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6 Fraser Road, Dulnain Bridge, PH26 3NZ

Offers Over £165,000

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

Located in the peaceful village of Dulnain Bridge within the Cairngorms National Park, this attractive three-bedroom semi-detached home offers generous accommodation across two floors and benefits from spacious gardens to the front and rear. Positioned on a quiet street, the property enjoys an excellent level of privacy and is ideally suited for a variety of purchasers. The ground floor is well arranged and comprises a welcoming entrance vestibule leading into a central hallway with access to all main living areas. To the front of the home, the sitting room features a bay window with a pleasant outlook, a focal fireplace with stone surround, and display shelving. The large kitchen/dining area at the rear offers ample space for cooking and dining, with a good range of units, worktop space, and plumbing for appliances, in addition a window that fills the room with natural light. A ground-floor bathroom with bath, WC and wash hand basin completes the lower level. Upstairs, a bright landing leads to three well-proportioned bedrooms. The principal bedroom overlooks the front garden, while the other two rooms offer flexible accommodation for guests, children or home working. Each bedroom features generous dimensions and enjoys good natural light. The exterior offers significant appeal, with a large enclosed front garden laid mainly to lawn and bounded by fencing. To the rear, the garden is also enclosed and benefits from timber storage sheds and a patio seating area. This is an excellent opportunity to acquire a spacious and comfortable home in an attractive Speyside village, close to local amenities and transport links, with Grantown-on-Spey and Aviemore just a short drive away. EPC F, Council tax B, Home report available at massoncairns.com

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Dalnain Bridge

Near Grantown On Spey, and in the Cairngorms National Park, the village is comprised of two communities, Dalnain Bridge and the crofting community of Skye of Curr which stretches for about a mile to the south, terminating at the famous Speyside Centre. Grantown On Spey situated nearby is within the Cairngorms National Park and is the Capital of Strathspey and a leading tourist resort. It has a fine shopping centre, first class hotels and guest houses, Primary and Grammar schools offering education to university entrance standard and Health Centre. Sporting facilities include 18 hole golf course, excellent Salmon and Trout fishing in the River Spey and other waters, 8 tennis courts, bowling green, children's recreation park and forest walks through Grant Park. There are many places of interest to visit in the area with Grantown being the gateway to the Malt Whisky Trail. The Grantown Heritage Centre is open through the summer and Highland Games are held at different venues throughout the Spey Valley. Within easy reach are the Cairngorm Mountains for winter sports facilities and hill walking. The sandy beaches of the Moray Firth are also close by.

Transport Links

From Dalnain Bridge, you can conveniently access various transportation options to explore the wider UK:

Airports:

Inverness Airport (INV): Approximately 34 miles away, this regional airport offers domestic flights and some international connections.

Aberdeen International Airport (ABZ): Roughly 87 miles away, providing a wider range of domestic and international flights.

Train Stations:

Carrbridge Railway Station: About 5 miles from Dalnain Bridge, offering connections to Inverness, Perth, and Edinburgh.

Aviemore Railway Station: Approximately 9 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 Dalnain Bridge to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.

A939: This scenic route connects Dalnain Bridge to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Dalnain 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 F

Entrance Vestibule

2.12m x 1.48m (6'11" x 4'10")

The entrance vestibule is a bright and welcoming space, featuring laminate wood flooring and ceiling lighting. A side window allows natural light to filter in, while a built-in storage cupboard provides practical space for coats, shoes or household items.

Hallway

A welcoming and spacious hallway providing access to the

sitting room, kitchen/dining area, and bathroom, as well as to the first floor via a carpeted staircase with timber balustrade. The space benefits from a useful built-in storage cupboard with display shelving and ceiling lighting. A glazed door allows additional light to flow through from the living space.

Sitting Room

3.93m x 3.97m (12'10" x 13'0")

This generously proportioned sitting room enjoys excellent natural light from a bay window overlooking the front garden. A central fireplace with a stone surround and alcove shelving creates a focal point for the space, which is finished with laminate wood flooring and recessed down lighting. A door provides access to the kitchen/dining area and there is a further door to the hallway.

