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Raon Cluiche, 3 Dirdhu Court, Nethy Bridge, PH25 3EG

Offers Over £320,000

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

solicitors and estate agents

3 Dirdhu Court is a charming two / three bedroom detached home set within a peaceful cul-de-sac in the popular Highland village of Nethy Bridge. Offering bright, well-proportioned accommodation, generous garden grounds and a detached garage, this is an appealing home suited to a range of purchasers. A welcoming entrance hall gives access to the main ground floor accommodation and stairs lead to the upper level. To the front, the sitting room is a comfortable and inviting space with dual aspect windows, French doors to the dining room and an attractive fireplace creating a natural focal point. The adjoining dining room enjoys views to the garden and offers an ideal setting for everyday meals or entertaining, equally it has potential as a third bedroom with minimal rearrangement subject to any necessary consents. The kitchen/dining room is well arranged with a good range of storage units, ample worktop space and room for casual dining. From here, a door leads to the hall and there is easy access to the useful utility room, providing additional storage, laundry facilities and an external door to the rear garden. Also on the ground floor is a convenient WC and a separate plant/store room. Upstairs, the landing connects two comfortable double bedrooms and the family bathroom. Externally, the property sits within established and sizeable garden grounds with lawn, gravel driveway parking and areas for seating and outdoor enjoyment. The detached garage provides excellent storage, workshop potential or secure parking. Nethy Bridge is a sought-after village in the Cairngorms National Park, renowned for its woodland walks, outdoor pursuits and welcoming community. EPC F, Council Tax E, 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 F

Hallway

A welcoming central hallway giving access to the principal ground floor accommodation, with stairs rising to the first floor. There are two cupboards, one is a large under stair cupboard which is ideal for outerwear and shoe storage whilst the other cupboard is shelved and is ideal for storing cleaning materials and other items.

Sitting Room

4.86m x 3.50m (15'11" x 11'5")

A bright and generously proportioned reception room with large windows overlooking the garden and French doors leading outside. The attractive stone fireplace creates a welcoming focal point, while the room offers ample space for comfortable seating and occasional furniture. Further double doors lead through to the dining / snug.

Dining Room / Snug

2.68m x 3.98m (8'9" x 13'0")

A versatile and well-proportioned room, ideal as a formal dining room, cosy snug or second sitting room. Positioned just off the hallway and with additional access from the sitting room, it enjoys good natural light from a large window the side and offers excellent flexibility for modern living. If required the double doors from the sitting room could easily be removed and partitioned to create a third bedroom subject to any necessary consents.

Kitchen / Dining

2.51m x 6.24m (8'2" x 20'5")

A spacious kitchen/dining room fitted with a good range of wall, drawer and base units in a u shape layout with peninsula, generous worktop space and room for informal dining. There is a freestanding cooker with ceramic hob and illuminated extractor in addition to an integral fridge and shelved larder cupboard. The space enjoys windows to three sides which flood the space with natural light and provide lovely garden views.

Utility Room

1.79m x 2.50m (5'10" x 8'2")

A practical separate utility room with dual access from the kitchen as well as the hallway. Fitted with additional worktop space and plumbed for a washing machine and dishwasher with space for a larder freezer or tumble dryer. An external door provides direct access to the garden, making this an ideal everyday working space.

WC

1.42m x 2.49m (4'7" x 8'2")

A spacious and well-presented ground floor cloakroom fitted with WC and wash hand basin with tiled splash back. An opaque window provides natural light and privacy, while a large built-in shelved cupboard offers excellent storage for household items and cleaning essentials

Landing

A bright and spacious first-floor landing providing access to both bedrooms and the family bathroom. Enhanced by a Velux window allowing excellent natural light, the area also benefits from a useful ceiling hatch giving access to additional loft storage.

Bedroom One

2.55m x 5.11m (8'4" x 16'9")

A generous and well-proportioned principal bedroom that enjoys excellent natural light from both a front-facing window and Velux window to the rear, the room benefits from an airy feel and pleasant outlooks. There is ample space for freestanding furniture, while two built-in wardrobes provide excellent storage and enhance practicality.

Bedroom Two

2.71m x 3.36m (8'10" x 11'0")

A bright and well-proportioned double bedroom enjoying excellent natural light from a rear-facing Velux window. The room offers comfortable accommodation with space for additional freestanding furniture, while a large built-in double wardrobe provides excellent storage with both hanging rails and shelved sections.

