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Coulnakyle Cottage, Station Road, Nethy Bridge, PH25 3EA

Offers Over £430,000

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

solicitors and estate agents

Coulnakyle Cottage is a beautifully presented four-bedroom detached bungalow occupying a fantastic plot of approximately 0.4 acres just outside the much-loved forest village of Nethy Bridge. Enjoying an open countryside setting with far-reaching rural outlooks, the property offers generous and highly practical single-storey accommodation extending to about 142.3 sq m / 1,532 sq ft. The front door opens into a welcoming entrance vestibule, leading through to a well-arranged interior with an excellent balance of living and bedroom space. The heart of the home is the impressive sitting room and dining area, a spacious open-plan room with timber flooring, a handsome wood-burning stove and ample space for both relaxed seating and family dining. From here, doors open into a bright conservatory which enjoys direct access to the garden terrace. The stylish kitchen is fitted with modern units, warm timber work surfaces and a contemporary splashback, while a separate utility room provides valuable additional storage and laundry space. There are four bedrooms in total, including a generous principal bedroom with en-suite shower room, with three further bedrooms offering flexibility for family, guests or home working, served by a modern family bathroom. Outside, the cottage sits within a superb garden plot with lawns, a large patio, gravelled parking and open views across the surrounding countryside. The terrace is ideal for outdoor dining and entertaining, while the wider garden offers plenty of space for children, pets or keen gardeners. Coulnakyle Cottage has strong energy-efficiency credentials, with an air source heat pump, solar PV panels and Tesla battery storage helping to reduce reliance on the grid and support lower running costs. A charming and versatile Highland home in a highly desirable setting. EPC C, Council Tax E, Home report available online at [massoncairns.com](http://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

3.70m x 2.36m (12'1" x 7'8")

The front door opens into a welcoming entrance vestibule, a useful and well proportioned arrival space with room for coats, boots, everyday storage and currently set up as a home office space. This area sets the tone for the house: practical, bright and easy to live in. From here, the accommodation flows naturally into the central hall and onwards to the principal living areas

## Kitchen

4.31m x 2.34m (14'1" x 7'8")

The kitchen is smartly appointed and highly practical, arranged in a galley-style layout with modern white units set beneath rich timber work surfaces. A striking blue glass splashback adds colour and a contemporary finish, while the dark tiled floor provides an attractive contrast. Natural light is drawn in through the window above the sink, and there is recessed ceiling lighting. The specification includes an integrated oven with hob and illuminated extractor above, an integral dishwasher, larder fridge and wine cooler, with generous worktop space to both sides making the kitchen well suited to cooking, preparation and entertaining. There is excellent storage within the fitted units, including tall wall cabinets with integrated wine shelving, and the room connects conveniently through to the entrance vestibule and adjoining accommodation.

## Utility Room

3.92m x 2.16m (12'10" x 7'1")

The utility room is a highly practical and generously proportioned space, providing excellent storage and laundry facilities away from the main kitchen. Fitted with worktop space, base units and a stainless steel sink, it has room for appliances including a washing machine and tumble dryer, while extensive shelving to both sides offers useful storage for household goods, cleaning products, pantry items and everyday equipment. There is also a ceiling-mounted clothes airer, tiled flooring and space for larger items, making this an ideal boot room, laundry and general household store. The water cylinders are also located within the space.

## Sitting Room & Dining Area

6.30m x 4.65m (20'8" x 15'3")

The sitting room and dining area is a particularly generous open-plan reception space, combining relaxed everyday living with a well-defined area for dining. Warm timber flooring, natural wood finishes and deep skirtings give the room a traditional, homely feel. The focal point is a charming wood-burning stove set within a fireplace recess, with a substantial timber mantel above, bringing warmth and character to the room. There is ample space for a range of sofas, armchairs and occasional furniture, making this a comfortable room for family life as well as entertaining. The dining area sits naturally to the opposite side of the room, with space for a full-sized

table and chairs. Well positioned between the kitchen and conservatory, it works beautifully for both everyday meals and more formal dining. Windows bring in good natural light, while doors through to the conservatory extend the living space and provide an attractive connection to the garden and countryside beyond.

## Conservatory

3.24m x 2.99m (10'7" x 9'9")

The conservatory is a bright and inviting extension of the main living space, with glazing to three sides and a glazed roof drawing in excellent natural light. It enjoys lovely open views across the garden and surrounding countryside, creating an ideal spot for morning coffee, reading or relaxed seating throughout the day. Double doors open directly to the patio area, giving an easy connection to the outside space and making the room particularly appealing during the warmer months.

