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Pineview, Culreach, Nethy Bridge, PH26 3NH

Offers Over £495,000

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Occupying an outstanding position just outside Nethy Bridge, Pineview is a striking recently built and contemporary Highland home combining modern design with exceptional build quality and energy efficiency. The property enjoys far-reaching views across open countryside and sits within a generous plot extending to circa 0.63 acres, offering privacy, space and a strong connection to its natural surroundings. From arrival, the attention to detail is immediately apparent with a focus on high quality fittings and high levels of insulation combined with air source heating, the home delivers excellent thermal performance and low running costs. A welcoming entrance vestibule leads into the heart of the home which is the bright open-plan kitchen, breakfast and sitting room, where full-height glazing and large sliding doors frame the surrounding countryside and flood the space with natural light. The kitchen is stylish and well-appointed with integrated appliances and a substantial island with breakfast bar seating. Hidden sliding oak doors provide the flexibility to divide the living spaces when required, while a further door from the sitting room leads through to the hallway, offering excellent flow throughout the ground floor. Expansive glazing floods the room with natural light and opens directly onto the decked terrace, allowing the landscape to become part of everyday life. A utility room provides valuable additional storage and amenity. There are two bedrooms on the ground floor (one en-suite) and upstairs, the principal bedroom is a generous and with a stylish en-suite shower room. The two further bedrooms are served by a modern family bathroom. The property sits within extensive grounds, with a sweeping driveway, large lawned areas and wonderful open views across the surrounding landscape. A detached garage with concrete base and corrugated roof provides excellent storage and workshop space. EPC C, Council Tax E, Home report 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](http://massoncairns.com) where an online copy is available to download.

EPC Rating C

## Entrance Vestibule

2.22m x 3.43m (7'3" x 11'3")

A bright and beautifully presented entrance vestibule creates a welcoming arrival into the home. The space is finished with attractive tiled flooring and benefits from twin windows and built-in bench seating, providing a practical and comfortable area for everyday use. Discreet sliding oak doors conceal generous storage, maintaining clean lines and a contemporary feel. A further internal oak and glazed door leads through to the main hallway.

## Hallway

The central hallway forms the main artery of the home. Finished with attractive oak timber flooring and bathed in natural light, it connects seamlessly with the principal living areas, ground floor bedrooms and staircase to the upper floor. The staircase rises to the first floor with soft carpeting and a feature timber handrail, while the overall proportions of the hallway are generous.

## Kitchen / Breakfast & Sitting Room

4.94m x 3.85m & 5.05m x 3.87m (16'2" x 12'7" & 16'6" x 12'8")

The heart of the home is an outstanding open-plan kitchen, breakfast and sitting area, designed for modern family living and effortless entertaining while making the most of the exceptional outlook. The kitchen is beautifully appointed with sleek contemporary cabinetry, extensive work surfaces and a full range of integrated appliances. A substantial central island provides both preparation / storage space and a sociable breakfast bar, forming a natural gathering point for everyday life. Large-format glazing spans the rear elevation, flooding the room with natural light and drawing the countryside views directly into the living space, with sliding doors opening onto the decked terrace beyond. Adjoining the kitchen, the breakfast area enjoys generous proportions for dining and everyday use, perfectly positioned to take in the open landscape and changing seasons. The sitting room is a warm and inviting retreat, finished in rich contemporary tones and centred around a modern wood-burning stove which provides both visual impact and comfort. Full-height glazing and glazed doors connect the room seamlessly to the garden, creating a wonderful balance between indoor and outdoor living and ensuring the space remains bright and welcoming throughout the year. Discreet hidden sliding oak doors provide the flexibility to close off the spaces when desired, while a further door from the sitting room leads directly into the hallway, enhancing both privacy and circulation throughout the home. Together, these rooms form a superbly designed living environment — open, elegant and highly functional — ideally suited to both relaxed family life and entertaining.

## Utility Room

2.96m x 2.10m (9'8" x 6'10")

The utility room is a practical and well-designed space, thoughtfully laid out to

support everyday family life. Fitted with modern base units and generous worktop space, it incorporates plumbing for both a washing machine and tumble dryer, a deep sink, and excellent storage. Twin dual aspect windows provide abundant natural light and enjoy open views over the surrounding countryside and the space is finished in a bright contemporary style.

