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**Birchbank, Mill Lane, Nethy Bridge, PH25 3EQ**  
**Offers over £300,000**

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

A secluded and well positioned detached three bedroom bungalow with excellent living space located in an idyllic plot with a gorgeous riverside location in this sought after area in the forest village of Nethy Bridge and sited in private and spacious grounds extending to circa 0.4 acres enjoying a corner plot opening onto a stone chip driveway with off street parking and 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, conservatory overlooking the rear gardens and river, hallway, shower room, bright and airy lounge/dining, three bedrooms and a loft space. Internally the property would benefit from some refurbishment and provides flexible accommodation which would suit a variety of purchasers including first, second, family, investment and retirees. Outside, the property opens onto a gravel chip driveway and the gardens are nicely presented with lawn to the rear which are interspersed with flower beds and mature shrubbery and tree planting. Viewing is recommended. Energy Performance Certificate Rating D, Council Tax Band E

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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 in 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

1.33m x 2.80m 4'4" x 9'2"

Access to the property is from the side through a high performance UPVC glazed entrance door. Inside there is space for outerwear and shoe and boot storage in addition to carpet flooring, ceiling lighting and a cupboard with shelving also housing the electric switch gear, a further door leads to the lounge/dining.

### Lounge/Dining

3.80m x 6.00m 12'6" x 19'8"

A spacious and bright lounge enjoying double doors opening out to the sunroom and a further door leading through to the hallway. There is space to locate a 4-6 seater dining set in addition to carpet flooring and ceiling lighting.

### Conservatory

3.76m x 2.90m 12'4" x 9'6"

A fantastic place to sit and relax with the warmth of the sun through the double glazed windows on three sides. There is a door which lead out to the gardens and patio area to the side. With beautiful garden and river Nethy views, this a fantastic space in which to unwind and relax in all seasons in addition to carpet flooring and wall lighting and could easily be utilised as a dining area to capitalise on the stunning setting.

### Hall

The spacious hallway enjoys carpet flooring and doors with access to most rooms. There is ceiling lighting, a storage cupboard with shelving and access to the loft.

### Kitchen

2.66m x 4.45m 8'9" x 14'7"

A spacious and contemporary kitchen which has a good range of base, drawer and wall units with contrasting worktops. Incorporated within this fresh kitchen is a double oven, gas hob with concealed and illuminated extractor fan, a one and a half bowl stainless steel sink with mixer tap and fridge/freezer. There is a dishwasher and washing machine and the benefit of a window overlooking the side garden, laminate tile effect flooring and ceiling lighting, a further door leads out to the front garden.

### Bedroom One

3.90m x 3.40m 12'10" x 11'2"

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

### Bedroom Two

2.60m x 4.10m 8'6" x 13'5"

An attractive double bedroom benefitting from a window to the front creating a bright and airy ambience, integral wardrobe with hanging and shelving in addition to carpet flooring and ceiling lighting.

### Bedroom Three

2.20m x 3.10. 7'3" x 10'2"

A charming single bedroom located at the front of the house with a window allowing the room to be filled with natural light. There is carpet flooring and ceiling lighting.



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## Shower Room

1.70m x 2.00m 5'7" x 6'7"

This bathroom has an opaque window to the side of the property and has a three piece suite comprising of a shower cubicle with electric shower, foldable chair, wet wall surround, wc with grab rail and pedestal wash hand basin. There is vinyl flooring, ceiling lighting and extractor fan.

## Garage

6.15m x 2.4m 20'2" x 7'10"

The sizeable garage has double windows to the rear garden with an up and over door at the front and offers excellent secure sports and garden storage.

## Outside

Complimented by superb generous garden grounds extending to circa 0.4 of an acre 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 garage and turning space. The generous garden grounds to the front and rear are mainly laid to lawn whilst the rear garden grounds enjoy a magnificent location that run down towards the River Nethy to offer a unique and beautiful setting which is interspersed with mature shrubbery, tree planing and fruit bushes. There are gravelled and patio areas which offer different seating areas depending on the time of day to allow you to take full advantage of the sun and the surroundings. There is a timber summerhouse

offering a lovely place to sit and shelter, shed (3.1m x 1.77), greenhouse, vegetable patch, water tap and outside lighting.

## Services

It is understood that there is mains water, drainage and electricity.

