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Parkhead Cottage, Skye Of Curr, Dulnain Bridge, PH26 3PA  
**UNDER OFFER £55,000**

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)



UNDER OFFER Discover a promising house site plot spanning approximately 0.11 acres, nestled along the Skye of Curr Road in Dulnain Bridge, just a stone's throw from the picturesque town of Grantown on Spey. While this plot currently lacks planning permission, it holds exciting potential for those with the dream of crafting a bespoke Highland home. Notably, an old derelict cottage graces the land, providing a unique opportunity for restoration or as a reference point for future planning endeavours. Set against the backdrop of the Scottish Highlands, this plot promises the allure of tranquil surroundings and endless possibilities for your residential vision. With the right planning consents, you can unlock the hidden potential of this property and create a unique home tailored to your preferences.

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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 itself is centred to the north of the bridge with a shop and garage. The crofting community of Skye of Curr stretches for about a mile to the south, terminating at the famous Speyside Heather 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.

### Plot

Available now is a promising house site plot extending to approximately 0.11 acres, situated on the Skye of Curr road in Dalnain Bridge, near the charming town of Grantown on Spey. Although currently without planning permission, this plot holds significant potential for those with a vision of creating their dream home in the Scottish Highlands. Notably, there stands an old cottage on the plot, albeit in a derelict state. This existing structure can be seen as a unique opportunity for renovation or as a reference point for potential planning applications. With the right creative touch and planning consents, this plot can be transformed into a bespoke residential property, making it an intriguing prospect for those seeking to build their Highland home from the ground up.

### Planning

For the avoidance of doubt, this plot is being sold without any planning consents and the onus is on the incoming purchaser to satisfy themselves on this front with no further information available to be provided by the selling agent.

### Services

Purchasers should satisfy themselves on service provision and connection cost.



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### Home Report

This plot is exempt from the need to have a home report.

### Entry

By mutual agreement.

### Price

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### 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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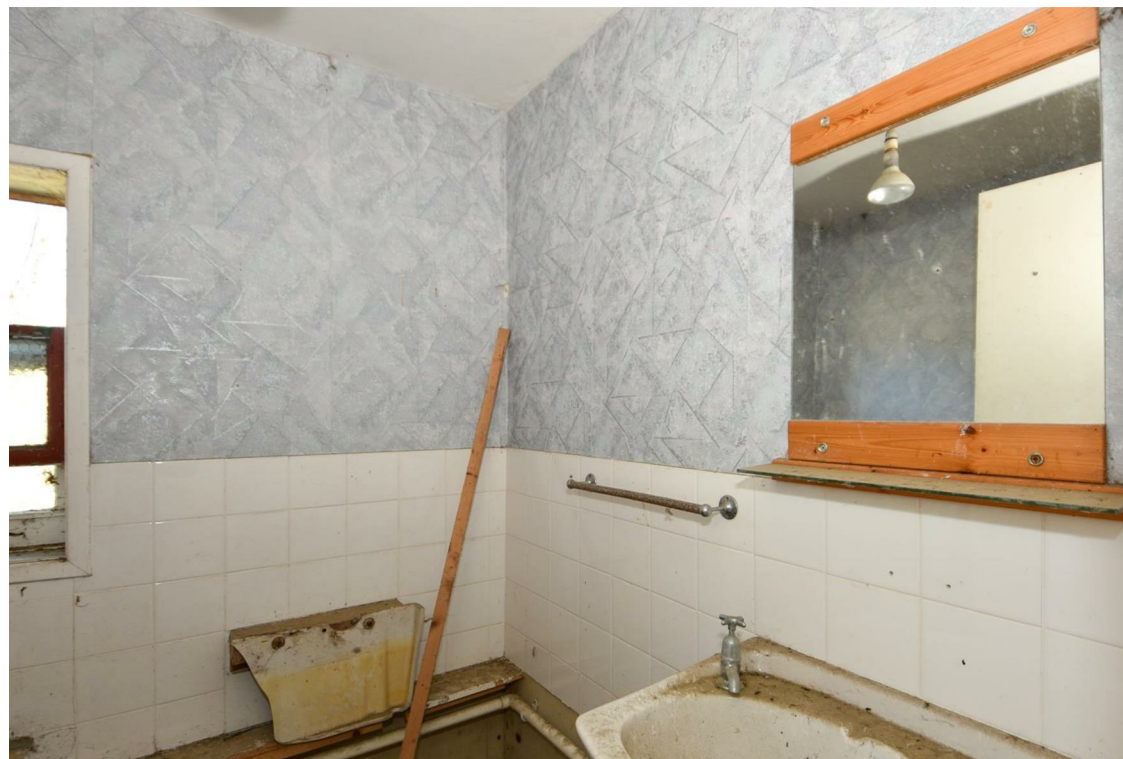