## Bedroom Four & En-Suite

2.94m x 3.47m & 1.20m x 2.76m (9'7" x 11'4" & 3'11" x 9'0")

Bedroom Four is a bright and well-proportioned double room, beautifully presented with twin windows that draw in excellent natural light and provide pleasant views, while mirrored sliding wardrobes offer generous built-in storage and enhance the sense of space. The room comfortably accommodates extra bedroom furniture. The adjoining en-suite is finished to a high contemporary standard, featuring full-height tiling, a sleek vanity unit with integrated storage, wall-hung WC and a large walk-in shower with fixed glass screen. A stylish heated towel rail and modern fittings complete this impressive space.

## Bedroom Five / Home Working

3.09m x 2.99m (10'1" x 9'9")

Bedroom Five is a bright and versatile room, ideally suited for use as a home office, study, nursery or additional bedroom. The space is well-proportioned and enjoys excellent natural light from twin windows. The room is finished in neutral tones with soft carpeting and benefits from built-in mirrored wardrobes, providing valuable storage while enhancing the sense of space and light. This adaptable room offers excellent flexibility to suit a variety of needs.

## Bathroom

2.42m x 2.97m (7'11" x 9'8")

The main bathroom is beautifully finished in a contemporary style and designed to offer both luxury and practicality. The room features elegant full-height tiling in soft neutral tones, complemented by recessed ceiling lighting which creates a bright and calming atmosphere. A striking freestanding bath is set beneath twin windows, forming an impressive focal point, while the large walk-in rainfall shower with fixed glass screen provides a sleek and modern alternative. The suite is completed with a stylish vanity unit incorporating storage with an inset feature mirror, a wall-hung WC and a tall contemporary heated towel radiator, delivering a superb family bathroom finished to an exceptional standard.

## Landing

The upper landing is a bright and welcoming space, enhanced by twin velux windows which flood the area with natural light. Soft, plush carpeting create a calm, airy feel, while doors lead to the upstairs bedrooms.



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### Principal Bedroom & En-suite

3.44m x 5.42m & 1.63m x 2.89m (11'3" x 17'9" & 5'4" x 9'5")

The principal bedroom is a beautifully proportioned and highly attractive space, enjoying excellent natural light and a calm, restful atmosphere. Finished with soft carpeting, the room offers generous space for a king-size bed and additional furniture, while the Velux roof window and rear-facing outlook provide a pleasant sense of privacy and connection to the surrounding landscape. There is excellent built-in storage and display shelving alongside room for a dressing table or seating area, making this an ideal main bedroom for modern living. The adjoining en-suite shower room is stylishly appointed with contemporary fittings and a high-quality finish throughout. It features a large walk-in rainfall shower with glass screen, wall-mounted vanity unit with integrated storage, sleek basin, WC, and a modern heated towel rail. A velux window floods the space with natural light and enhances ventilation.

### Bedroom Two

2.72m x 6.07m (8'11" x 19'10")

Bedroom Two is another generous and beautifully presented double bedroom, offering a calm and comfortable retreat. The room enjoys excellent natural light from twin windows overlooking the surrounding grounds, in addition to a further velux to the rear.

### Bedroom Three

2.94m x 2.93m (9'7" x 9'7")

A child's bedroom or study space with carpet flooring and velux window to the rear.

### Outside

Pineview occupies a superb elevated position within a generous plot extending to circa 0.63 acres, enjoying breathtaking open views across rolling farmland, woodland and the distant hills beyond. The setting offers a rare sense of space and privacy while remaining well connected to nearby Nethy Bridge and the wider Strathspey area. The house sits perfectly within its grounds and is approached via a private sweeping driveway, providing ample parking and with a turning space while a separate track leads to the detached timber garage. The surrounding gardens are laid primarily to lawn, interspersed with mature trees and natural boundaries, creating a peaceful and sheltered environment ideal for families, outdoor living and entertaining. A large decked terrace extends from the principal living accommodation, perfectly positioned to capture the expansive outlook and spectacular Highland sunsets. The open aspect ensures the home benefits from all-day natural light and a constantly changing landscape, whether snow-dusted in winter or richly green through the warmer months. The grounds provide excellent versatility, with space for play,

gardening, outdoor dining and future landscaping, all framed by uninterrupted countryside views that give Pineview its exceptional sense of place.

### Garage

6.08m x 3.03m (19'11" x 9'11")

The property benefits from a detached timber garage set on a solid concrete base and finished with a durable corrugated roof. The garage provides excellent secure storage and practical workspace, with generous internal proportions and a wide up-and-over door in addition to a side door for easy access, making it ideal for vehicle storage, outdoor equipment, bikes and general workshop use. Its elevated position and open outlook further enhance the appeal, while the adjacent hardstanding offers additional parking and turning space.

### Services

It is understood that there is mains electricity and water, with drainage to a septic tank. There is air source central heating.

### Entry

By mutual agreement.