## Hallway

The hallway provides a practical connection between the living accommodation and bedroom wing. Finished with wood flooring, it has a bright, clean feel while retaining the cottage's warm natural character. There are two useful shelved cupboards, ideal for linen and household storage, and doors lead to the principal bedroom, three further bedrooms and family bathroom.

## Principal Bedroom & En-suite

3.59m x 4.71m & 1.67m x 2.78m (11'9" x 15'5" & 5'5" x 9'1")

The principal bedroom is a generous and well-proportioned double room, enjoying a calm, restful feel with timber flooring. A window draws in good natural light and offers a pleasant outlook, while there is ample space for a large bed, freestanding wardrobes and additional bedroom furniture. A wood-burning stove set beneath a timber mantel on a slate hearth adds an attractive focal point and brings real character to the room. The adjoining en-suite is finished in a smart contemporary style, with a glass and tiled shower enclosure, WC and a vanity unit with inset wash hand basin, with an illuminated mirror above, complemented by neutral tiling, opaque window, recessed lighting, a chrome heated towel rail and a window for natural light.

## Bedroom Two

3.66m x 2.75m (12'0" x 9'0")

Bedroom two is a comfortable double room with a bright and restful feel, finished with timber flooring in keeping with the wider character of the cottage. A window brings in good natural light and frames an open outlook towards the surrounding countryside, while the room offers space for a double bed and enjoys an integral wardrobe with hanging and shelved storage.

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[property@lawscot.com](mailto:property@lawscot.com)

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### Bedroom Three

3.43m x 2.77m (11'3" x 9'1")

Bedroom three is another well-presented double room, offering a bright and comfortable space with timber flooring and a window that provides excellent natural light with an open outlook over the garden. Currently arranged with a double bed and desk area with integral wardrobe, the room offers excellent flexibility as a family, guest bedroom or home office.

### Bedroom Four

2.87m x 3.47m (9'4" x 11'4")

Bedroom four is a versatile and neatly presented double bedroom, currently arranged to provide both sleeping accommodation and a useful desk area. There is a window overlooking the garden and offering excellent light. It works well as a fourth bedroom or alternatively a guest room, nursery or home office. A loft hatch provides access to the insulated attic

### Bathroom

2.50m x 2.20m (8'2" x 7'2")

The family bathroom is finished in a luxurious contemporary style, with a bath and glazed shower screen, complemented by full-height tiling around the bath area and shower. A vanity unit with inset wash hand basin and chrome mixer tap provides useful storage, with an illuminated mirror above adding both practicality and a polished modern finish. There is also a WC, chrome heated towel rail and a shelved towel cupboard, ideal for linen and bathroom storage and there is an opaque window that allows for natural light while maintaining privacy.

### Outside & Timber Outbuilding

Approached from the road onto a generous gravelled parking area, the cottage immediately gives a strong sense of space and privacy. The gardens extend to circa 0.4 acres and wrap around the property, with broad lawns, fenced boundaries to the surrounding landscape and mature planting. There are two patios to either side of the property which take advantage of the prevailing weather and sunshine, both creating excellent outdoor entertaining areas, with space for seating, dining and barbecues, and a screened section offering shelter and privacy. The grounds are well suited to families, pets and an outdoor lifestyle, while the wider setting gives the property a peaceful rural feel just outside the amenities of Nethy Bridge. There is a large timber outbuilding (5.99m x 3.05m) with, double doors, windows, power and light that is ideal for storage or use a workshop / hobby space.

### Services

It is understood that there is mains water, drainage and electricity. There is air source heat pump central heating, EV charger, solar pv panels and a tesla battery.

### Entry

By mutual agreement.

### Price

Offers over £430,000 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

Tel: (01479) 874800

Fax: (01479) 874806

Email: [property@lawscot.com](mailto:property@lawscot.com)

[www.massoncairns.com](http://www.massoncairns.com)

