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cairns ESTD 1984

**CLOSING DATE - Lagg of Curr, Broomhill, Nethy Bridge, PH26 3LU**

**UNDER OFFER £375,000**

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

solicitors and estate agents



UNDER OFFER - CLOSING DATE - FRIDAY 14 FEBRUARY 2025 AT 12 NOON - As you approach the property, a private driveway winds through the landscaped grounds, welcoming you to this peaceful retreat with outstanding vistas. Accommodation is arranged over one floor and extends to circa 161.5 sqm. The entrance hall provides a bright and inviting first impression, leading to the main living spaces. The sitting room is the heart of the home, featuring generous proportions and large windows that frame the spectacular views, allowing natural light to flood the space. Adjacent to the sitting room, the dining area offers a wonderful setting for family meals or entertaining guests, with easy access to the kitchen, which is equipped with ample storage and workspace, ready to be transformed into a modern culinary hub. The accommodation includes four well-proportioned bedrooms, each offering peaceful views over the surrounding gardens and countryside. The principal and second bedroom benefit from an en-suites, while the remaining bedrooms share access to the family bathroom. A dedicated home-working space adds to the practicality of the layout, ensuring the home is perfectly suited for modern lifestyles. Outside, the grounds are a true highlight of the property. Encompassing approximately 1.5 acres, the gardens are beautifully planted with mature trees and shrubs, creating a private and tranquil haven. Sweeping lawns provide plenty of space for outdoor activities, while the elevated position ensures uninterrupted views of the surrounding natural beauty. The property also includes a spacious garage/workshop in addition to several sheds, making it ideal for those with hobbies or requiring extra utility space. This property offers an unparalleled opportunity to create a home tailored to your vision, with a location that is second to none. Whether you're seeking a peaceful family retreat, a base for enjoying outdoor pursuits in the Cairngorms. EPC D, Council Tax Band G

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### **Broomhill Near Nethy Bridge**

Located in the Cairngorms National Park, Broomhill near Nethy Bridge offers a picturesque setting that epitomises the serene beauty of the Scottish Highlands. Surrounded by expansive, verdant forests and the gentle flows of the River Spey, this charming locale presents an idyllic retreat for those looking to immerse themselves in tranquility. The area is a paradise for outdoor enthusiasts, boasting a plethora of activities such as hiking, biking, and bird-watching, with numerous trails meandering through the ancient Caledonian pine forests. Broomhill not only offers access to stunning natural landscapes—including nearby lochs and rugged mountains—but is also rich in history, with several historic sites and old estates nearby, offering a window into Scotland's storied past. This blend of natural beauty, outdoor recreation, and cultural heritage makes Broomhill a distinguished destination in the Scottish Highlands, perfect for those seeking both adventure and relaxation.

### **Transport Links**

You can easily access various transportation options to explore the wider UK:

Airports: Inverness Airport (INV): Approximately 36 miles away, this regional airport offers domestic flights and some international connections. Aberdeen International Airport (ABZ): Roughly 80 miles away, providing a wider range of domestic and international flights.

Train Stations: Carrbridge Railway Station: About 9 miles from Nethy Bridge, offering connections to Inverness, Perth, and Edinburgh. Aviemore Railway Station: Approximately 13 miles away, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes: A95: This arterial road connects Nethy Bridge to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A939: This scenic route connects Nethy Bridge to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland. With these options, Nethy Bridge serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

### **Home Report**

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

massoncairns.com where an online copy is available to download.

EPC Rating D

### **Entrance Vestibule**

2.6m x 0.97m (8'6" x 3'2")

The entrance vestibule offers a warm and welcoming introduction to the home, featuring a glazed door flanked by glazed panels on either side, providing lovely views of the surrounding gardens and flooding the space with natural light. The area is finished with carpet flooring and ceiling lighting, while a further opaque glazed door with matching side panels leads into the main hall.

### **Hall**

8.33m x 1.25m (27'3" x 4'1")

The L-shaped hall is spacious and practical, providing access to most of the property's accommodation. Finished with carpet flooring and ceiling lighting, there is also a loft hatch to the attic which provides additional storage potential, while two built-in cupboards add further convenience—one with shelving for everyday storage and the other housing the water cylinder.

### **Sitting Room**

6.08m x 6.02m (19'11" x 19'9")

This generously sized sitting room is filled with natural light, thanks to large picture windows and sliding patio doors that provide stunning views of the surrounding landscape as well as easy access to the gardens. The room is both cosy and spacious, with wood-panelled walls and a slate hearth with stone surround housing a charming wood-burning stove, that creates a cosy focal point. The layout easily accommodates multiple seating areas, making it perfect for entertaining or unwinding while enjoying the views.