### Price

Offers over £495,000 are invited

### Viewings and Offers

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

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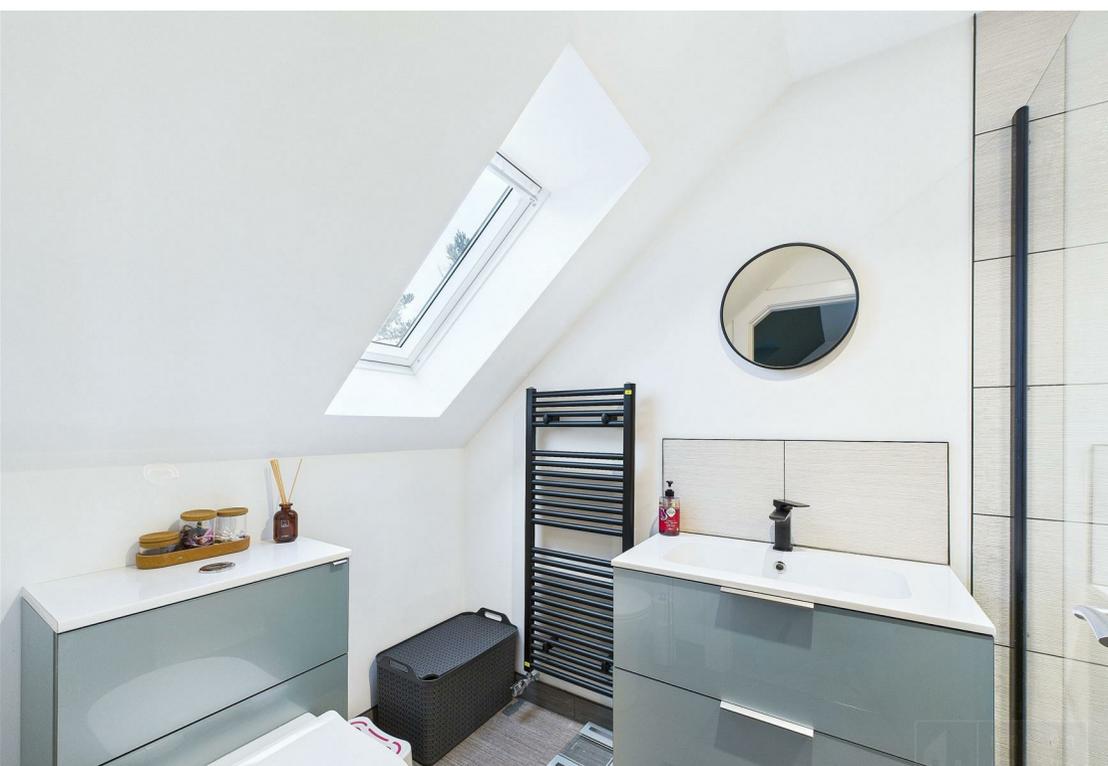
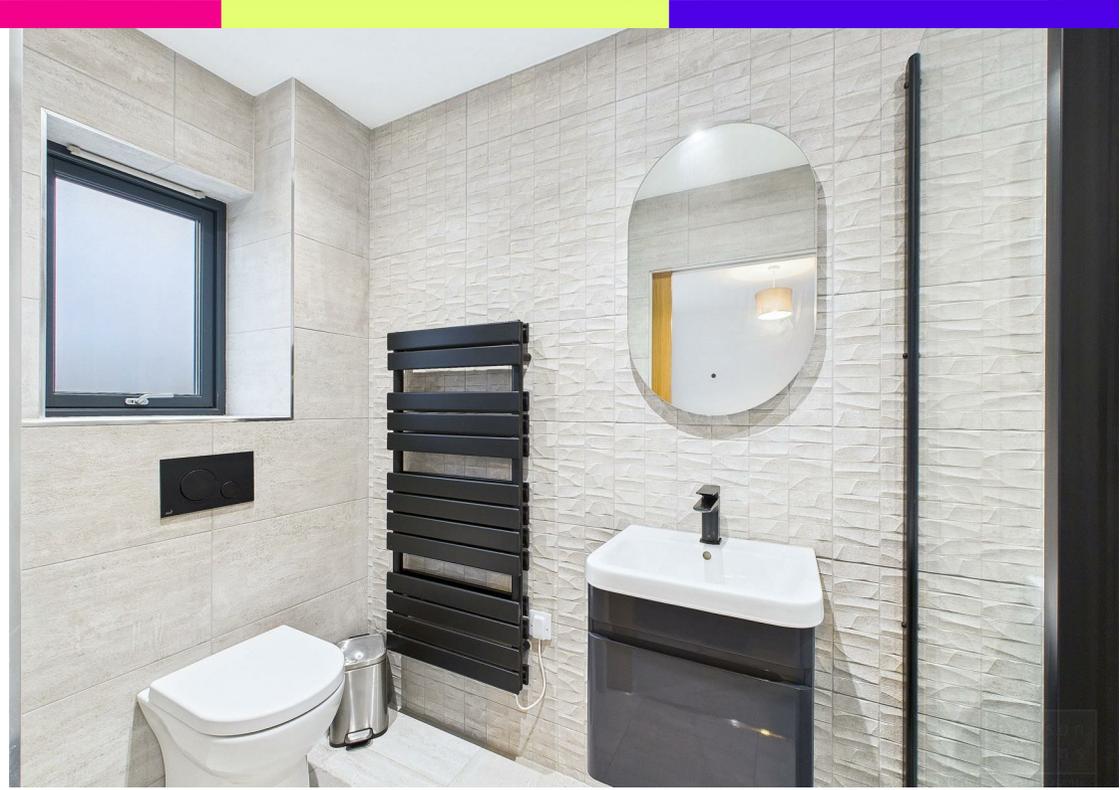
