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solicitors and estate agents

3 Bynack Place, Nethy Bridge, PH25 3DZ

Offers Over £190,000

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

3 Bynack Place is a beautifully refurbished and extended two-bedroom bungalow in Nethy Bridge, offering stylish, high quality accommodation with an excellent sense of space and a superb connection to the outdoors. The home opens through an entrance porch into a welcoming entrance hall, where a useful WC and storage cupboard sit close at hand, before the layout draws you into the impressive open-plan kitchen, dining and living area. This is the natural heart of the home, with warm Amtico flooring, recessed lighting, a generous dining space and a vaulted ceiling sitting area centred around a striking wood burning stove and feature wall, creating an inviting room for everyday living and entertaining. French doors open directly to the deck, extending the living space outside, while the kitchen is finished with contemporary units, generous worktop space, integrated appliances, breakfast bar seating and a discreet utility cupboard. From the entrance hall, a short hallway leads to the private accommodation, where bedroom one is a comfortable double with direct access to the deck and bedroom two is a further well-proportioned double overlooking the grounds. The shower room is modern and well finished, with a shower enclosure, WC and wash hand basin, while the separate WC adds further convenience. Outside, the deck provides a sheltered seating area and the detached garden room offers a versatile additional space for working from home, hobbies or quiet relaxation, complemented by low-maintenance garden ground and off street parking to the front. EPC D, Council Tax B, Home report available online at massoncairns.com

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Nethy Bridge

Nethy Bridge is a charming village located in the heart of the Scottish Highlands, surrounded by the breathtaking beauty of the Cairngorms National Park. With its lush forests, meandering River Nethy, and an abundance of wildlife, this serene destination offers visitors an unforgettable experience. The village boasts a rich history, with evidence of settlements dating back to the Bronze Age. Nethy Bridge takes its name from the old stone bridge that crosses the river, connecting the village to a vast network of walking and cycling trails. Visitors can explore the ancient Caledonian Pine Forest, home to red squirrels, capercaillies, and other native wildlife, or venture further into the Cairngorms for breathtaking views and exhilarating hikes. Nethy Bridge is also a haven for birdwatchers, with the nearby Loch Garten Osprey Centre providing a unique opportunity to observe these magnificent birds of prey. The Strathspey Steam Railway, an iconic part of Scotland's heritage, allows visitors to travel through the stunning landscape in style. With a friendly community, local shops, cosy accommodation options, and tea room, Nethy Bridge offers a warm welcome.

Transport Links

From Nethy Bridge, 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 Porch

1.04m x 1.67m (3'4" x 5'5")

A practical, covered arrival point designed for year-round highland living. Featuring useful integrated bench seating with space for footwear and hanging outerwear, it provides an ideal transition zone into the home. An external store cupboard offers secure housing for outdoor gear and tools.

Entrance Hall

Bright and inviting, the central entrance hallway sets a welcoming tone with clean modern finishes, quality oak internal doors, recessed ceiling spotlighting, and durable Amtico flooring. Full-height vertical glazing alongside the composite front door allows natural light to flood the space. The layout connects smoothly to the primary living accommodation, bedrooms, cloakroom WC, and main shower room, creating an efficient and central hub for daily family life.

Open Plan, Kitchen / Dining / Living Area

9.86m x 4.90m (32'4" x 16'0")

The heart of this modernised residence is an open-plan living, dining, and kitchen area, thoughtfully designed to offer flexible and social family living. The kitchen is smartly appointed with sleek charcoal units, modern dark worktops, a mosaic tiled splashback, and a contemporary sink with black mixer tap. There is an oven with ceramic hob and illuminated extractor, while a breakfast bar seamlessly divides the cooking zone from the dining area. Functional additions include a dedicated utility cupboard, generous countertop space, and views across the front garden. Transitioning into the dining area, there is comfortable capacity for a family table, framed by clean lines, modern anthracite column radiators, and warm flooring that unifies the entire layout. The living area forms a light-filled extension featuring high vaulted ceilings, Velux windows and double French doors opening directly out onto the raised rear decking. There is an efficient wood-burning stove set on a hearth with a split-face stone feature wall providing a natural focal point for cosy evenings while broad picture windows look onto the private garden.

