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Tigh Na H'Ath, Finlarig Road, Dulnain Bridge, Grantown on Spey, PH26 3NU

Offers Over £650,000

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

solicitors and estate agents

A beautifully appointed and distinctive family home occupying a desirable elevated position within the sought-after village of Dulnain Bridge and desirable Finlarig Road location. Tigh Na H'Ath is a stunning property, presented to an excellent standard throughout, combining contemporary family living with a wealth of traditional character and charm. The generous ground floor accommodation begins with an entrance porch, cloakroom and separate WC, leading into a welcoming hall and inner hallway with home working space. At the heart of the home is a superb modern kitchen with Aga, open plan to a spacious dining/family area, creating an ideal setting for everyday living and entertaining. The ground floor further includes an elegant sitting room with feature fireplace, a cosy snug, bright sun room with wood burning stove, home office space, laundry room, boot room, plant room and an additional WC, offering exceptional flexibility for busy family life. Upstairs, a spacious landing with useful storage gives access to four double bedrooms, including a principal bedroom with en-suite bathroom. Bedroom Three benefits from a walk-in wardrobe, while the remaining bedrooms are all well proportioned and versatile. A separate shower room completes the first-floor accommodation. Outside, the mature grounds extend to approximately 1.8 acres and include a gravel driveway with extensive parking and turning space, well-maintained lawns, established flower and shrub beds, seating areas and a number of useful outbuildings. The gardens are beautifully screened by mature trees and hedging, with easy access to surrounding woodland and lovely open aspects from the patio. A superb home in an exceptional Highland setting, ideal for those seeking space, privacy and quality accommodation. Viewing is highly recommended. EPC E, Council Tax G, Home report online at massoncairns.com

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Dulnain Bridge

Set in the heart of the Cairngorms National Park, the village of Dulnain Bridge offers an exceptional blend of natural beauty, tranquillity, and community spirit. Surrounded by ancient woodland and rolling Highland scenery, it provides a peaceful retreat while still being within easy reach of nearby towns such as Grantown-on-Spey and Aviemore. Despite its idyllic setting, Dulnain Bridge is far from remote. The village is known for its warm, welcoming atmosphere and is a thriving hub of local activity, it hosts regular community events, social gatherings, and clubs that bring residents together throughout the year. There are scenic woodland walks and the attractive River Dulnain runs through the centre of the village. Outdoor enthusiasts are particularly drawn to the area, with easy access to walking, cycling, fishing, and wildlife watching right on the doorstep. The surrounding forests and trails offer endless opportunities to explore the stunning Highland landscape. Dulnain Bridge perfectly balances peaceful rural living with a lively and friendly community spirit—making it an ideal place to call home.

Transport Links

From Dulnain 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 Dulnain 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 Dulnain Bridge to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.
A939: This scenic route connects Dulnain Bridge to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern

Scotland.

With these options, Dulnain 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 E

Accommodation

Tigh Na H'Ath is an exceptionally appealing Highland residence, offering beautifully balanced family accommodation of approximately 248 sq m, set within grounds of around 1.8 acres and surrounded by glorious scenery, mature woodland and a wonderful sense of privacy. Combining handsome traditional character with generous proportions and a highly adaptable layout, the property presents a rare opportunity to acquire a substantial country home in one of the Cairngorms' most desirable settings.

Approached by a sweeping gravel drive, the arrival at Tigh Na H'Ath is immediately impressive. The house sits gracefully within its grounds, framed by mature trees, shrub planting and lawns, with a timeless façade and broad rooflines that give it both presence and charm. There is ample parking together with useful outbuildings, garages and stores, ideal for those seeking practical space for vehicles, outdoor equipment, hobbies or workshop use.

The principal reception room is a particularly elegant sitting room, generous in scale and filled with natural light from windows on more than one elevation. Fine views across the gardens and surrounding woodland create a constantly changing seasonal backdrop, while the handsome fireplace with a Jotul wood-burning stove provides a natural focal point and a cosy atmosphere in the cooler months. Decorative beamed ceilings add a refined architectural detail, giving the room distinction and character and this is a comfortable space at any time.

Across the hall a charming Study / Family room, ideal as a secondary sitting room, television room or quiet retreat is ideal for modern family living, allowing both togetherness and privacy, and creating flexibility for different generations or visiting guests.