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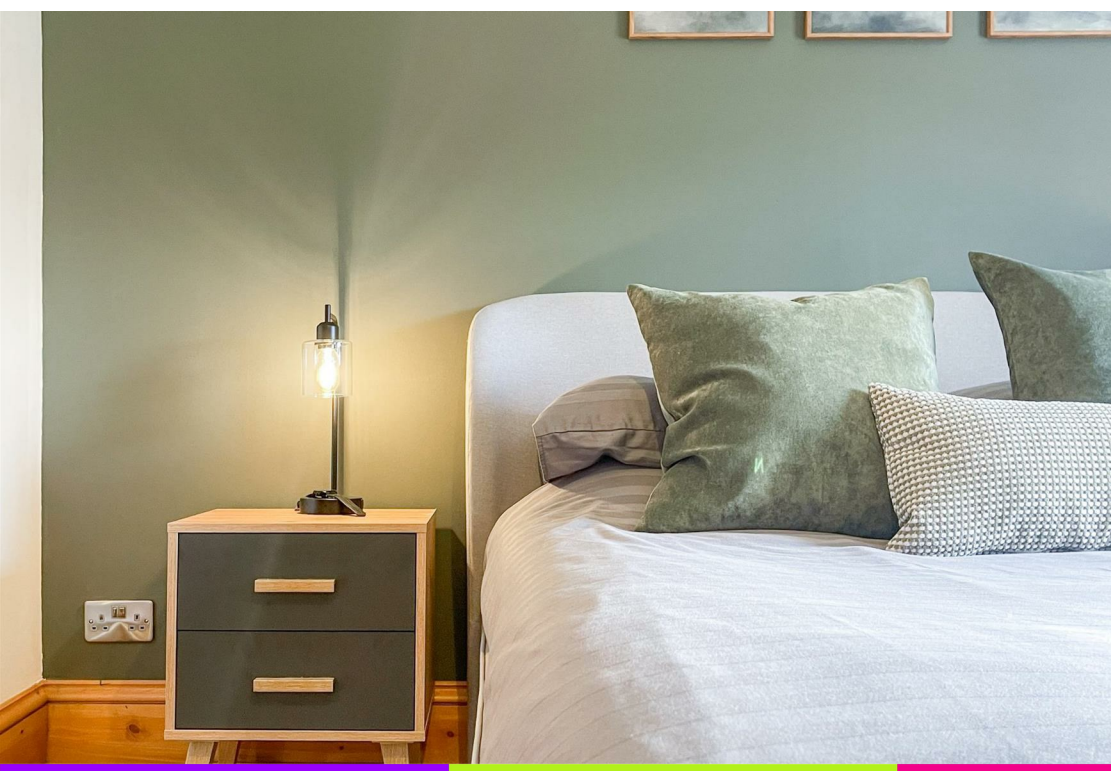
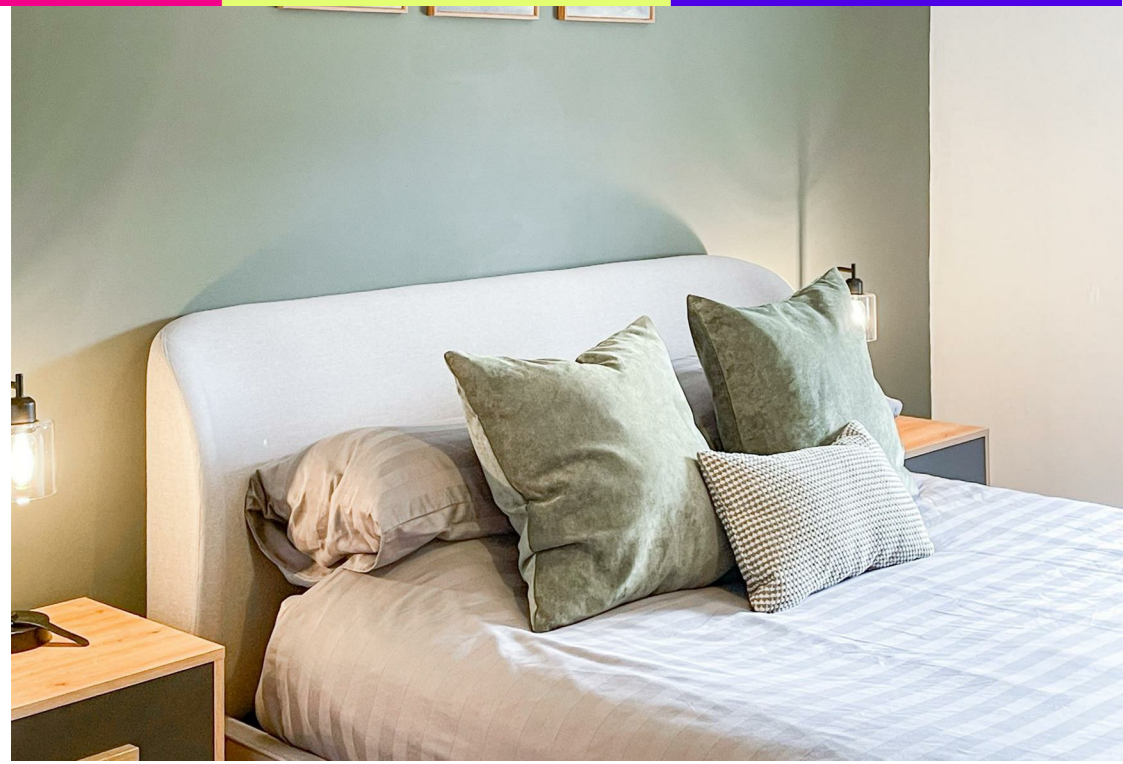