Bedroom One

3.72m x 2.91m (12'2" x 9'6")

Positioned off the central hallway, this is a restful double room. Plentiful natural light enters through the wide window overlooking the rear aspect, enhancing the quiet, inviting feel of the space. Designed for practical everyday living, the room comfortably accommodates a double bed, bedside tables, and additional storage furniture. Finished with warm neutral carpets and solid oak doors, it serves as an excellent principal bedroom or an attractive, peaceful guest room for visitors.

Bedroom Two

3.93m x 2.60m (12'10" x 8'6")

A well-proportioned double bedroom that offers exceptional flexibility for family living. Neutral décor and soft carpeting create a cosy, relaxed ambience, while large windows ensure the space is filled with natural daylight. Currently configured as a comfortable children's bedroom with multiple beds and freestanding furniture, the room easily demonstrates its generous dimensions. It presents an adaptable layout suitable as a spacious principal bedroom, a shared children's room, or a peaceful dedicated home office for those working remotely.

Shower Room

1.70m x 2.12m (5'6" x 6'11")

The main shower room is a luxuriously presented, contemporary space tailored for modern living. A focal point of the room is the curved quadrant shower enclosure featuring low-maintenance wet-wall panelling in a rich metallic effect and a high-pressure mains shower fitting. The sanitaryware includes a wall-mounted floating vanity unit with integrated wash basin and chrome mixer tap, alongside a modern low-level WC. An opaque privacy glass window brings in soft natural daylight, while warm wood-effect flooring ties the room into the home's wider interior finish.

WC

1.66m x 0.94m (5'5" x 3'1")

Conveniently situated just off the main entrance hallway, the separate cloakroom WC provides a practical addition for busy family life and visiting guests. It features a low-level WC with a concealed cistern and a space-saving white vanity unit with integrated wash hand basin and storage below. Finished with neat mosaic splashback tiling and bright neutral walls, it offers functional, low-maintenance design.



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Outside

The exterior spaces have been engineered for maximum lifestyle enjoyment with minimal upkeep, making it ideal for family living. To the front, a sizeable low-maintenance gravel driveway set with paved pathways offers an abundance of off-street parking for multiple vehicles or trailers and warm timber cladding to the elevation adds instant curb appeal within this established residential development. To the rear, a fully enclosed and private garden area creates a seamless indoor-outdoor connection directly off the living room's French doors. A substantial raised timber decking area provides a vantage point for outdoor dining and relaxation and the gravelled garden grounds feature a designated area currently housing a hot tub, practical timber storage sheds and covered log stores, providing ample secure space for outdoor adventure gear, bikes, skis, and garden equipment. An addition to the outdoor setup, the garden room (2.45m X 2.44m), serves as a versatile multi-purpose space detached from the main house. Complete with double entrance doors, power, and lighting, it offers an opportunity for use as a summerhouse for outdoor entertaining. Enclosed by timber fencing, the garden offers a secure, low-maintenance haven for children and pets.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

Entry

By mutual agreement.

Price

Offers over £190,000 are invited

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

www.massoncairns.com

What Three Words Location

What Three Words Location: [///sneezing.youths.drain](#)

Council Tax

Currently Band B £1270.88 p.a. (2026/27) including water rates. Single occupiers currently receive a 25% discount.

For 2026/27, the Highland Council charges a 300% council tax premium on second homes, meaning owners pay four times (400%) the standard council tax rate (the base council tax plus a 300% surcharge).

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Approximate total area⁽¹⁾

74.9 m²
806 ft²

Balconies and terraces

21.4 m²
230 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0 Building 1



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5.6 m²
60 ft²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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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