### **Kitchen / Dining**

3.54m x 2.63m / 3.54m x 3.20 (11'7" x 8'7" / 11'7" x 10'5")

This spacious kitchen and dining area offers a practical and welcoming space, perfect for family meals and entertaining. The kitchen is arranged in a functional U-shaped layout, providing ample counter and storage space, complemented by a tiled splashback and a large picture window that fills the room with natural light. There is a stainless steel sink with twin taps and drainer, cooker and space for a larger fridge. The dining area is set to the side, comfortably accommodating a table and chairs for family gatherings or casual dining. The combination of

tiled flooring in the kitchen and carpeted flooring in the dining area creates a practical yet homely division of space while recessed ceiling lights and a pendant fixture above the dining table ensure the area is well-lit. A further door leads into the utility.

### **Utility**

2.97m x 2.79m (9'9" x 9'2")

This practical utility room has ample counter space and under-counter storage. It is equipped with a stainless steel sink and plumbing for a washing machine and space for a dryer or freezer. A large window fills the room with natural light, while there is a door providing convenient access to the garden in addition to another providing integral access to the garage. There is tiled flooring and ceiling lighting as well as a shelved cupboard for storage.

### **Bathroom**

1.95m x 3.89m (6'4" x 12'9")

This spacious family bathroom offers a practical layout and features a full-sized bath with tiled splashback, a pedestal wash hand basin and a WC. A large opaque window allows natural light to fill the room while maintaining privacy. There is vinyl flooring and ceiling lighting.

### **Principal Bedroom & En-Suite**

3.48m x 4.12m (11'5" x 13'6")

This spacious double bedroom is bright and airy, with dual aspect windows that provide plenty of natural light and lovely views of the surrounding landscape. Built-in storage wardrobes offer ample space for clothing and belongings, while the layout easily accommodates a large bed and additional furniture. There is carpet flooring and a central ceiling light in addition to a further door leading to the en-suite. The bright en-suite shower room offers a practical layout with modern features. It includes a tiled walk-in shower enclosure with shower fitting and folding glazed door, a pedestal wash hand basin, and a WC. The space benefits from natural light through a frosted window, ensuring privacy while keeping the room well-lit. The flooring is finished with a durable wood-effect vinyl, and there is a towel rail.

### **Bedroom Two & En-Suite**

3.19m x 3.90m (10'5" x 12'9")

This spacious double bedroom enjoys a large window overlooking the garden, allowing natural light to fill the room while providing a peaceful view of the surrounding greenery. The room is finished with carpet flooring and ceiling lighting. A separate door leads directly to



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the en-suite shower room, featuring a tiled shower enclosure with a sliding glass door, a WC, and a pedestal wash hand basin. A frosted window allows natural light to brighten the space.

#### Bedroom Three

3.94m x 3.9m (12'11" x 12'9" )

This generously sized double bedroom features a large window overlooking the rear garden, allowing natural light to brighten the space. The room includes a built-in wardrobe with sliding doors, offering ample storage for clothing and personal items. There is carpet flooring and ceiling lighting.

#### Bedroom Four

3.54m x 2.78m (11'7" x 9'1")

This bright bedroom features a large window that offers lovely views and fills the space with natural light. The room includes a built-in wardrobe with shelving and hanging space, providing practical storage solutions. There is carpet flooring and ceiling lighting.

#### Home Working Space

2.36m x 2.14m (7'8" x 7'0")

Located off the hall next to the entrance this space is currently set out for home working and also has space for storing outerwear on hanging rails.

#### Integral Garage

3.65m x 5.23m (11'11" x 17'1")

There is an up and over garage door with electric opener, concrete base, power and light in addition to an integral door leading to the utility.

#### Outside

A gravel drive leads to the house, providing a welcoming approach to the property. A standout feature are the extensive gardens, which extend to approximately 1.5 acres and offer a variety of spaces to enjoy. The grounds include lawns, well-tended beds, patio's and a range of mature planting and trees, creating a picturesque setting with exceptional views. The property boasts breath taking vistas across the Spey Valley towards the Cromdale Hills and Cairngorm Mountains, as well as views of the River Spey and the charming Strathspey Steam Railway. Additionally, there are three, 19th century derelict croft buildings in the grounds which are

a great garden feature and could be repurposed for a number of uses. There are also several timber sheds, providing practical storage solutions for gardening tools and equipment. These beautifully landscaped gardens enhance the property, offering a unique blend of functionality, tranquility, and stunning natural surroundings.

#### Services

There is mains water and electricity with drainage to a septic tank. There is oil fired central heating and solar pv panels.

#### Entry

By mutual agreement.

#### Price

UNDER OFFER

There a number of garden maintenance items including ride on tractor, chainsaws and other items which are available by separate negotiation.