Bathroom

2.92m x 1.67m (9'6" x 5'5")

A spacious and well-presented family bathroom serving the first-floor accommodation, fitted with a white three-piece suite comprising bath with shower over, wash hand basin and WC. The room benefits from attractive tiling, useful fitted shelving and a Velux window providing excellent natural light



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Outside and Garage

Backing onto woodland, the property occupies a generous and well-maintained plot with attractive lawned gardens to the front, side and rear, complemented by gravelled areas providing ample off-street parking and ease of maintenance. A sweeping gravel driveway leads to the detached garage, while timber fencing and mature trees create a pleasant sense of privacy. The gardens enjoy a sunny aspect and offer excellent outdoor space for families, entertaining or simply relaxing in a peaceful setting. The detached single garage is of excellent proportions, measuring approximately 6.12m x 3.51m (20'0" x 11'6"), providing secure parking, workshop space or additional storage. It has power and light under a pitched and corrugated roof on a concrete base with an up and over door to the front in addition to a window and access door to the side.

Plant / Store Room

Located integrally to the rear of the property, this practical plant/store room provides useful additional storage space and houses the water tank and associated services. Ideal for garden equipment, tools and general household items, it offers a convenient and easily accessible utility area and provides an outside tap for garden usage.

Services

It is understood that there is mains water, drainage and electricity. There is Economy 10 Electric Storage heating.

Entry

By mutual agreement.

Price

Offers over £320,000 are invited.