At the heart of the home is a remarkable open-plan kitchen and dining room, extending to over 31 feet and beautifully designed for modern family living and entertaining. Exceptionally well finished, the bespoke kitchen offers an extensive range of cream shaker-style base, wall, drawer and larder units, complemented by stunning natural oak worktops, an inset ceramic one-and-a-half bowl sink with chrome mixer tap, integrated dishwasher, Smeg fridge freezer and under-unit mood lighting.

A striking oil-fired two-oven AGA forms a wonderful focal point, enhanced by chic splash back tiling, while large windows fill the space with natural light and frame delightful garden views. The generous proportions easily accommodate a substantial dining table and relaxed seating area, creating a wonderfully sociable space where cooking, dining and entertaining flow seamlessly together. Whether hosting celebrations, enjoying long family meals or gathering over morning coffee, this room is certain to be the daily hub of the house.

From here, further doors lead through to a delightful sunroom, a particularly attractive addition that brings the outside in and with the benefit of a large Morso wood burning stove. With glazing on multiple sides, it offers a tranquil vantage point from which to enjoy the gardens, wildlife and changing light throughout the day and leads out to a beautiful granite stone private patio area.

Practical accommodation on the ground floor is equally well considered. A spacious laundry room with fitted units, washing machine and tumble dryer provides excellent utility space, while a boot room and plant room are invaluable for country living, allowing muddy boots, dogs, coats and outdoor gear to be neatly contained after walks. There are also two cloakrooms/WCs and a home office space with a garden outlook.

The first floor continues the sense of space and comfort. The principal bedroom is an outstanding room of excellent proportions, beautifully light and enjoying views across the grounds and surrounding countryside. There is ample room for a super-king bed and additional furniture, creating a true retreat within the home. The adjoining en suite bathroom is particularly stylish, fitted with both bath and separate shower, and finished in a classic palette that complements the character of the house.



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Three further bedrooms provide generous additional accommodation. Bedroom two is another notably large double room, ideal for guests or older children, while bedroom three offers excellent proportions and flexibility as well as a large walk in wardrobe space. Bedroom four is a light and airy space with a large integral storage wardrobe and a further family shower room completes the upper floor.

Throughout Tigh Na H'Ath there is a wonderful balance between character and functionality. Original style details, attractive ceiling treatments and well-scaled windows sit alongside practical upgrades and thoughtfully arranged accommodation. The house feels established and welcoming, with both character and modern convenience

Outside, the grounds are a defining feature. Extending to around 1.8 acres, they create a private and picturesque setting with extensive lawns, mature trees and areas of natural woodland. There is space here not only to enjoy but to shape according to lifestyle: children can roam and play freely, gardeners can cultivate productive or ornamental areas, and those seeking a quieter pace can simply enjoy the beauty and privacy of the landscape.

The grounds lend themselves equally well to entertaining. Summer lunches on the terrace, family gatherings on the lawns, evenings around a firepit beneath dark Highland skies with mature trees that provide shelter and structure, while open areas allow sunlight to move across the gardens throughout the day.

The outbuildings further enhance the property's appeal. Garaging, stores and ancillary buildings offer excellent flexibility for those with sporting interests, bicycles, kayaks, paddleboards or other outdoor pursuits so synonymous with life in this part of Scotland. They may also appeal to buyers requiring workshop space, secure storage or scope for further hobby use, subject to any necessary consents.

Location is another significant strength of Tigh Na H'Ath. The property enjoys the rare combination of peaceful seclusion and practical accessibility, set within one of Scotland's most celebrated landscapes. The Cairngorms National Park offers an outstanding lifestyle opportunity, with world-class walking, cycling, skiing,

climbing, fishing and watersports all readily available. Ancient forests, rivers, lochs and mountains provide endless scope for adventure and relaxation alike.

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 £650,000 are invited

White Goods included and furniture available by separate negotiation.