CLOSING DATE - FRIDAY 14 FEBRUARY 2025 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

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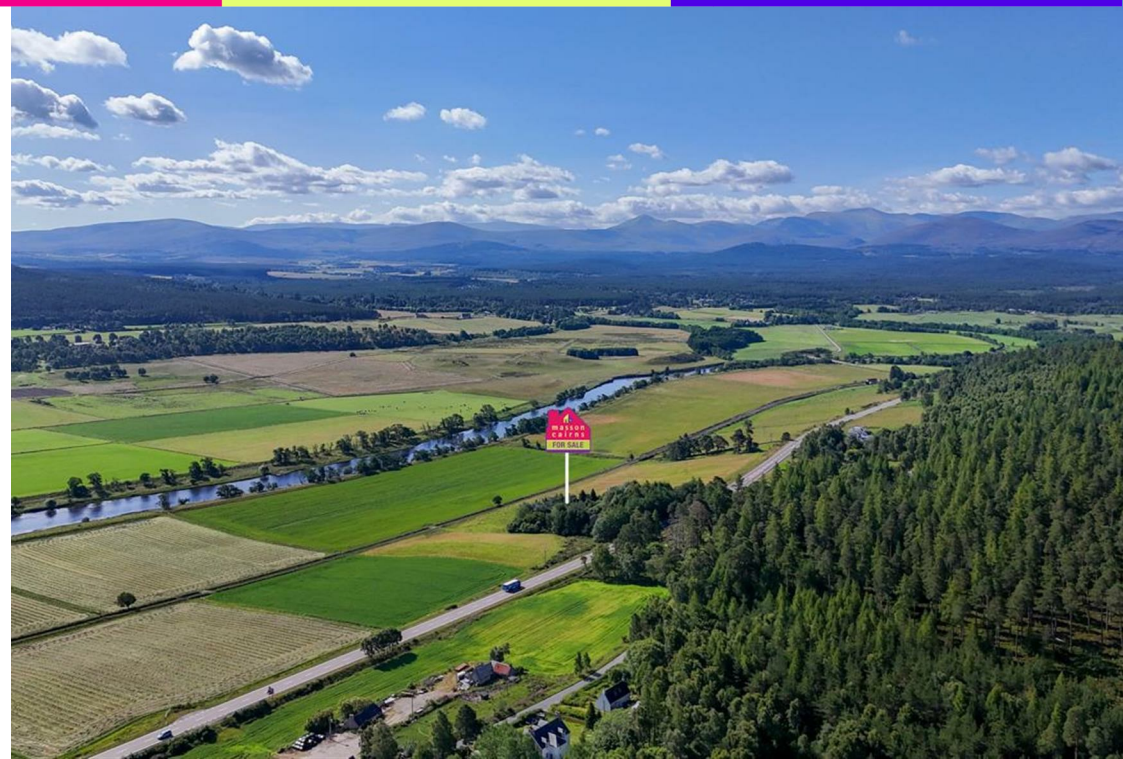