Kitchen / Dining

4.25m x 3.03m (13'11" x 9'11")

This generously proportioned kitchen/dining area offers excellent functionality with ample base and wall-mounted storage units, extensive worktop space with tiled splash backs, and room for free-standing appliances including a cooker, fridge-freezer and washing machine. A large window above the stainless steel sink fills the space with natural light and provides a pleasant view of the rear garden. There is also space for a dining table and chairs, making it ideal for everyday family use and casual entertaining. The room is finished with practical vinyl tile effect flooring and ceiling lighting.

Bathroom

2.12m x 1.80m (6'11" x 5'10")

The bathroom is fitted with a three-piece suite comprising a WC, wash hand basin with storage, and a bath with electric shower. A large opaque window provides excellent natural



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light and ventilation, while the space is finished with vinyl flooring, ceiling lighting and splashback tiling for easy maintenance.

Landing

The first-floor landing is a bright space, benefitting from natural light via a window to the front. It provides access to all three bedrooms and includes a built-in airing cupboard as well as a hatch with ladder access to the attic space. The area is carpeted and features ceiling lighting.

Bedroom One

3.67m x 3.29m (12'0" x 10'9")

This well-proportioned double bedroom offers excellent natural light through a large window to the front, complemented by fitted wardrobe storage. The room is finished with carpet flooring and ceiling lighting, creating a calm and comfortable space.

Bedroom Two

3.63m x 2.82m (11'10" x 9'3")

Another double bedroom with a large window to the rear, carpet flooring, ceiling lighting, and a recessed storage space with shelving.

Bedroom Three

2.85m x 3.82m (9'4" x 12'6")

A bright and versatile room with a picture window to the rear offering good natural light. There is wall display shelving and an integral storage wardrobe

Outside

The property benefits from generous gardens to the front and rear, offering excellent outdoor space for relaxation and recreation. The front garden is mostly laid to lawn and is bordered by fencing, with a gate and gravelled

path leading to the front door and around the side to the rear. To the rear, the garden is fully enclosed for privacy and security with timber ranch style fencing, featuring a mix of lawn, gravel, and a paved seating area—ideal for outdoor dining or entertaining. There are two timber sheds providing practical external storage, and the space enjoys good levels of sunlight throughout the day.

Services

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

Entry

By mutual agreement.