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-
Masson Cairns
Strathspey House
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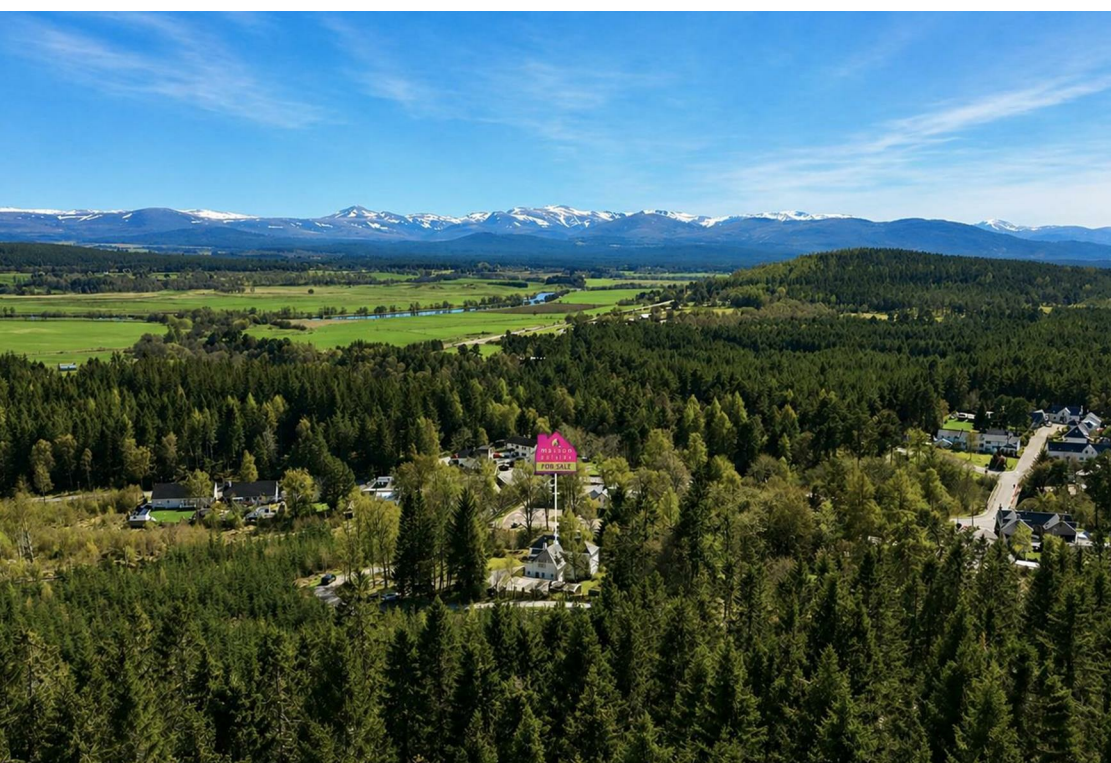
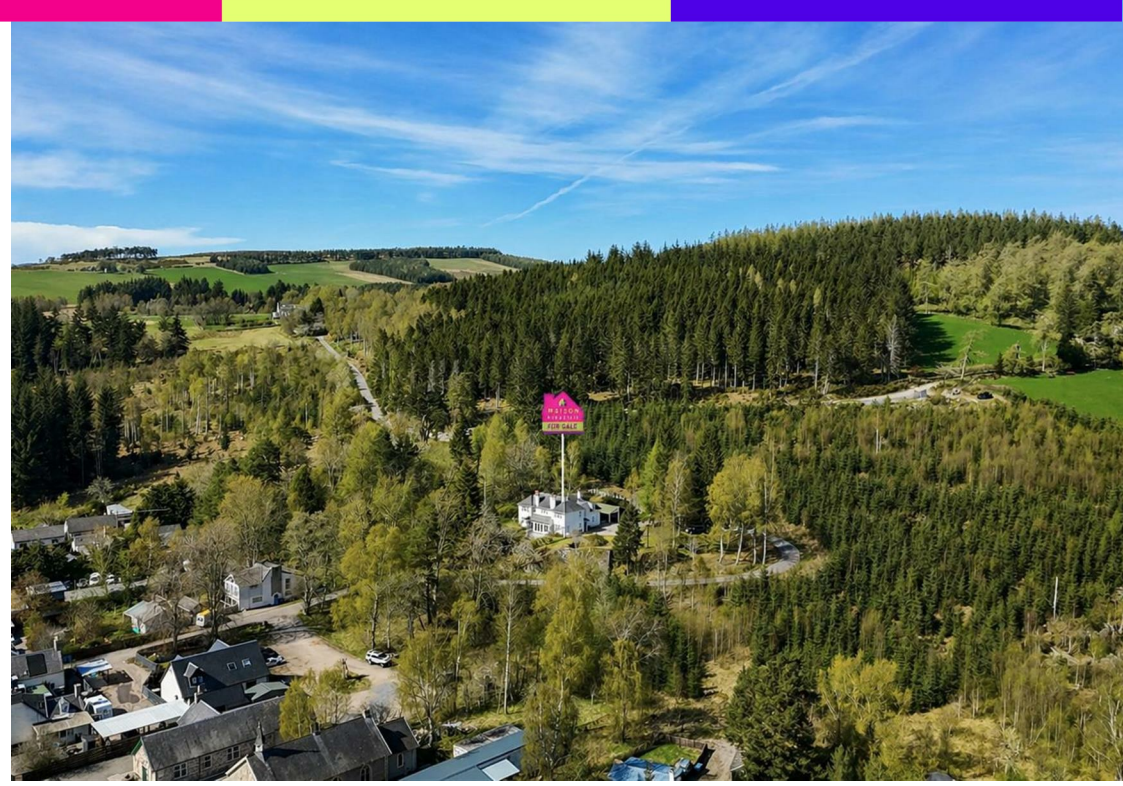