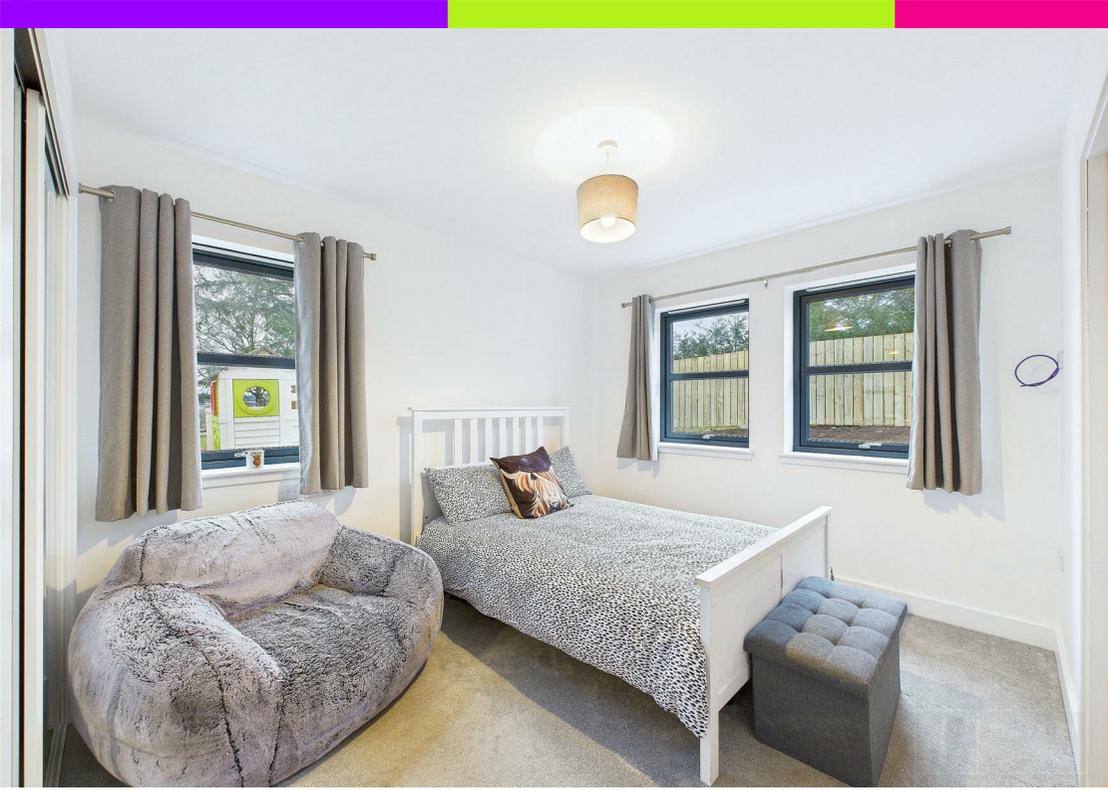
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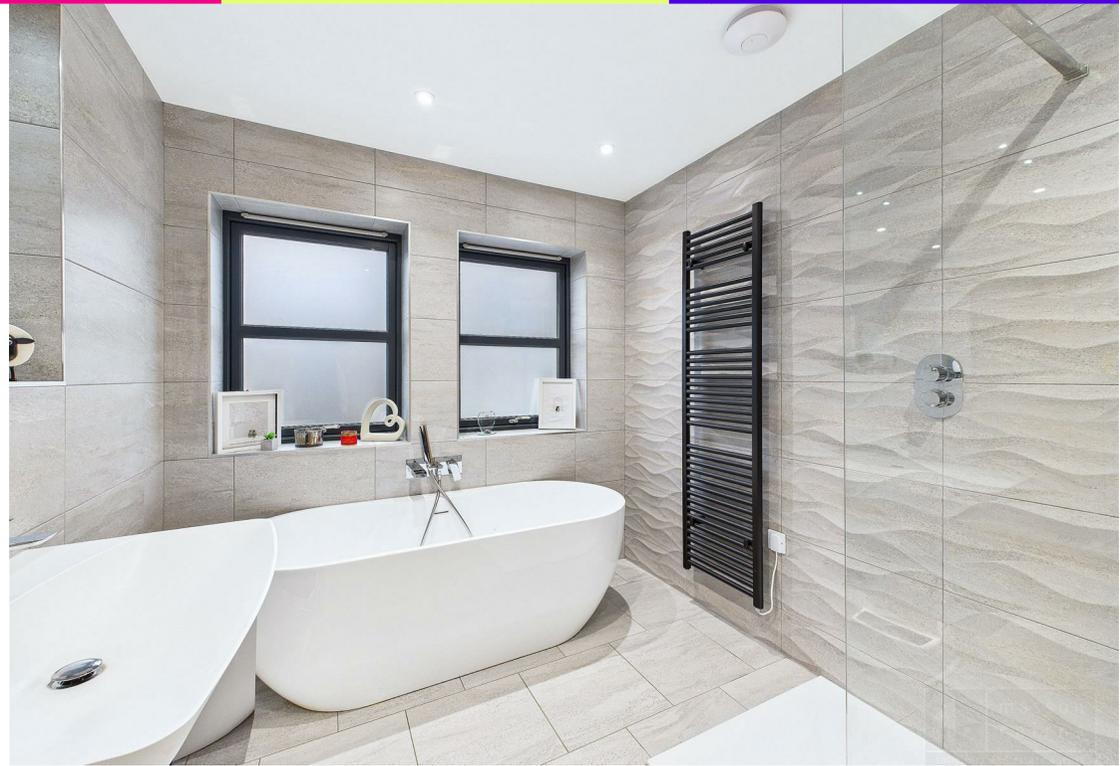