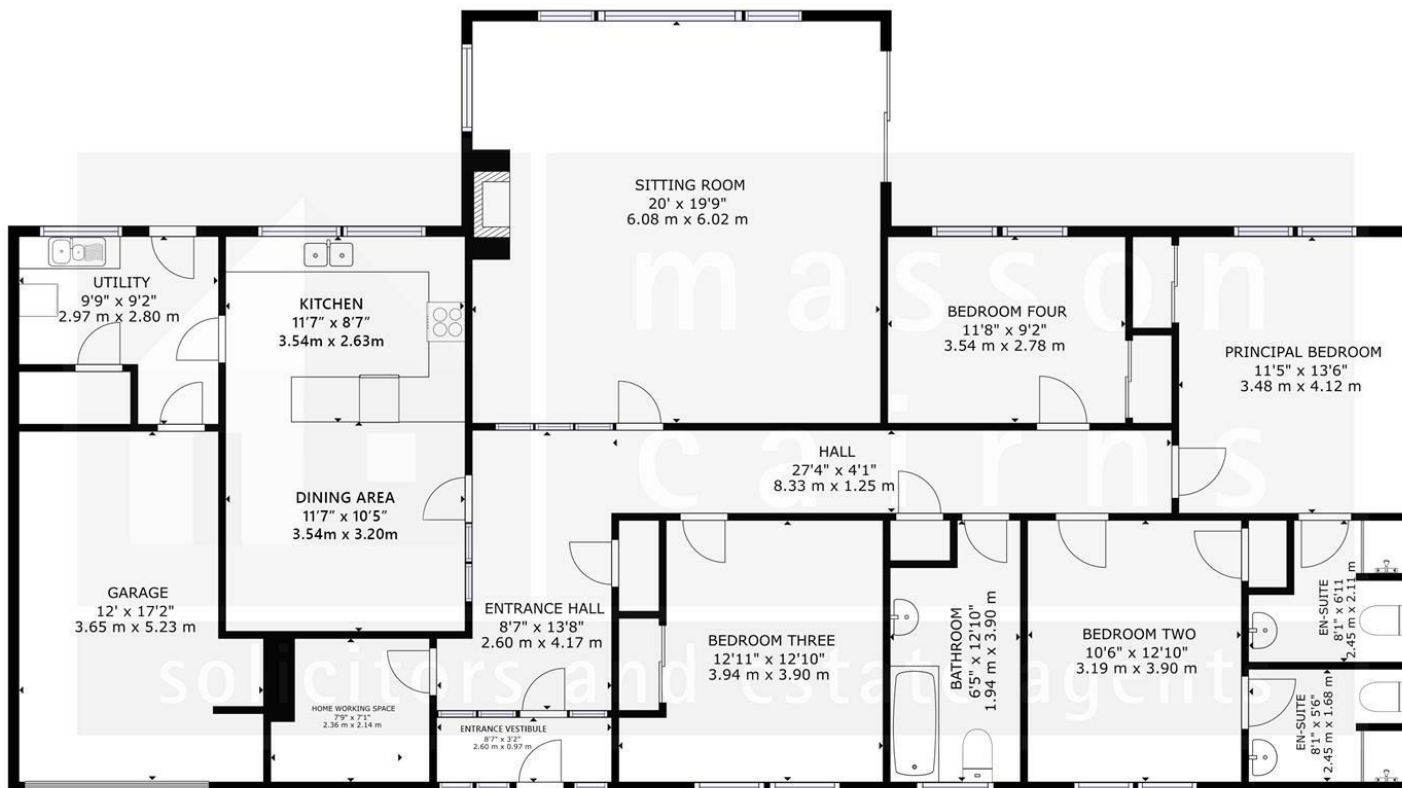












GROSS INTERNAL AREA  
FLOOR 1: 1738 sq ft, 161.48 m<sup>2</sup>  
EXCLUDED AREA: GARAGE: 182 sq ft, 16.93 m<sup>2</sup>  
TOTAL: 1738 sq ft, 161.48 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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**INDICATIVE PLOT BOUNDARY**  
CIRCA 1.49 ACRES

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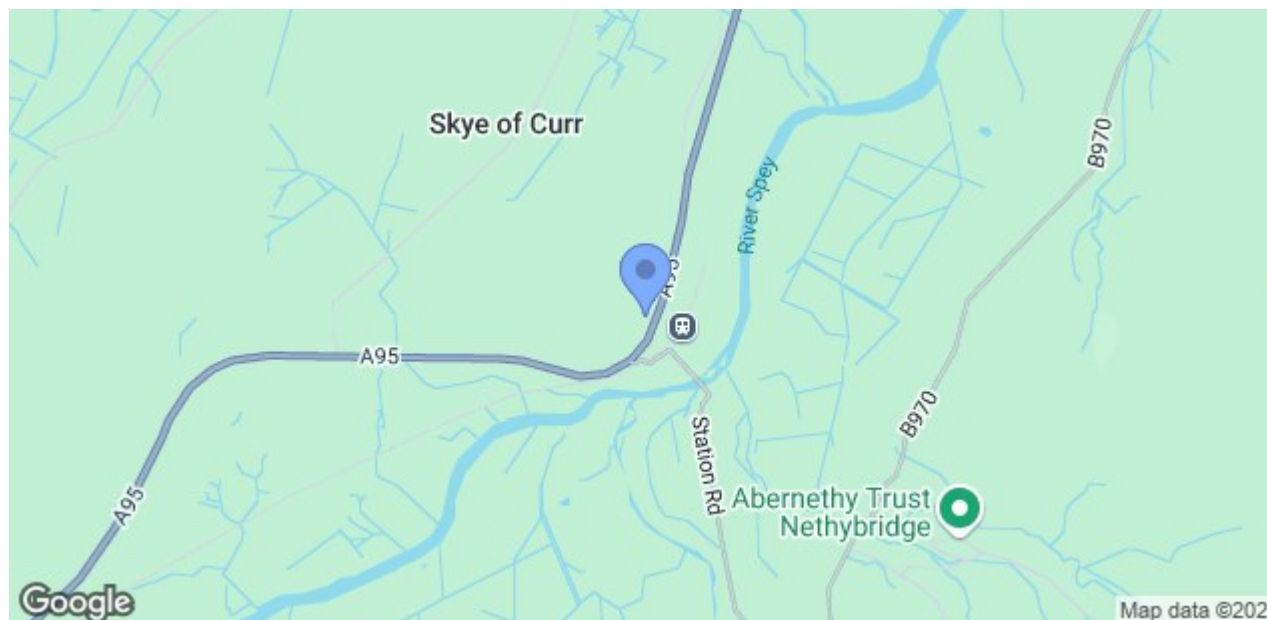
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	



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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