Price

Offers over £165,000 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

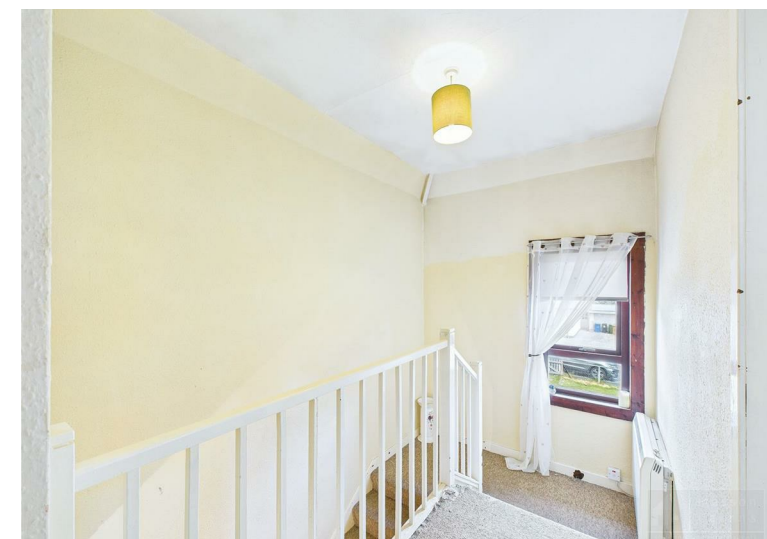
