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Am Broclach, Nethy Bridge, PH25 3DR

Offers Over £290,000

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

solicitors and estate agents

Am Broclach is an attractive three-bedroom detached bungalow enjoying a generous plot within the heart of sought-after Nethy Bridge. Well presented throughout, the property has enjoyed a number of upgrades including a stylish new kitchen, quality flooring throughout, replacement internal doors with brushed chrome handles, fresh decor and recessed down lighting, creating a fresh and contemporary feel providing bright and spacious single-level accommodation ideally suited to a range of purchasers, from families and downsizers to those seeking a comfortable Highland lifestyle. At the heart of the home is an impressive open-plan kitchen, dining and living area, creating a sociable and versatile space for everyday life and entertaining alike. The contemporary kitchen is well fitted with ample storage, quality worktops and a breakfast bar, flowing seamlessly into the dining and lounge areas with direct access to the garden. There are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, while a modern family bathroom serves the remaining accommodation while a welcoming entrance vestibule and central hallway complete the practical layout. Externally, the property is complemented by beautifully maintained gardens with areas of lawn, gravel driveway parking and a sunny patio ideal for outdoor dining. An integral store attached to the home provides excellent additional storage or workshop potential with power and light, while the separate timber shed is ideal for sports or garden equipment storage. Combining comfortable modern living with valuable outbuildings and attractive outdoor space, Am Broclach presents an excellent opportunity in one of the Cairngorms National Park's most desirable villages. EPC * Council Tax * 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 **

Entrance Vestibule

1.85m x 1.39m (6'0" x 4'6")

The entrance vestibule provides a bright and welcoming arrival point, with a glazed external door and side panel drawing in natural light. It offers a practical transition into the home with space for shoes and everyday outerwear, while a further glazed door opens through to the hallway and main accommodation.

Hallway

The hallway is bright and neatly presented, finished with quality flooring and ceiling lighting with a loft hatch that provides access to the insulated and partly floored attic space, while further doors lead to the principal accommodation. Two useful built-in cupboards offer excellent storage, with one housing the water cylinder and the other providing practical space for coats, shoes and everyday household items.

Living / Dining / Kitchen

6.76m x 5.09m (22'2" x 16'8")

A superb open plan living, dining and kitchen space forms the heart of the home, offering a bright, sociable layout with ample room for cooking, relaxing, entertaining and everyday family life. The stylish modern kitchen is fitted with an excellent range of wall, base and drawer units, generous timber-effect worktops and a breakfast bar for casual dining, complemented by integrated appliances including dishwasher and fridge, together with oven, hob and extractor. Multiple windows to three sides draw in natural light, while the living area enjoys pleasant garden outlooks and direct door access outside. A contemporary stove creates an attractive focal point, with quality flooring and recessed lighting enhancing the modern finish of this impressive room.

Bedroom One & En-suite

2.91m x 3.09m & 1.38m x 2.05m (9'6" x 10'1" & 4'6" x 6'8")

This is a bright double room with a rear-facing window overlooking the garden, quality fitted carpet and space for storage. There is direct access to its own en-suite, which is fitted with a shower enclosure with wet wall panelling, WC, pedestal wash hand basin, illuminated mirror, chrome ladder-style towel radiator and full height tiling the remaining walls.

Bedroom Two

2.80m x 3.16m (9'2" x 10'4")

A well-proportioned double room enjoying a pleasant rear-facing aspect overlooking the garden. Finished with deep carpet flooring, the room also benefits from an integral wardrobe providing useful hanging and shelved storage.



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Bedroom Three

2.30m x 2.98m (7'6" x 9'9")

Bedroom three is a comfortable single room positioned to the front of the property, enjoying a bright outlook from the large window which provides excellent natural light. It offers flexibility for use as a child's room, guest bedroom, nursery or home office.

Bathroom

2.27m x 1.66m (7'5" x 5'5")

The bathroom is fitted with a modern white three-piece suite comprising WC with concealed cistern, wash hand basin with mirror and light and bath with shower over and glazed screen. Finished with contemporary tiling and decorative border detail, the room also benefits from recessed lighting and an opaque window providing natural light and privacy.

Outside

Entry is gained via a timber gate opening to a generous gravel chipped area with ample parking for several cars, with a paved pathway leading to the front door. The front garden is laid to well-maintained lawn, bounded by attractive timber fencing and complemented by mature trees, planted borders and shrubs. The generous rear garden is laid mainly to lawn, offering a safe and private space ideal for families, enclosed by timber fencing to each side with established fir hedging and fencing to the rear. A timber shed sits on a paved area at the rear of the plot, providing useful outdoor storage, while a further patio, accessed from the living area, offers a sheltered sunny spot for relaxing and entertaining.