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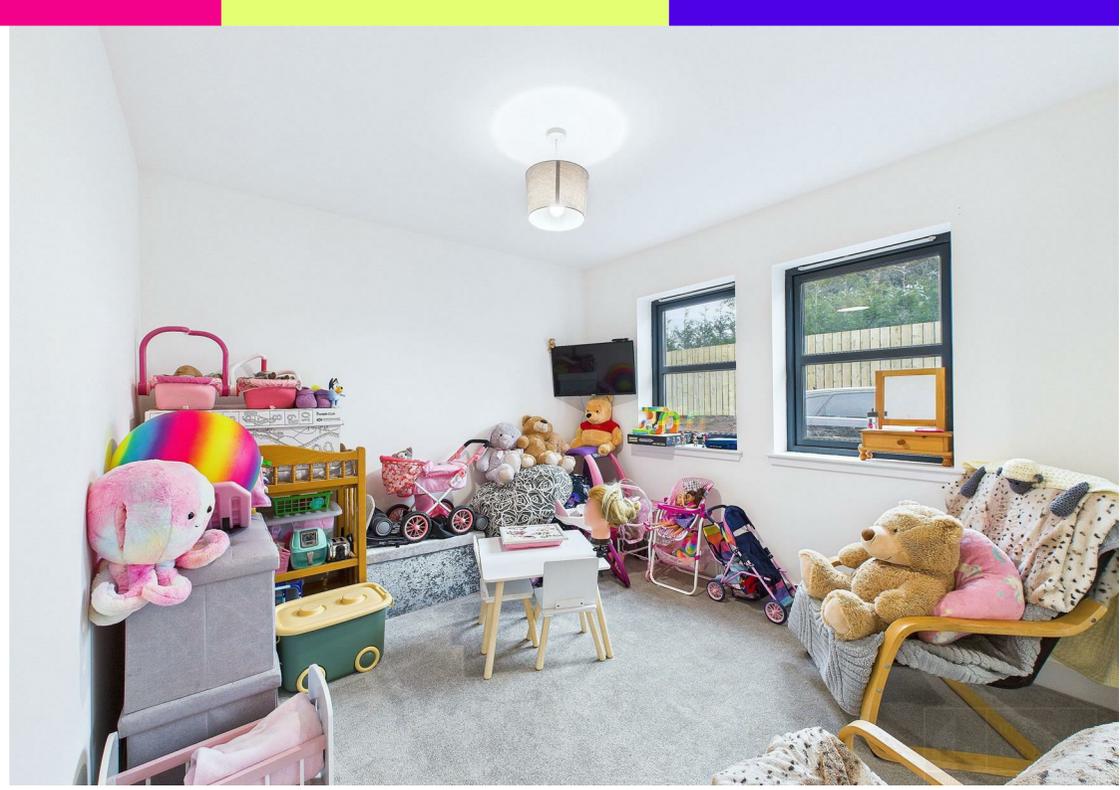
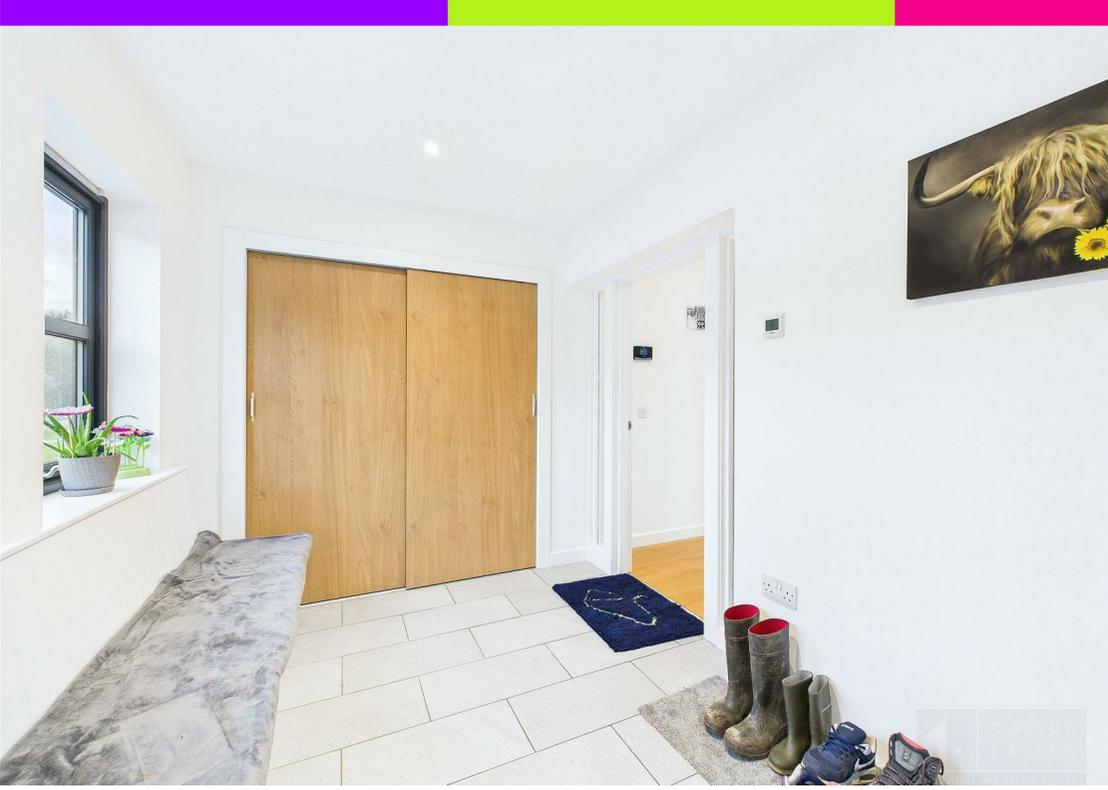




