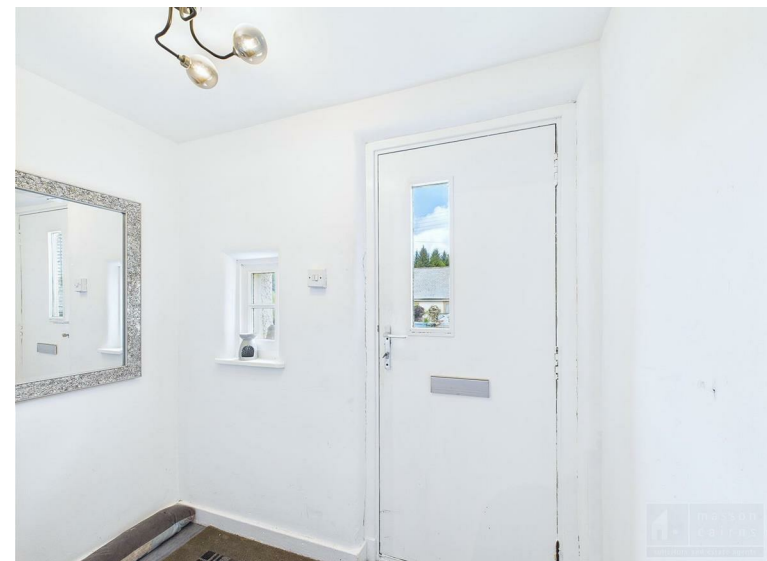
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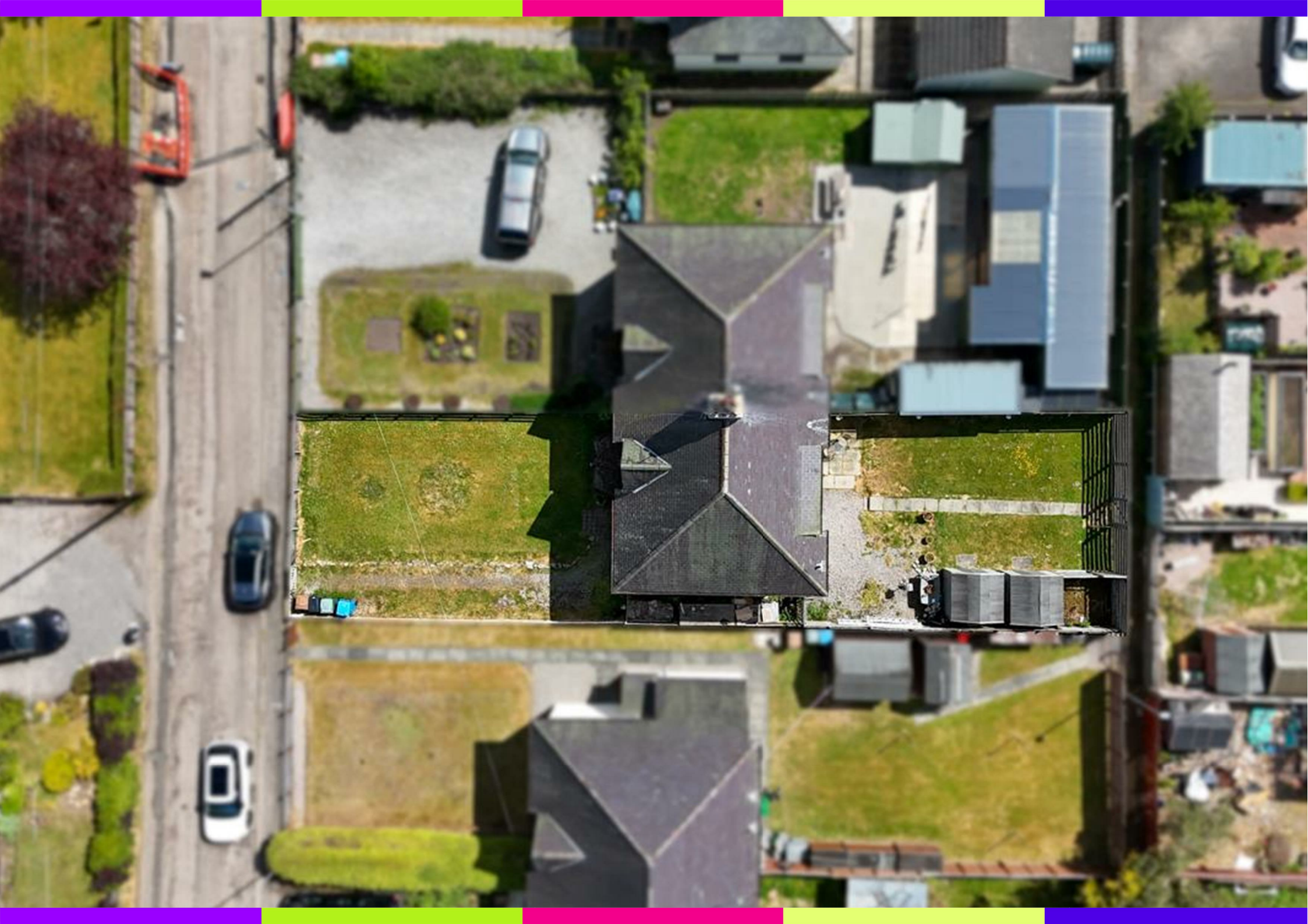