Utility / Store

1.78m x 2.31m (5'10" x 7'6")

Accessed to the front of the property this separate but

integrated utility/store offers good practical space with power, light and fitted worktop space, offering excellent storage and laundry provision with plumbing for a washing machine and space for further larder fridge or tumble dryer. There is also ample space for use as a workshop and storage for bikes and garden equipment.

Services

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

Entry

By mutual agreement.

Price

Offers over £290,000 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

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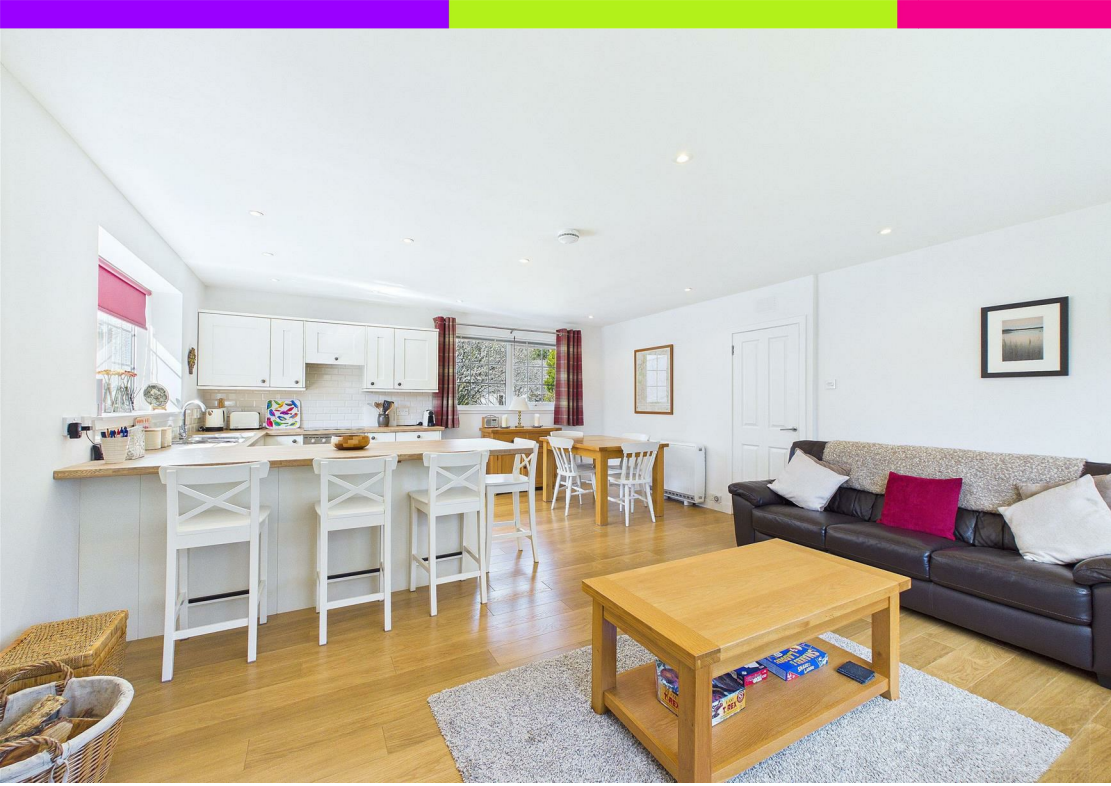
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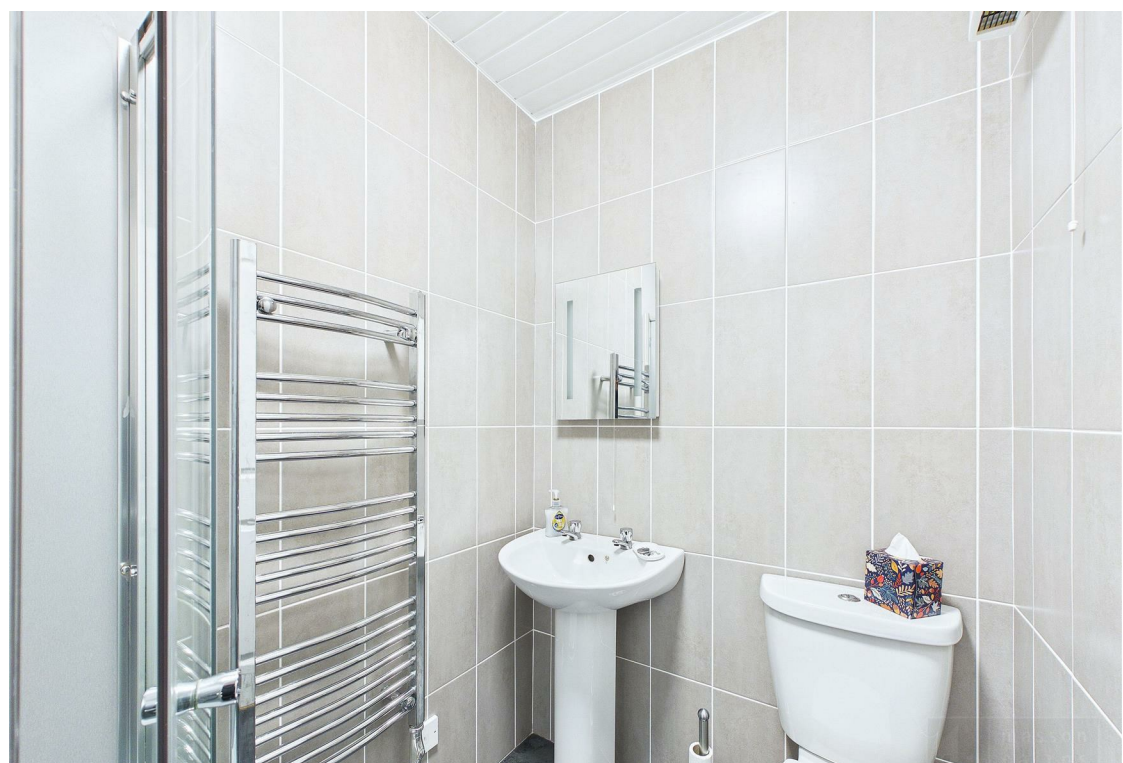
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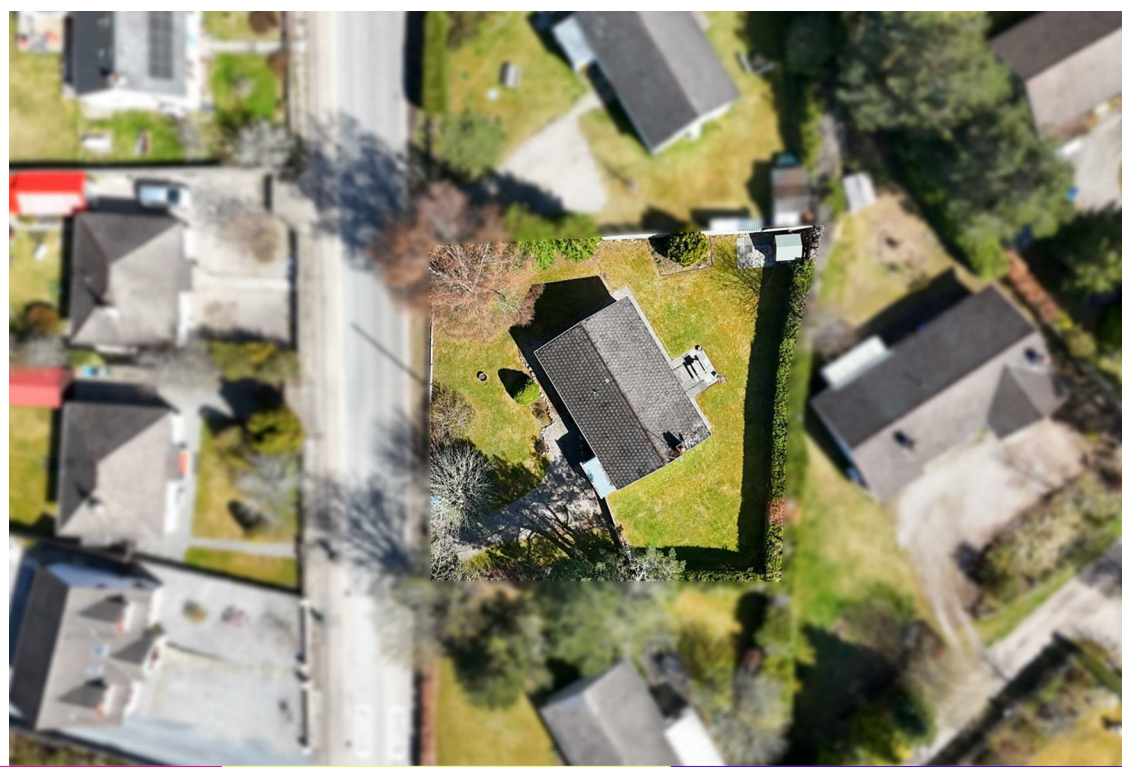