Furniture available by separate negotiation

Viewings and Offers

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

Masson Cairns
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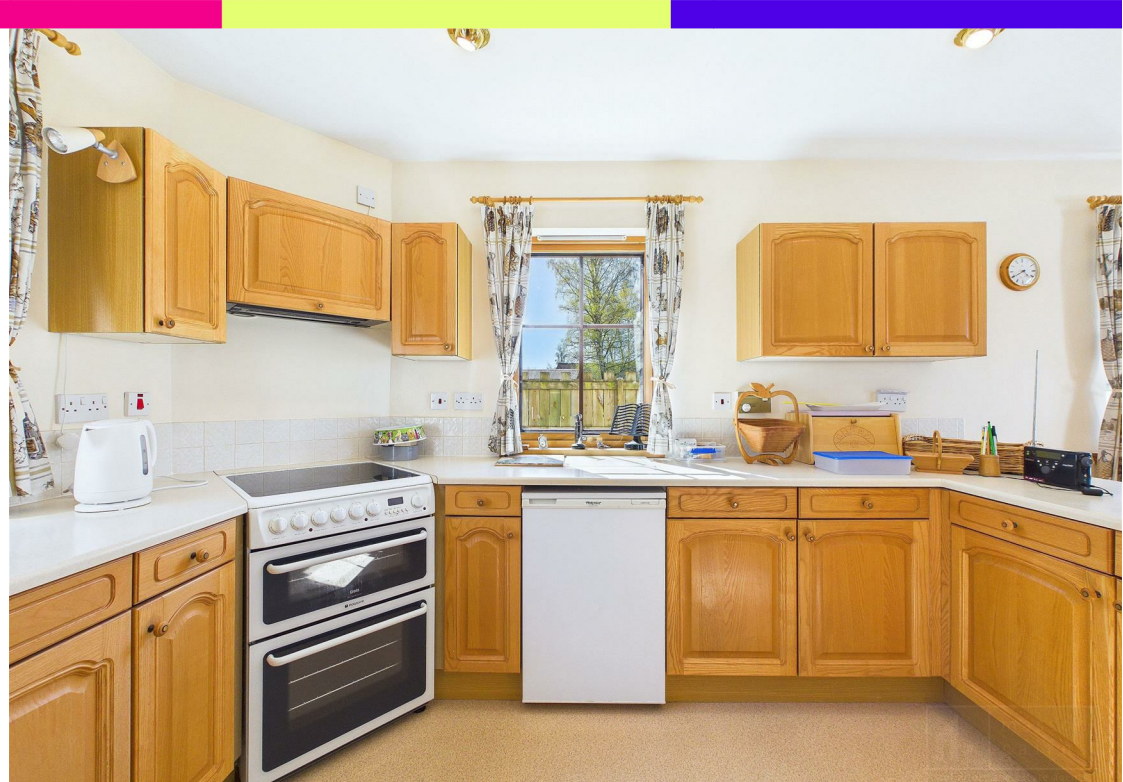
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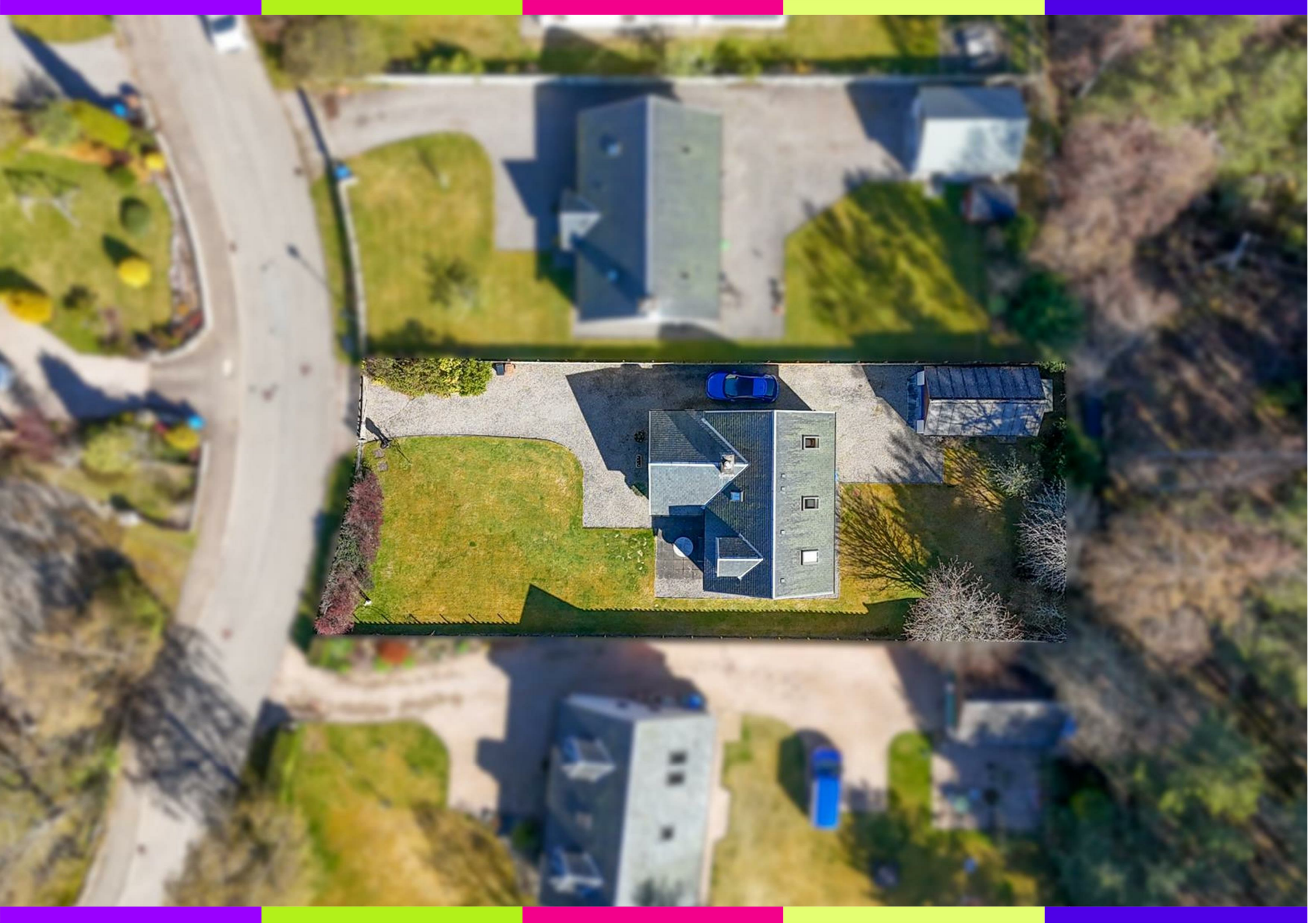