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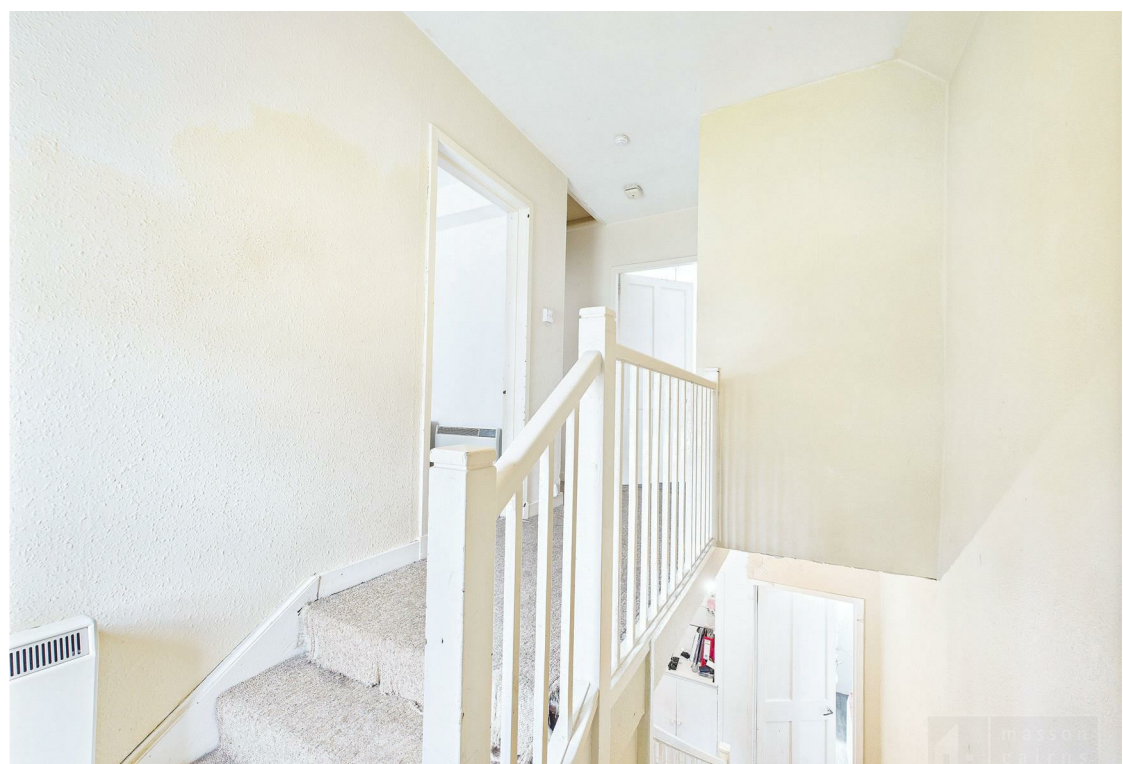
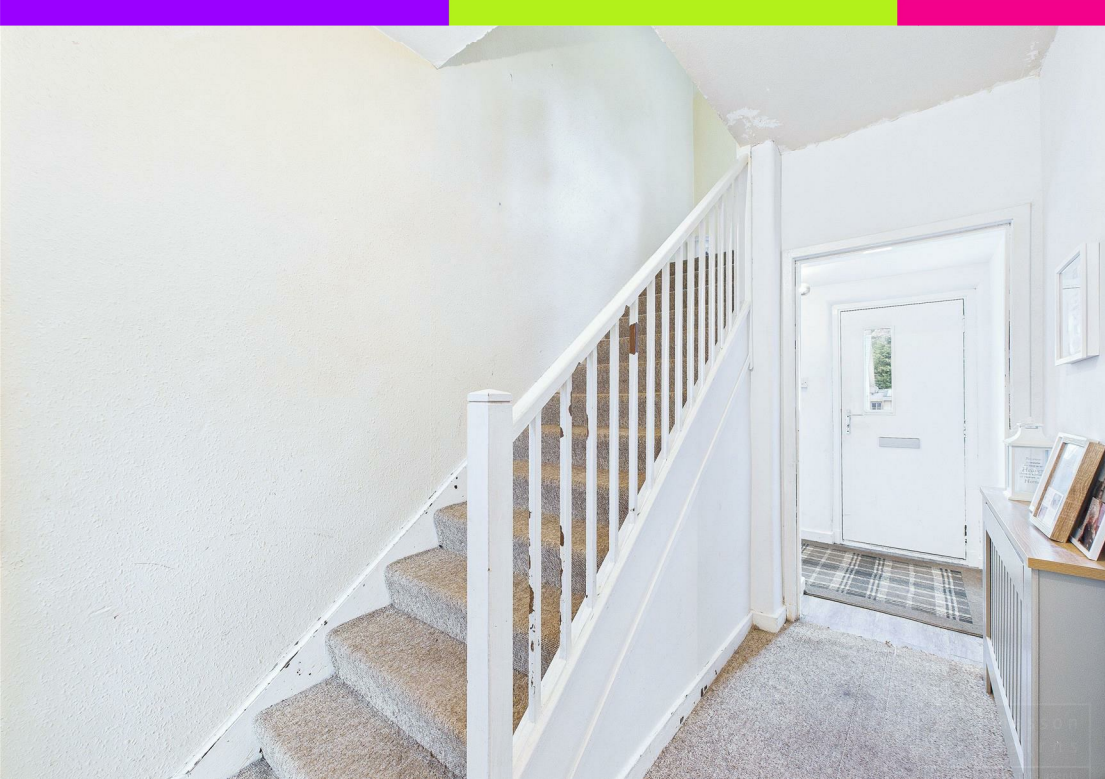








