



masson
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solicitors and estate agents

Comiston, Tulloch Road, Nethy Bridge, PH25 3DE

SOLD £245,000

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

SOLD- Comiston is a delightful two-bedroom detached bungalow, set in the heart of the popular forest village of Nethy Bridge. Enjoying a peaceful position with private garden grounds, the property offers a wonderful opportunity to enjoy village life within the stunning setting of the Cairngorms National Park. The home is well laid out and presented in walk-in condition, with a bright sitting room featuring large picture windows overlooking the garden. The kitchen/dining area is spacious and welcoming, with French doors leading out to a sheltered deck—perfect for enjoying the sunshine and colourful planting. Two comfortable double bedrooms and a modern bathroom complete the internal layout. Outside, the generous garden grounds include a gravel driveway with ample parking, neat lawns, established borders, and a timber shed. The property is ideally located just a short walk from village amenities, forest trails, and the River Nethy, making it an ideal choice for a variety of purchasers in one of the Highlands' most sought-after locations. Council Tax C, EPC D

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

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property@lawscot.com

<https://www.massoncairns.com>

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

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EPC Rating D

Entrance Vestibule

Access into the entrance vestibule is through a high performance timber door with double glazed insert. The entrance vestibule offers a practical and welcoming introduction to the home. With space to hang coats and store footwear as well as double integral wardrobe with excellent further storage. A low level cupboard housing the electrical board. A further door leads into the hallway.

Hallway

The hallway provides a bright and welcoming central link between the rooms of the home. Warm timber finishes and natural light create an inviting feel, while the practical layout ensures easy access to both bedrooms, the bathroom, and living areas. A hatch to the insulated and part floored loft space adds further functionality, and a cupboard houses the water cylinder.

Sitting Room

4.54m x 3.26m (14'10" x 10'8")

The sitting room is a bright and welcoming space, with large picture windows that offer a lovely outlook to the gardens and flood the room with natural light. The layout allows for a comfortable seating area, ideal for relaxing or entertaining, while the connection through to the kitchen/dining area enhances the sense of flow throughout the home.

Kitchen / Dining Area

3.86m x 2.68m (12'7" x 8'9")

The kitchen is a bright, well-equipped space, designed with both practicality and utility in mind. Fitted with a range of contemporary units in a fresh, neutral finish, the layout offers excellent storage and generous worktop space, ideal for everyday cooking and entertaining. A full-size electric cooker is neatly integrated together with an under-counter fridge, there is space for a washing machine or dishwasher, all set against a backdrop of attractive blue tiled splashbacks. A large window above the sink allows for natural light throughout the day and the kitchen seamlessly flows into the dining area, where French doors lead directly out to the raised deck, creating a lovely connection between indoor and outdoor living spaces.

Bathroom

1.67m x 1.90m (5'5" x 6'2")

The bathroom is fresh and well-presented, finished in white tiling with blue panelled detailing, the space includes a full-size bath with electric shower and glass screen, a WC, and a modern wash hand basin set into a fitted vanity unit with integrated storage. A large mirror and frosted window enhance the sense of light and space.



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Bedroom One

3.09m x 3.01m (10'1" x 9'10")

This bedroom is located to the front of the home and a large window frames views of the surrounding trees and brings in plenty of natural light, while the built-in wardrobe offers practical storage with hanging rails and shelving. The room is airy feel, and easily accommodates a double bed or twin arrangement depending on your preference.

Bedroom Two

3.08m x 2.42m (10'1" x 7'11")

The second double bedroom is situated to the rear of the property and enjoys a window to the side providing garden views and natural light. There is an integral storage wardrobe with hanging and shelved storage.

Outside

The gardens surrounding the property are a real highlight, offering generous outdoor space to enjoy the peaceful setting of this forest village. A mix of lawn and gravel extends around the house, with mature trees providing privacy and a natural backdrop. There's a timber shed for storage and a rotary clothes dryer tucked away to the side, while the sunny, south-facing front garden features colourful planting and a lovely decked seating area perfect for outdoor dining. A gravel driveway provides off-street parking and easy access to the property.

Services

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

Entry

By mutual agreement.