Approximate total area⁽¹⁾
134.9 m²
1452 ft²

(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.

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Approximate total area⁽¹⁾

113.3 m²
1219 ft²

Reduced headroom

2.3 m²
25 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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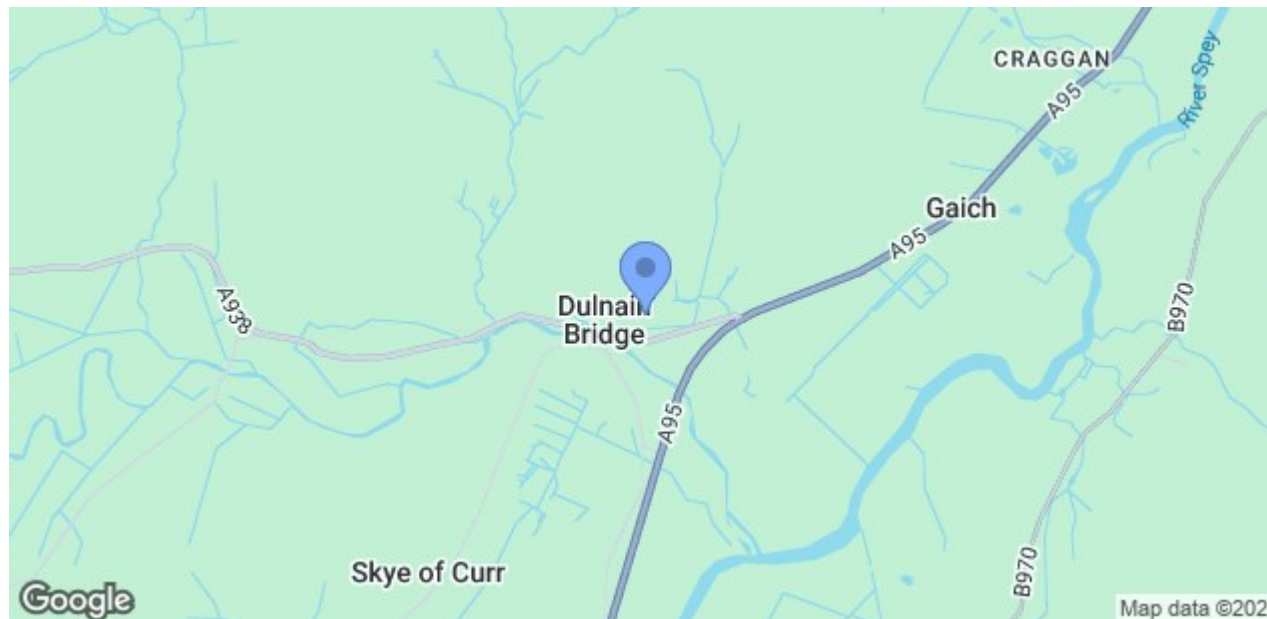
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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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