## 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 D

## Entry

By mutual agreement

## Price

Offers over £300,000 are invited

## Viewing and Offers

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

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

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Email: [property@lawscot.com](mailto:property@lawscot.com)

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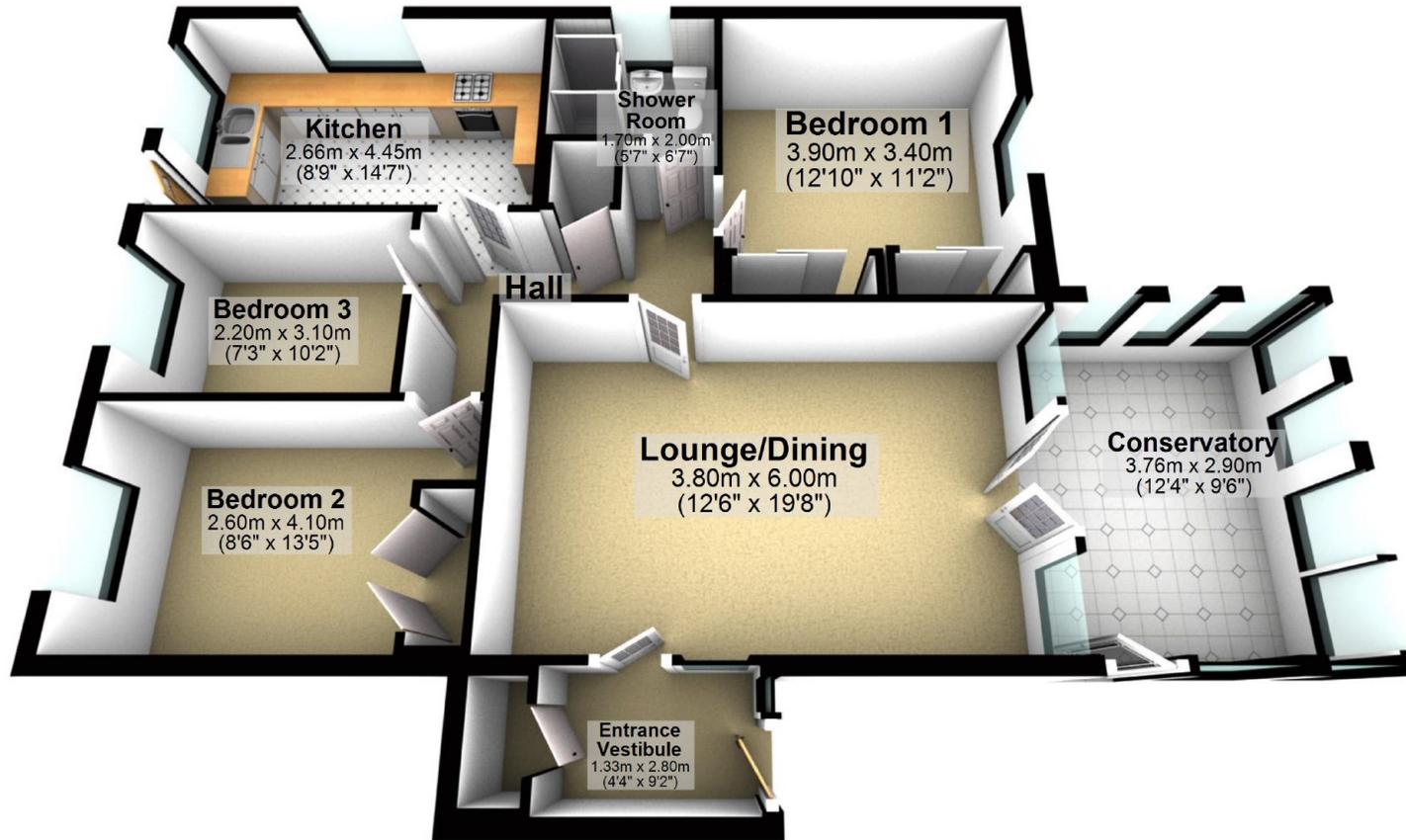
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## Ground Floor