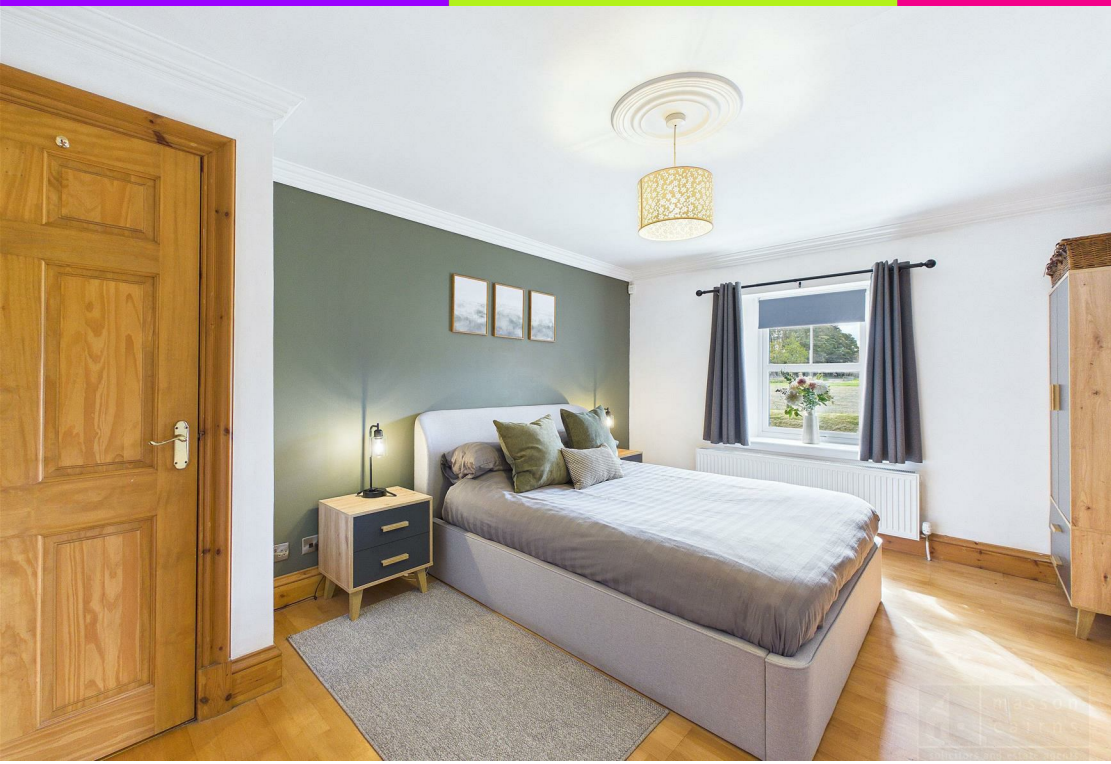
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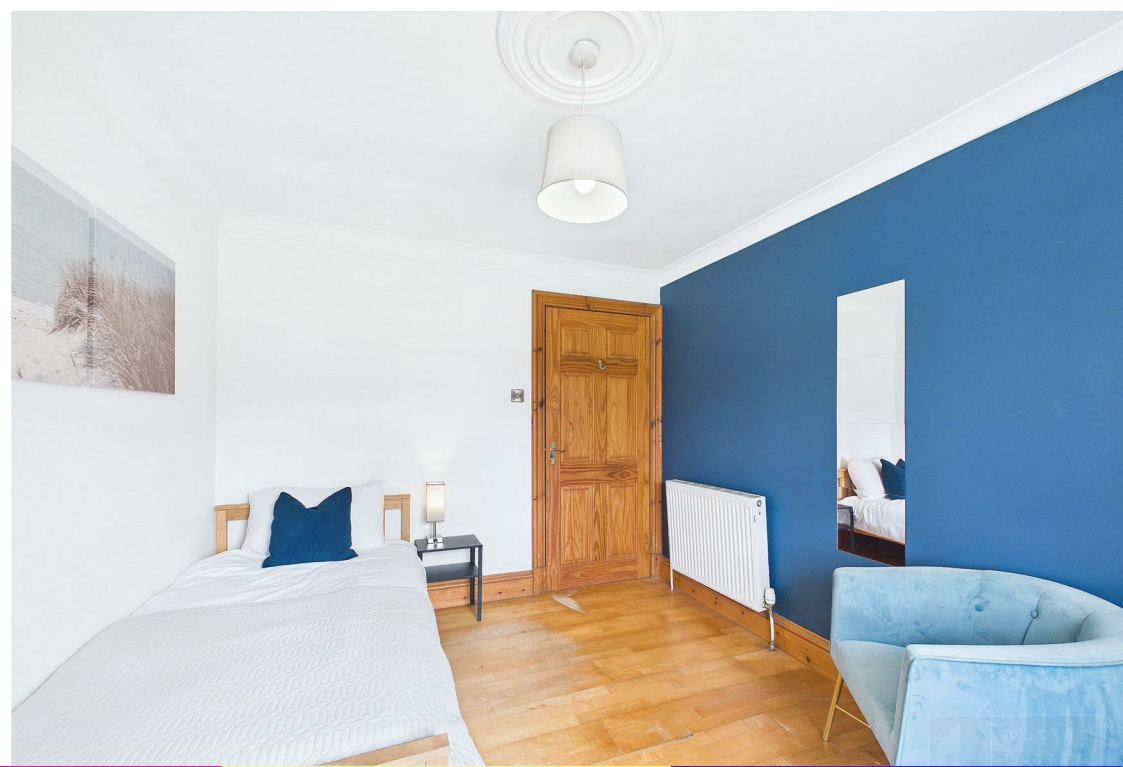


