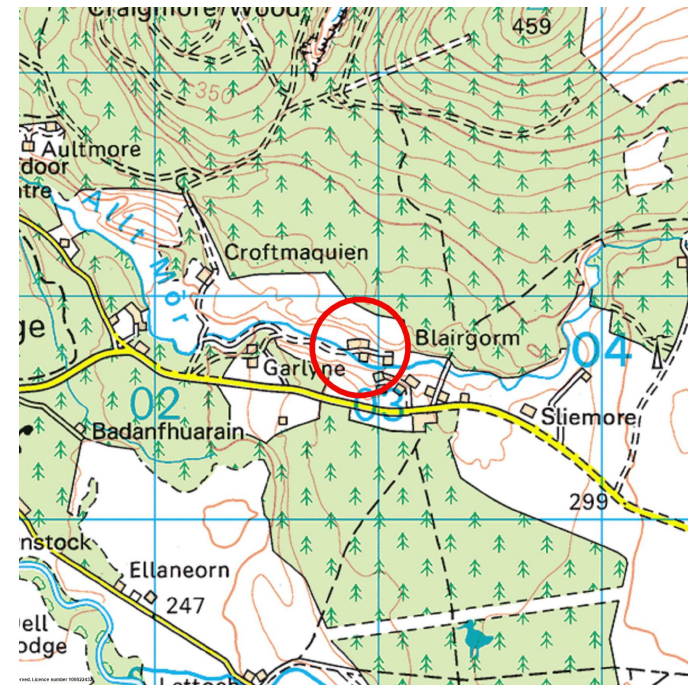
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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