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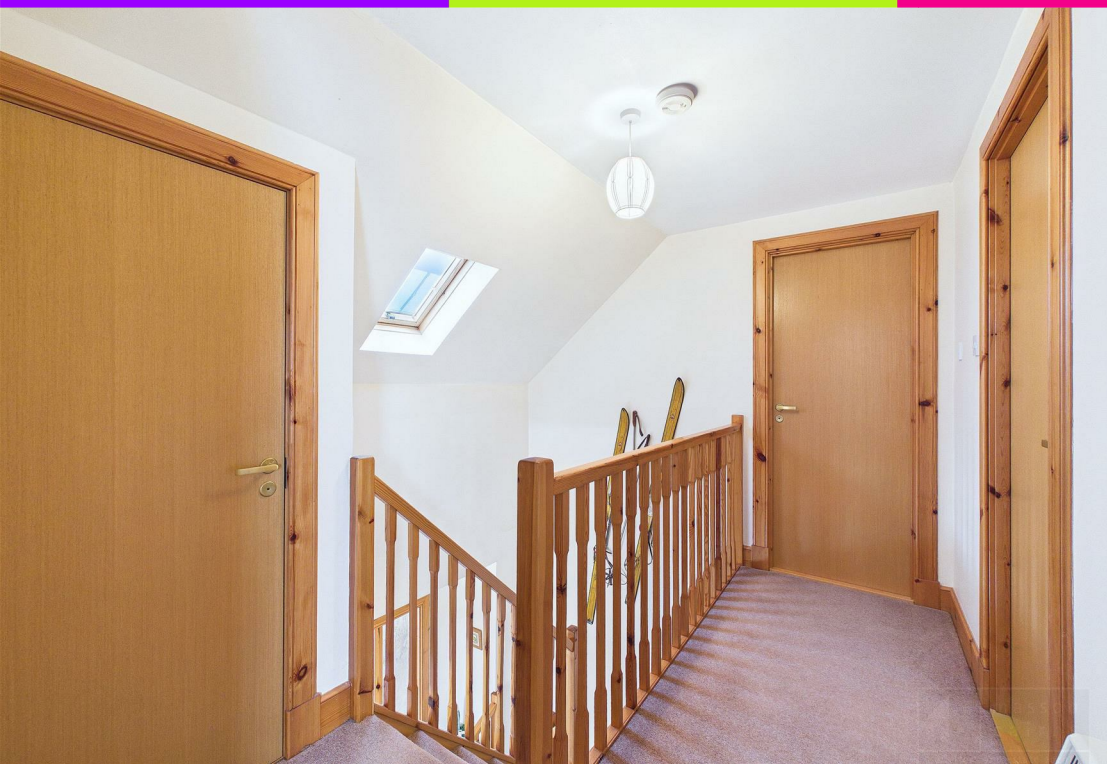
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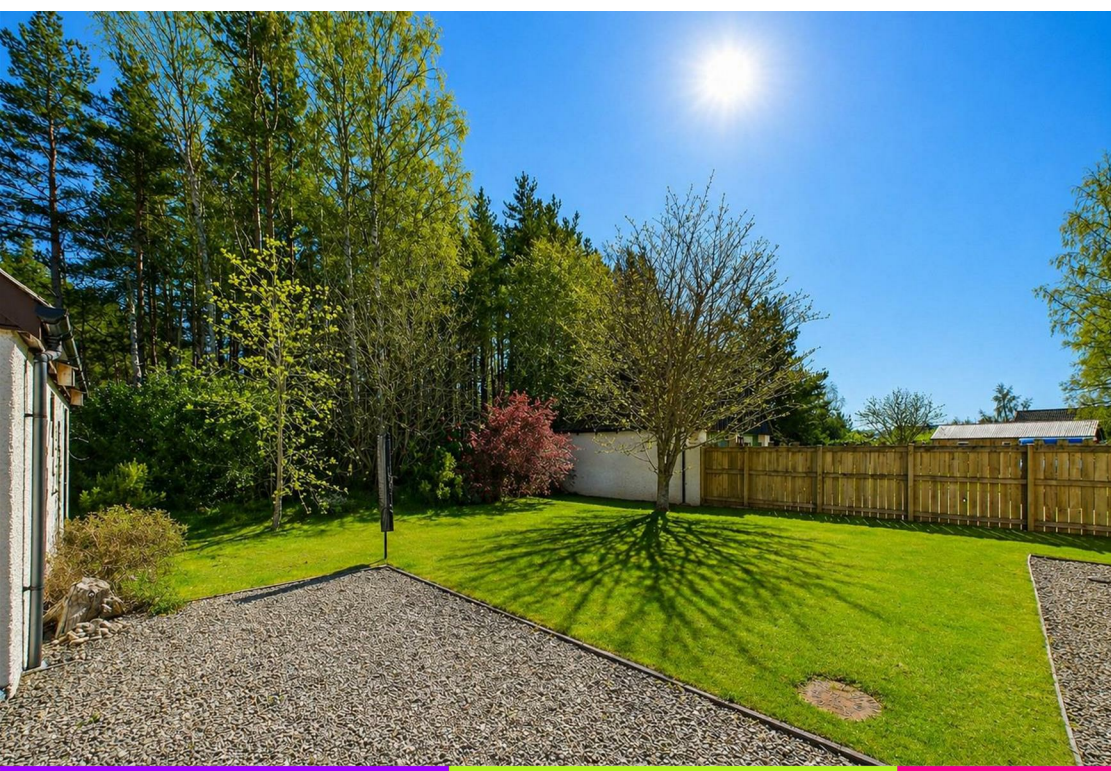