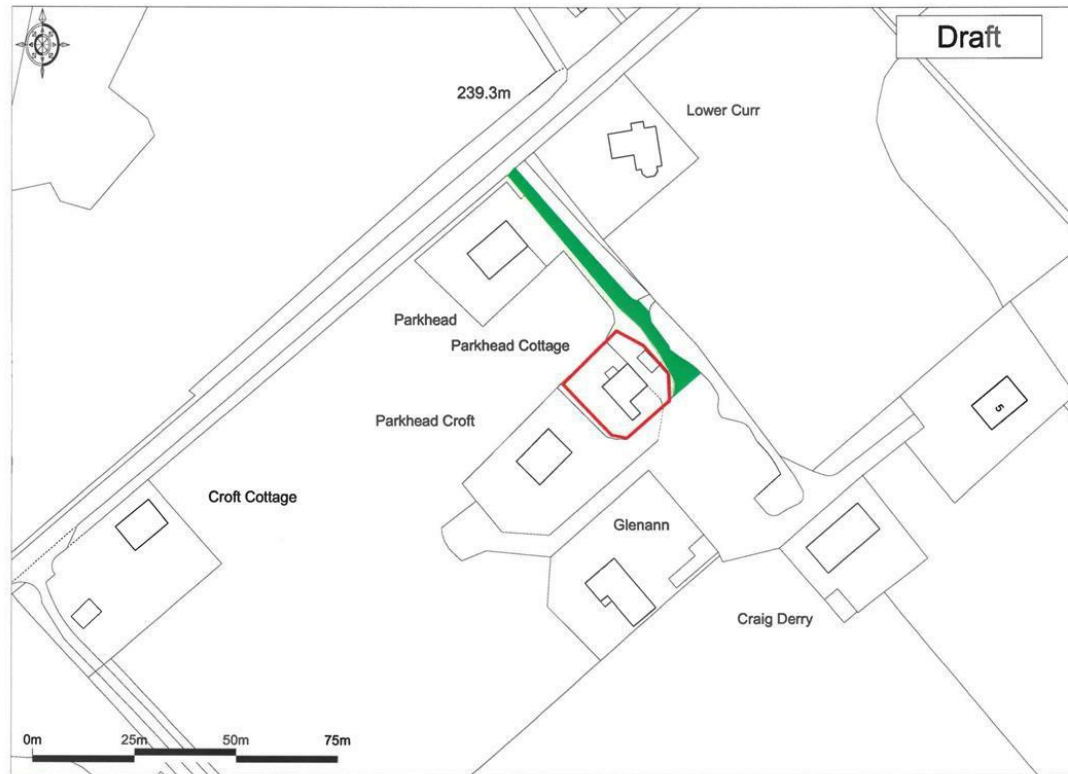








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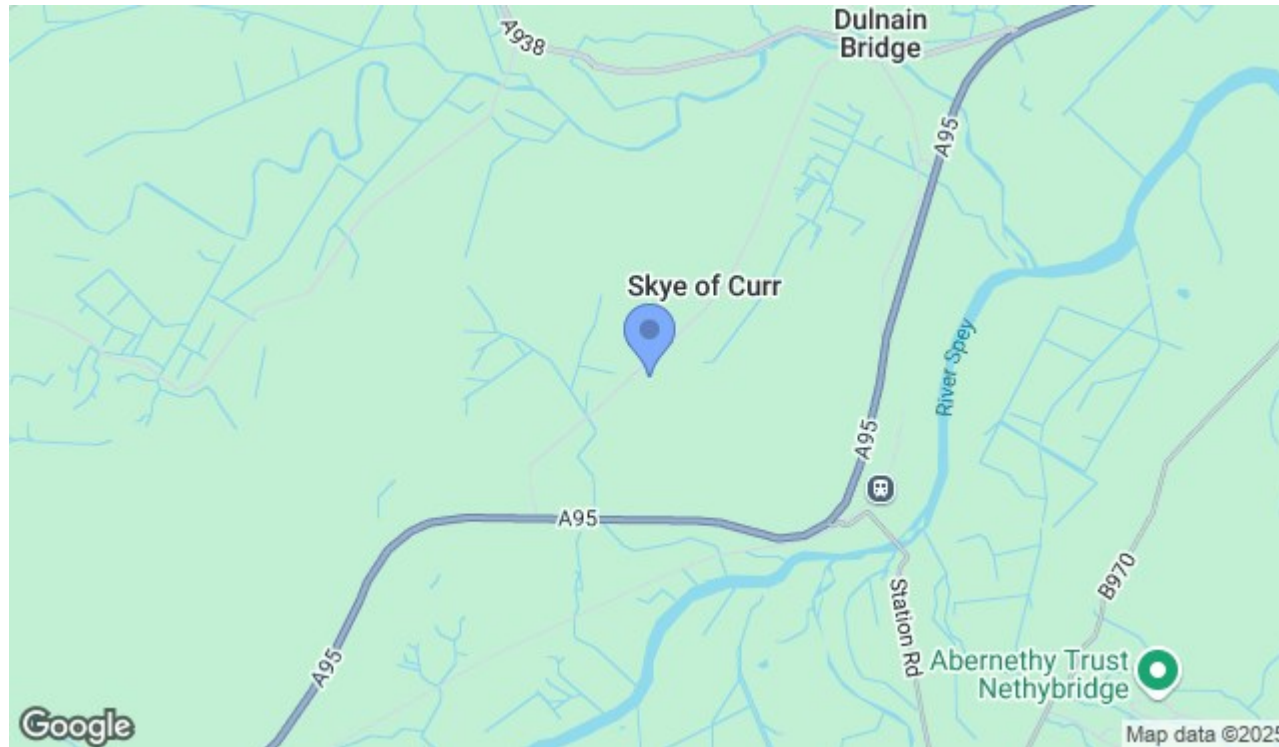
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While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters



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