Price

SOLD

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

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

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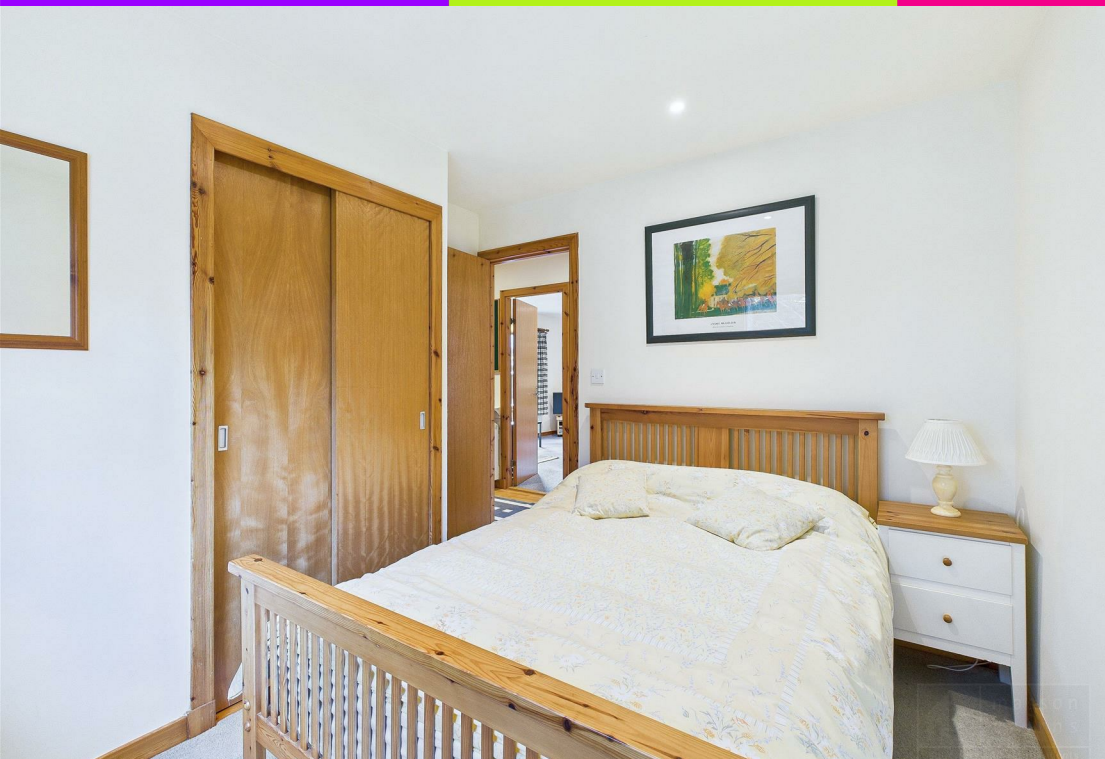
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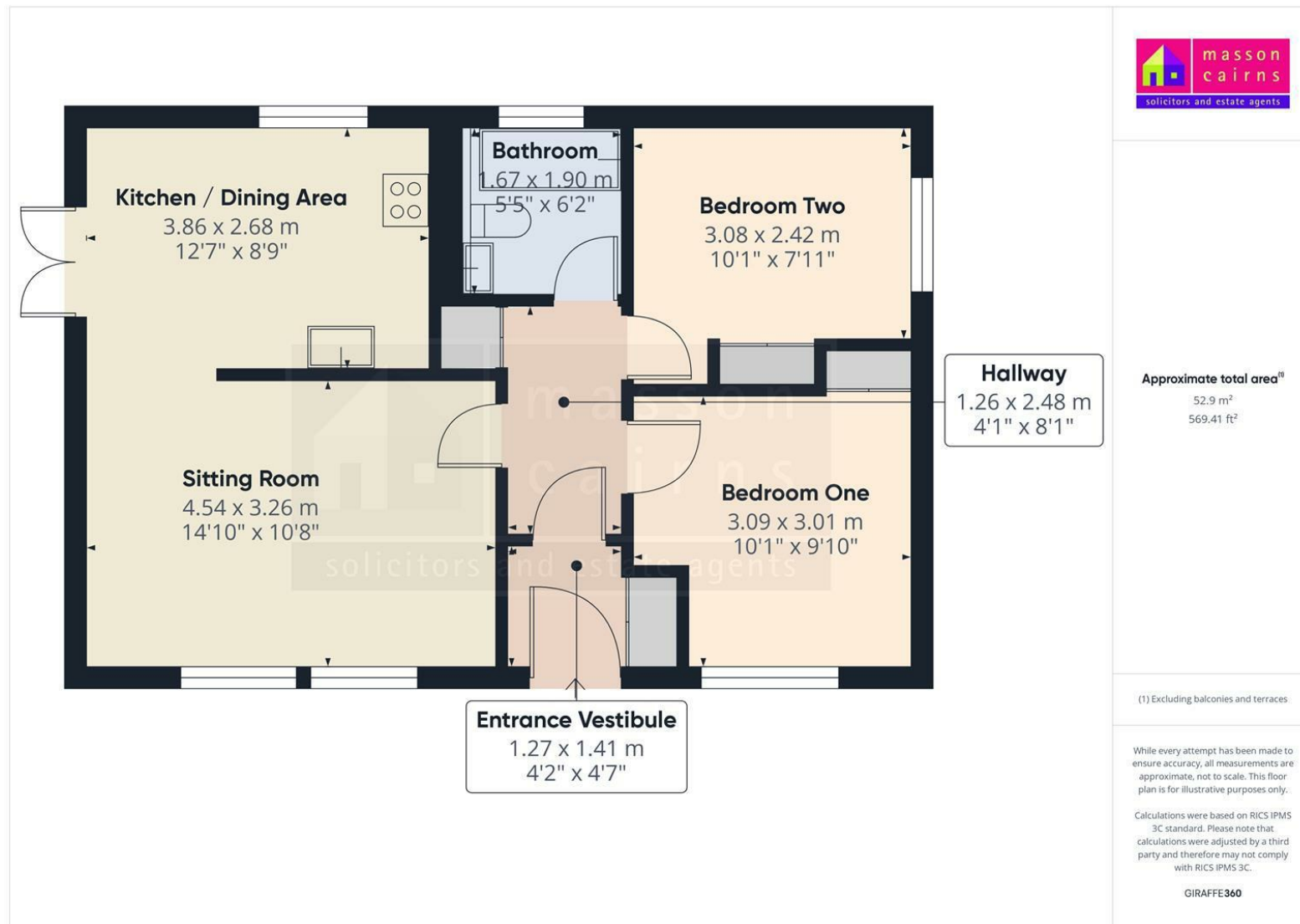
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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