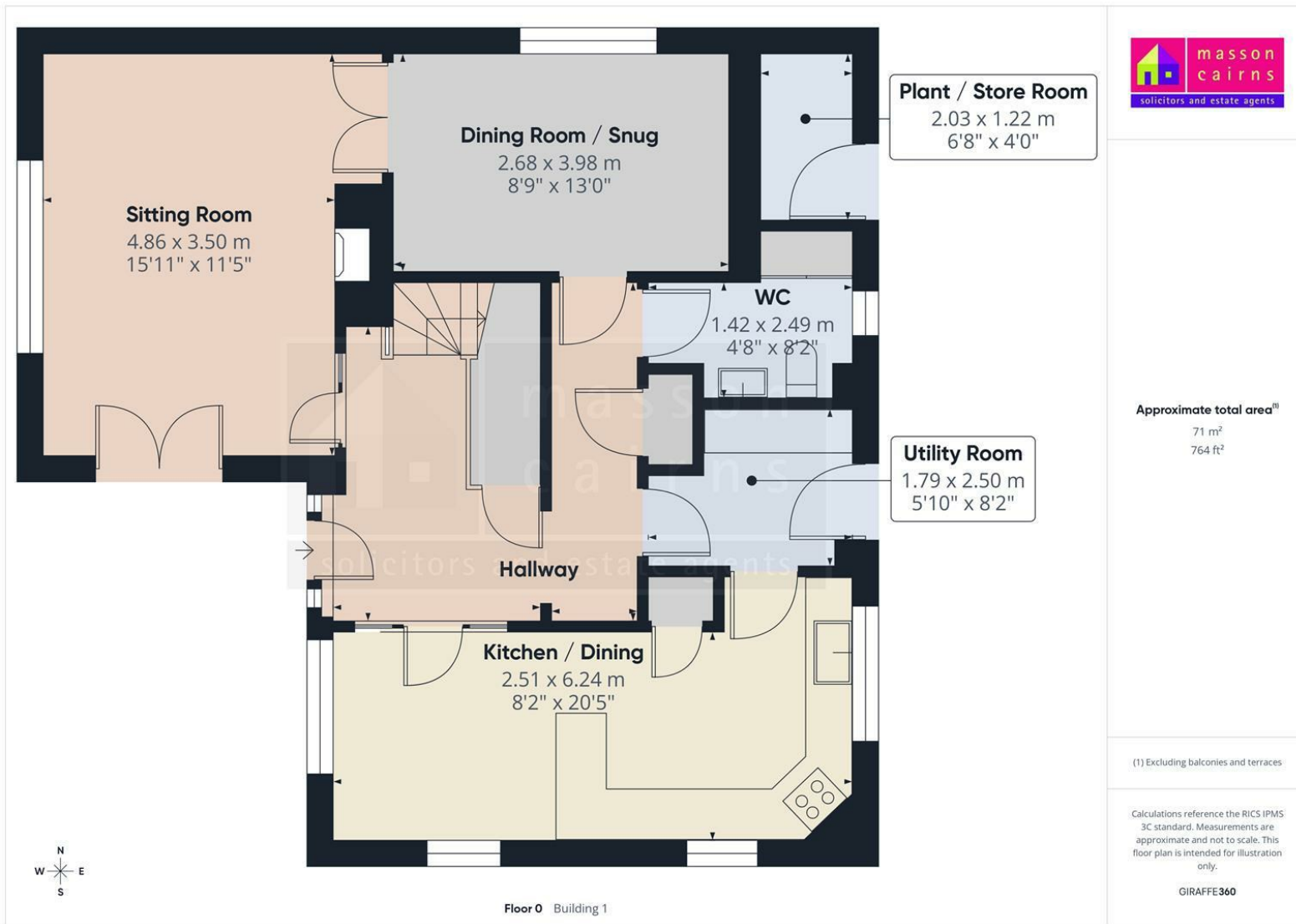












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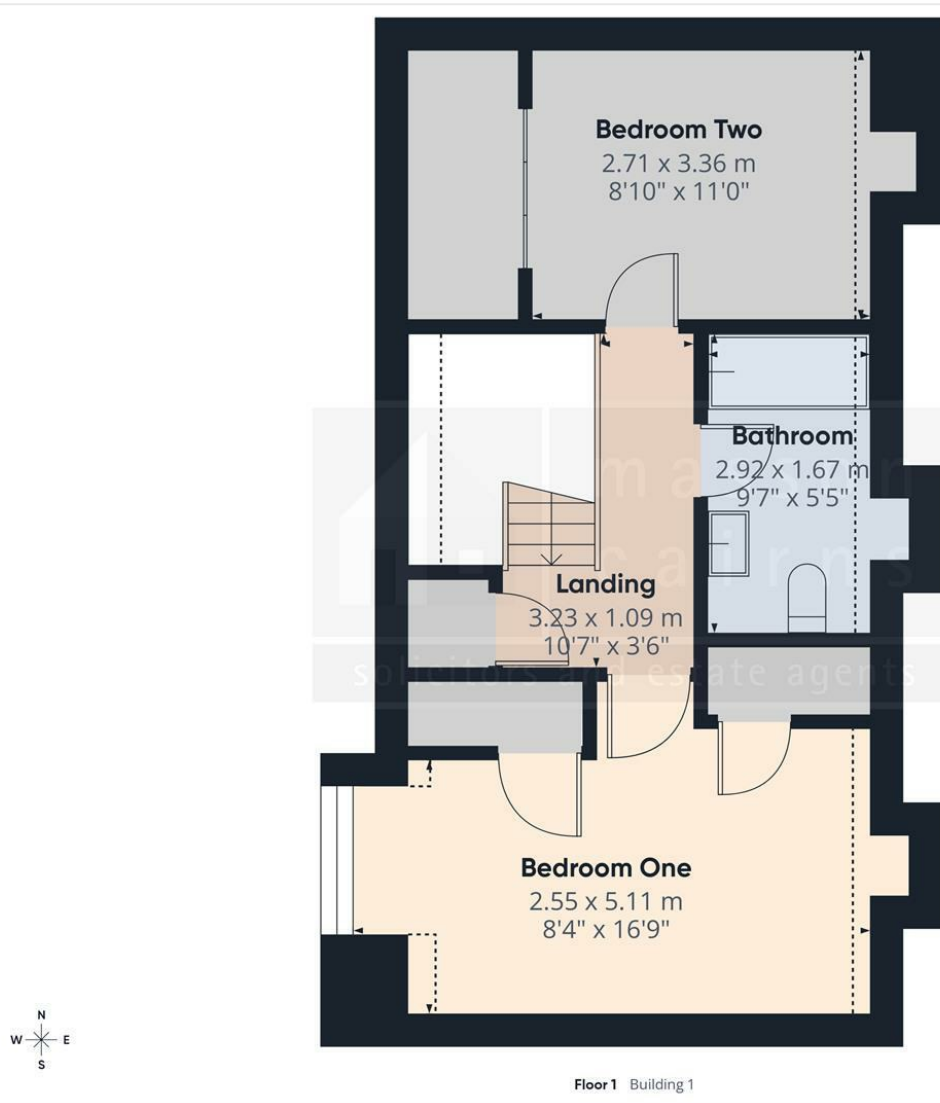
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Approximate total area⁽¹⁾