Plans not to scale, for illustration only



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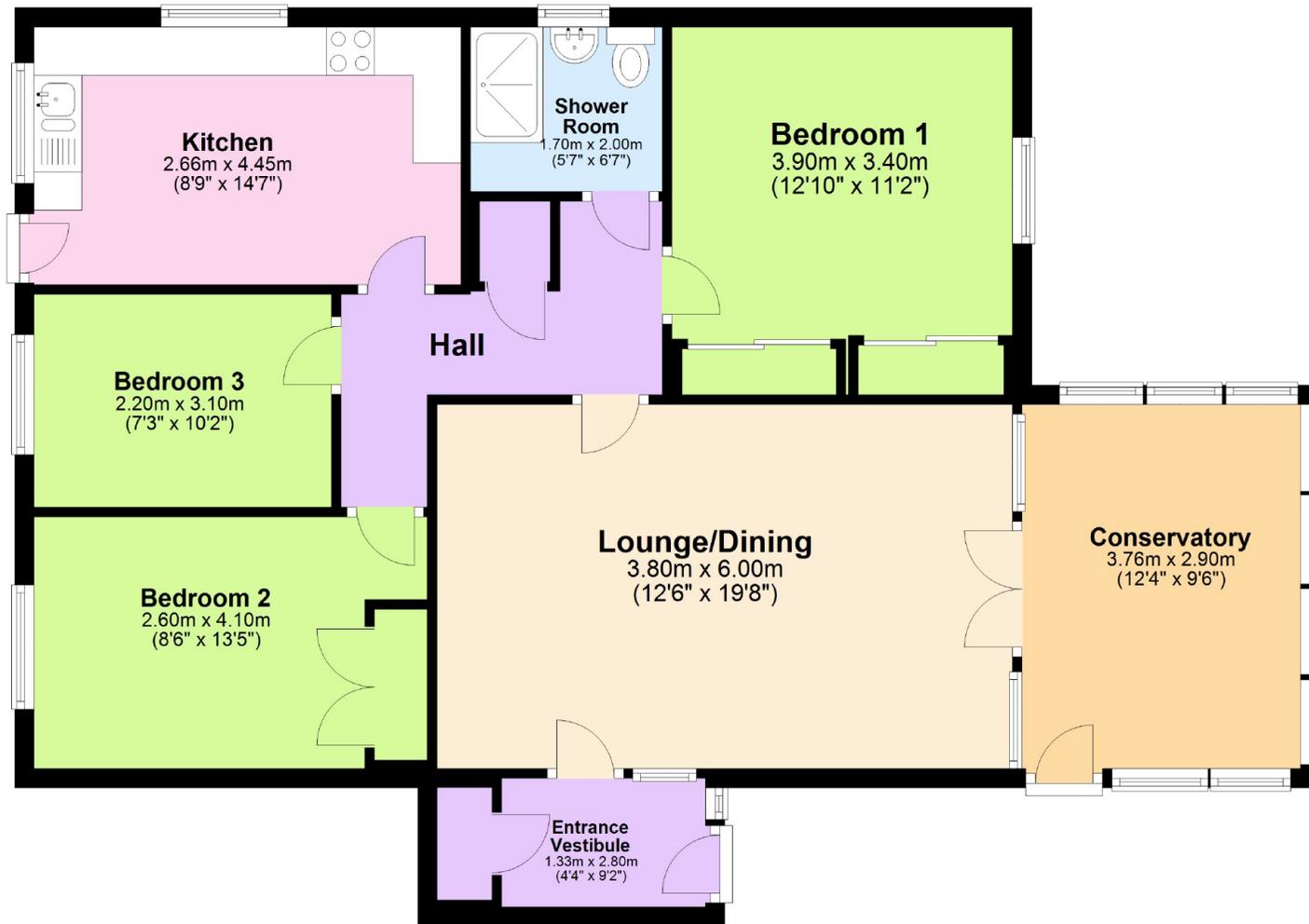
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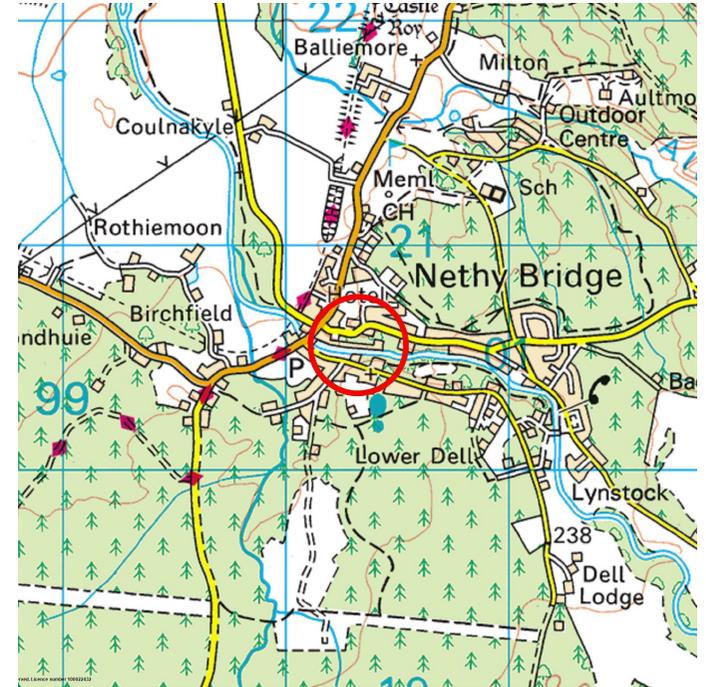
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters**



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