**Approximate total area<sup>(1)</sup>**

111.7 m<sup>2</sup>  
1204 ft<sup>2</sup>

**Balconies and terraces**

18.8 m<sup>2</sup>  
202 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>  
10 ft<sup>2</sup>

(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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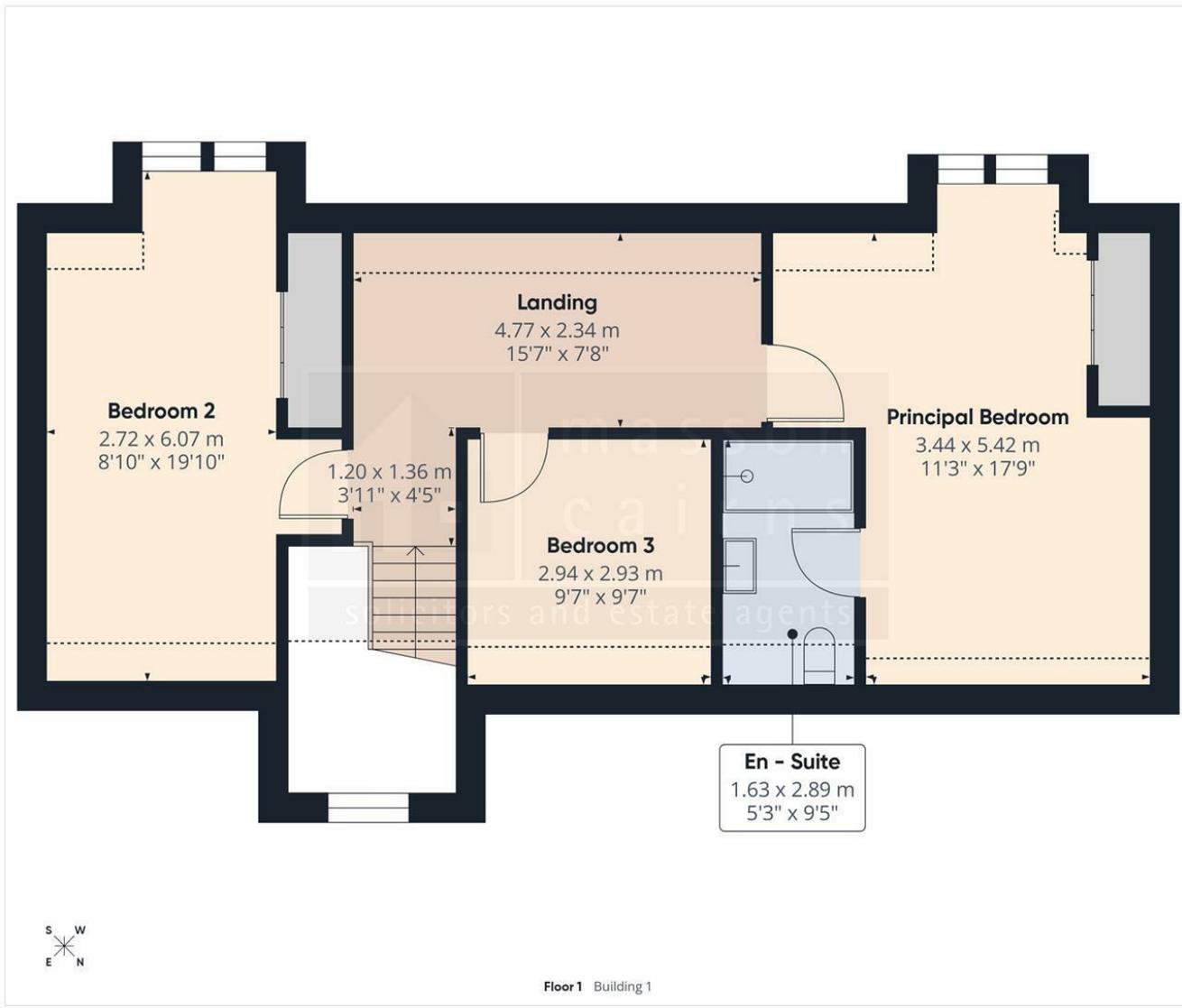
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Approximate total area<sup>(1)</sup>