39.1 m²
421 ft²

Reduced headroom

2.9 m²
31 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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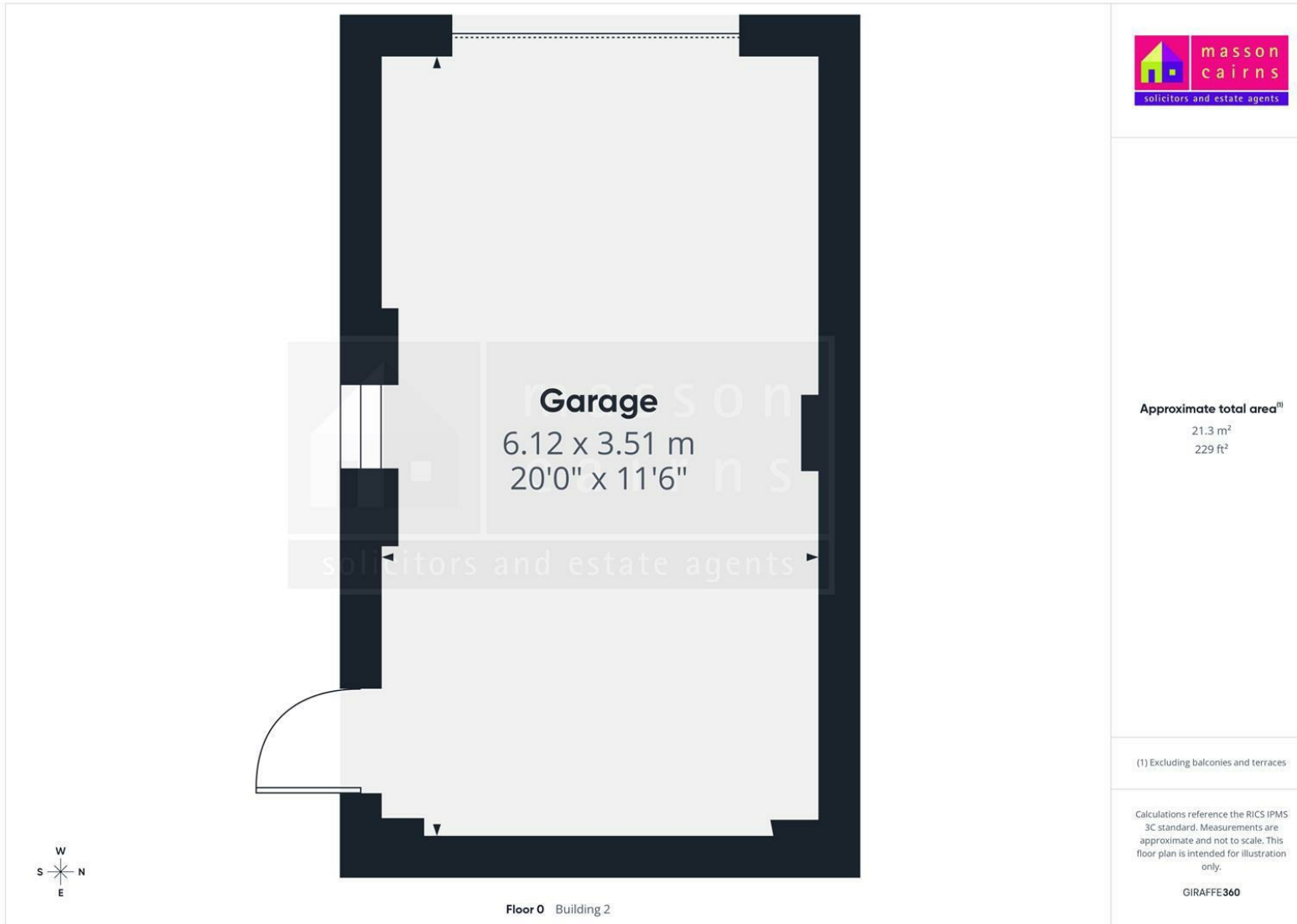
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	34
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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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