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**Approximate total area<sup>(1)</sup>**  
142.3 m<sup>2</sup>  
1532 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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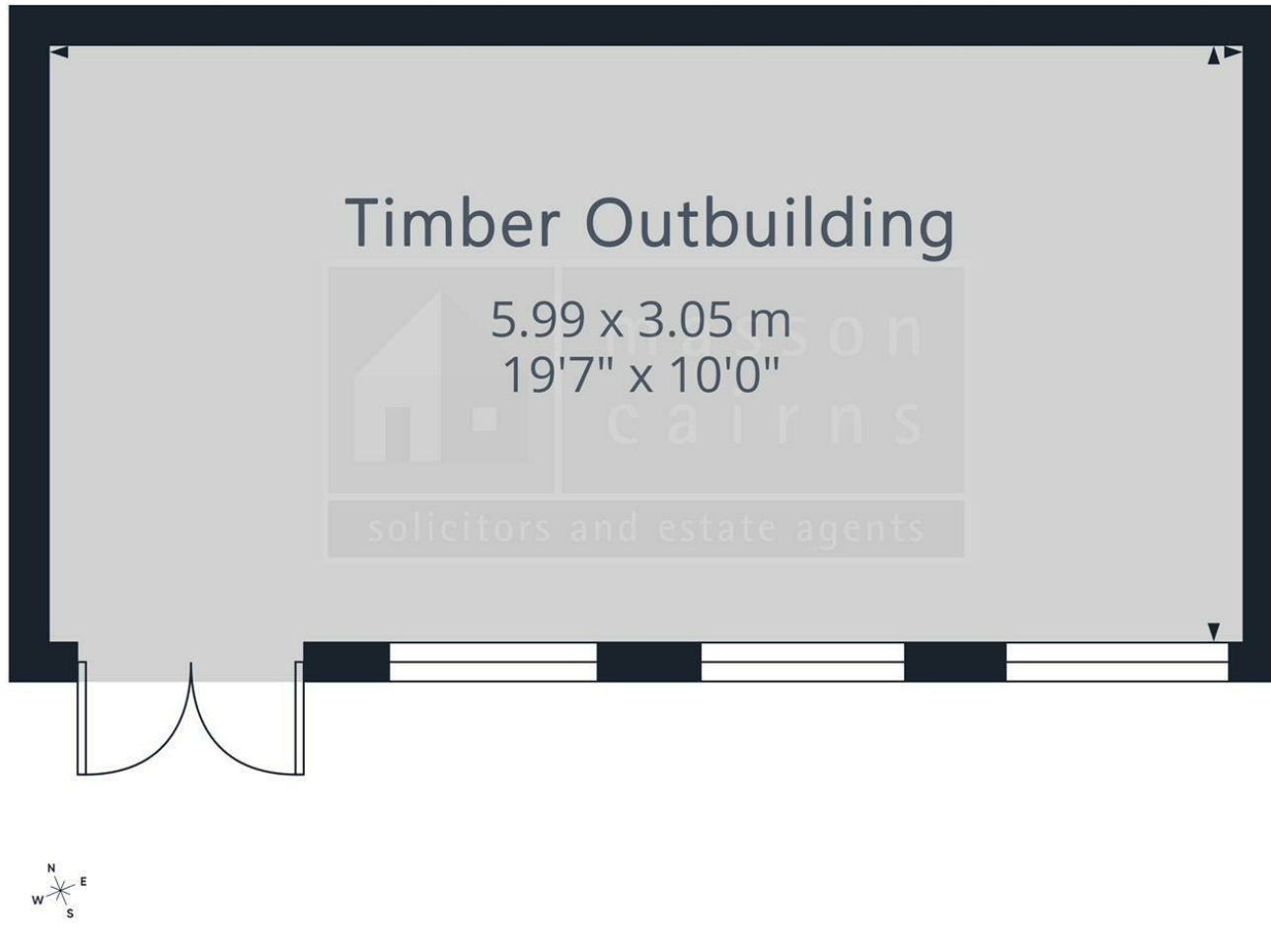
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Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>