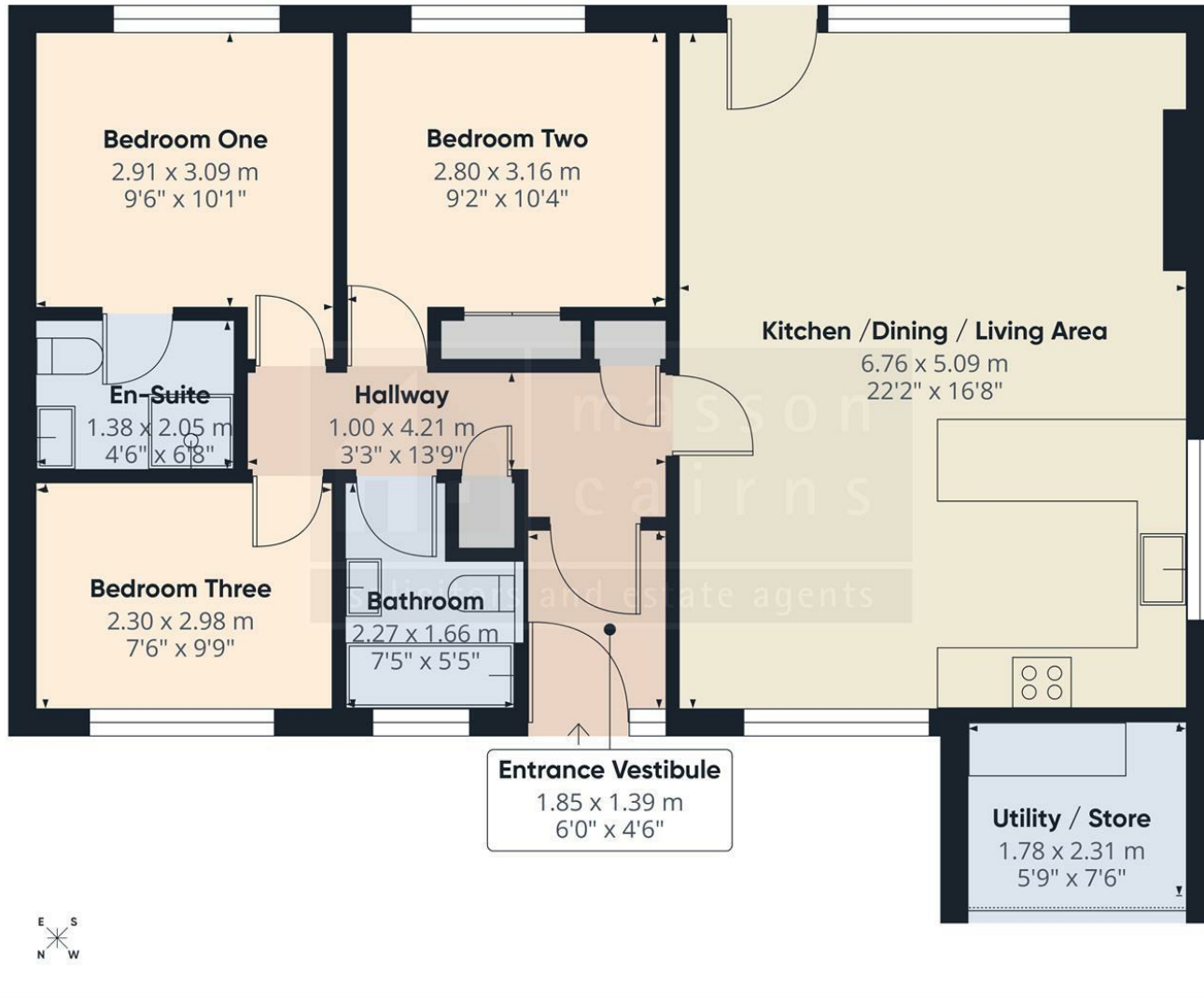












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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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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