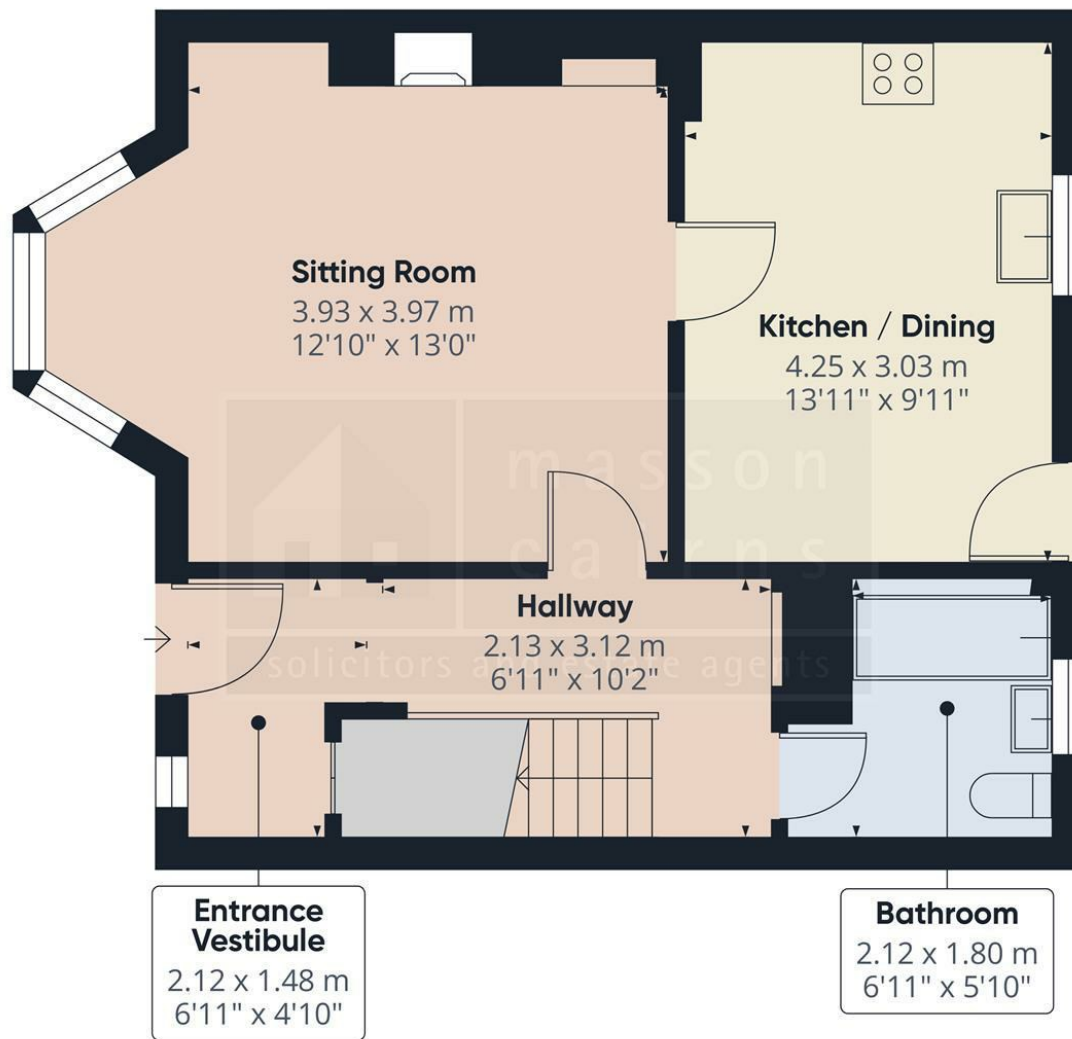












Floor 0



Approximate total area⁽¹⁾

46.4 m²
499 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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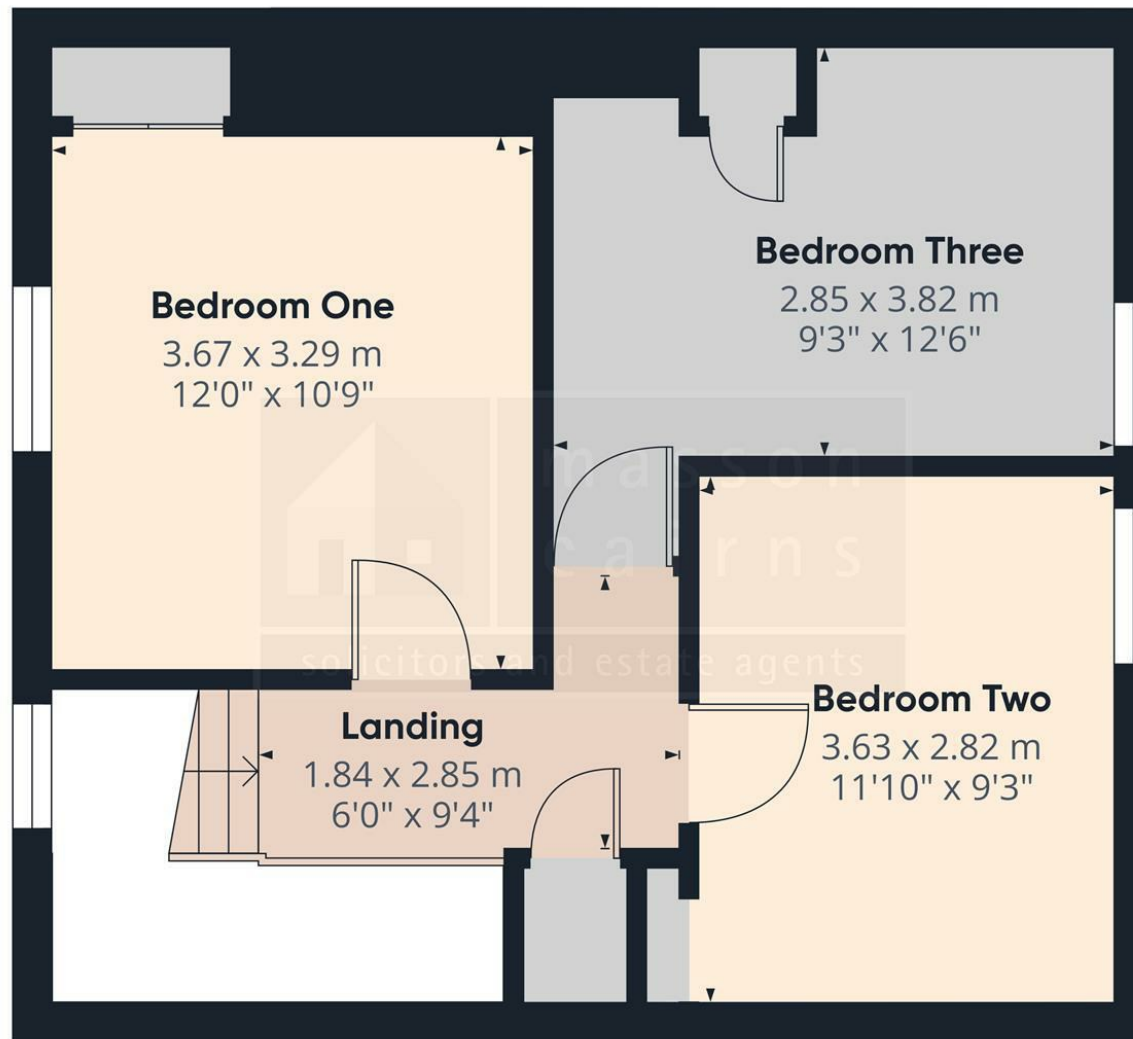
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Floor 1