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

18.3 m<sup>2</sup>  
197 ft<sup>2</sup>

(1) Excluding balconies and terraces

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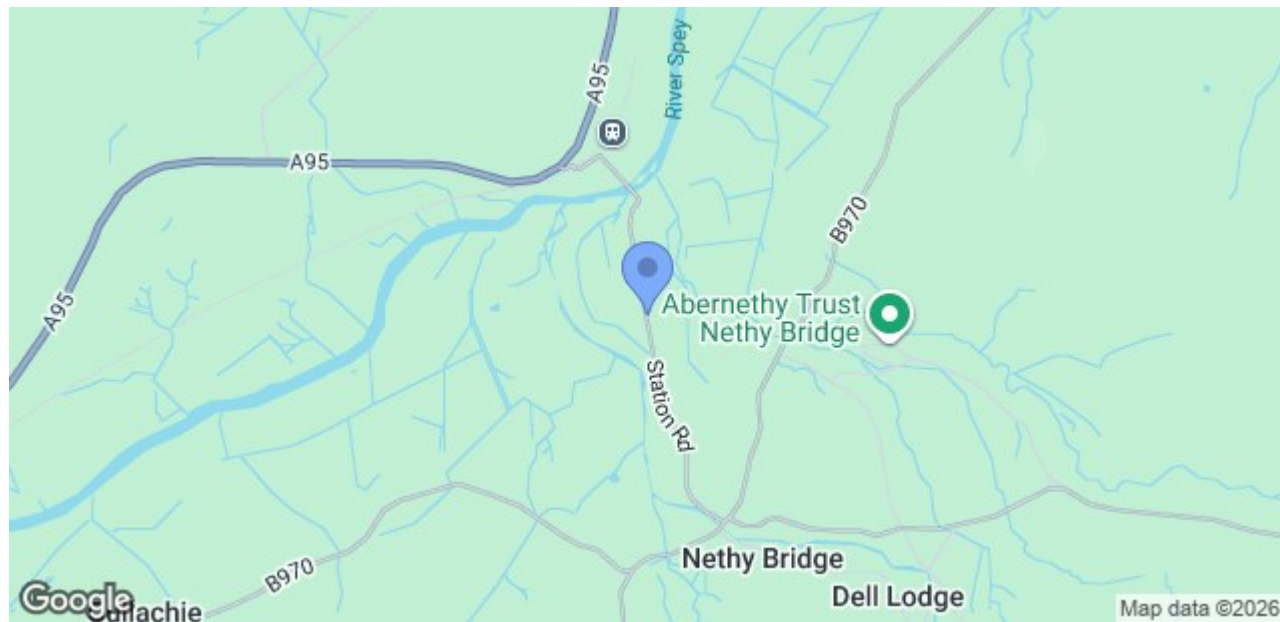
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>100+</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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cairns LLP

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