66.9 m<sup>2</sup>  
722 ft<sup>2</sup>

Reduced headroom

8.2 m<sup>2</sup>  
88 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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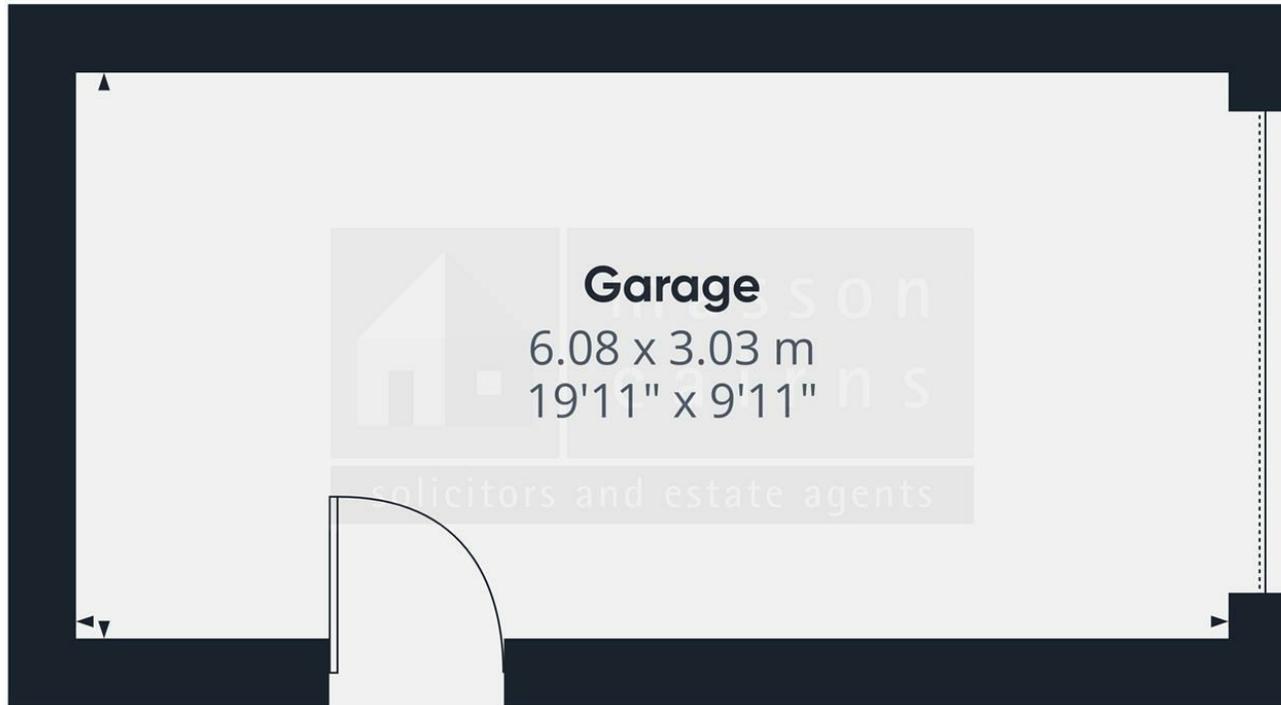
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Approximate total area<sup>(1)</sup>  
18.5 m<sup>2</sup>  
199 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 0 Building 2



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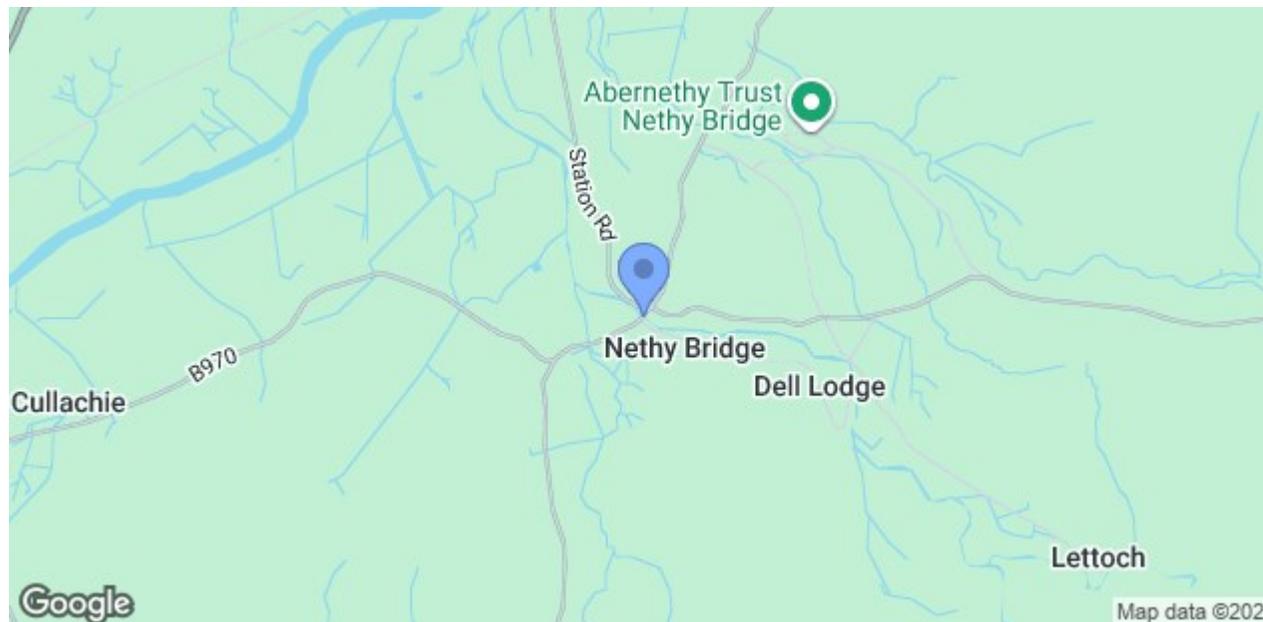
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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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