Approximate total area⁽¹⁾

39.4 m²
424 ft²

(1) Excluding balconies and terraces

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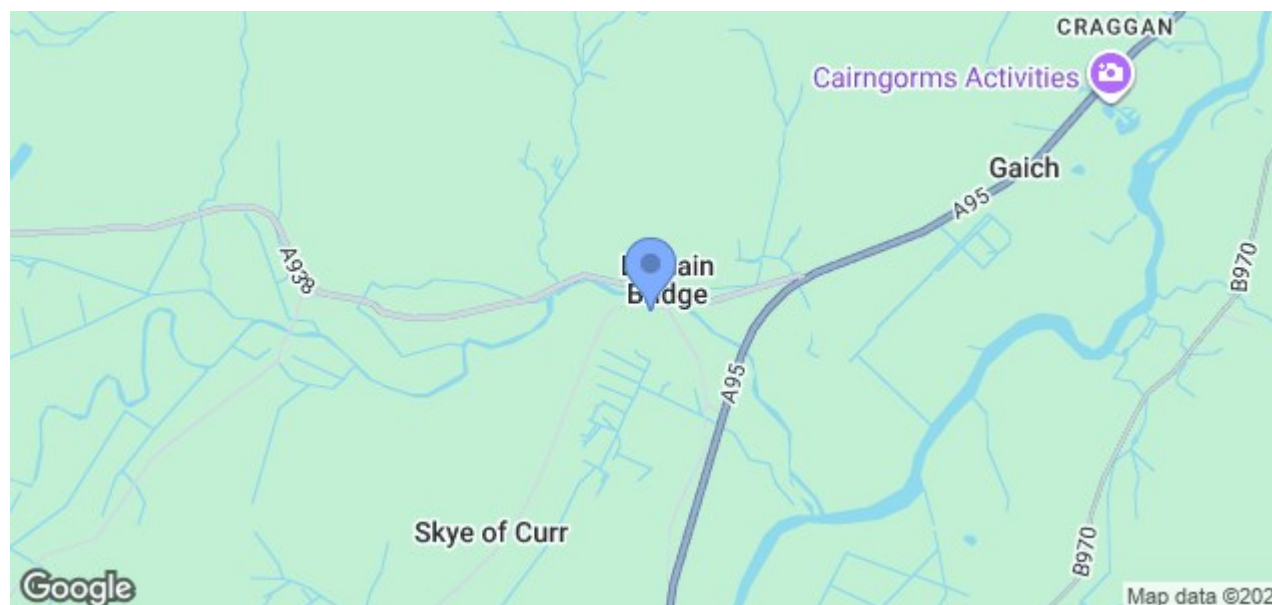
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	38
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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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