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solicitors and estate agents

Corrie Ben, Skye Of Curr, Dulnain Bridge, PH26 3PA

Offers Over £310,000

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

Located in Skye of Curr, Dulnain Bridge, Corrie Ben is a three-bedroom detached bungalow that offers a blend of comfort and natural beauty. This features a bright and inviting kitchen that seamlessly flows into a spacious dining room, making it an ideal space for family gatherings or entertaining friends. The sitting room, complete with a wood-burning stove creates a warm and inviting atmosphere. Large windows provide picturesque views of the front garden and the rolling hills beyond, allowing you to enjoy the beauty of the outdoors from the comfort of your home. Additionally, the spacious conservatory offers a year-round retreat where you can immerse yourself in the scenic surroundings. The property boasts three well-proportioned bedrooms, including a principal suite with its own en-suite shower room, ensuring privacy and convenience. A main bathroom serves the other bedrooms, providing ample facilities for family and guests alike. For those conscious of energy costs, the inclusion of solar panels is a significant advantage, contributing to a more sustainable lifestyle. Outside, the property features a detached garage with a useful workshop space, perfect for storage or pursuing hobbies. The gardens surrounding the bungalow are a blank canvas, with mature planting and hedging that not only offer privacy but also create an environment for relaxation. EPC D, Council Tax E, Home report available at massoncairns.com

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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 and the crofting community of Skye of Curr which stretches for about a mile to the south, terminating at the famous Speyside 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.

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 D

Entrance Vestibule

1.10m x 1.27m (3'7" x 4'1")

From the roadside Corrie Ben is accessed along a private tarmac driveway with ample parking for several vehicles. The driveway leads to a paved pathway with steps and a decorative wrought iron handrail providing access to the front UPVC and glazed door and into the bright entrance vestibule. The vestibule is furnished with a storage cupboard housing the electric meters, carpet flooring, a glazed panel to the side of the door allowing for natural light and ceiling lighting.

Hallway

Entry into the hallway is through a timber and glazed door and leads to all the living accommodation. There are two large storage cupboards, one providing ample storage space for coats and footwear and the other providing shelving space. There is carpet flooring, ceiling lighting, two radiators and a hatch with an extendable ladder providing access to the loft space which is floored and has lighting.

Sitting Room

3.56m x 5.29m (11'8" x 17'4")

The bright and spacious room is flooded by natural light provided by the large picture window to the front with fantastic open views. The attractive lounge has a feature wood burning stove with a slate hearth and surround and an attractive limestone mantle. There is also ceiling lighting, carpet flooring and a radiator as well as an decorative arch opening into the dining room.

Dining Room

2.98m x 2.56m (9'9" x 8'4")

The dining room has ample space for a multiple person dining suite

ideal for formal dining and entertaining. There are doors providing access to the conservatory and to the kitchen. There is ceiling lighting and carpet flooring.

Conservatory

5.77m x 2.55m (18'11" x 8'4")

An excellent addition to the property with views to the private garden grounds to the side and rear of the property. The conservatory has full height picture windows on three sides and timber and glazed doors providing access to the rear garden. There is a radiator and wall and ceiling lighting.

Kitchen

2.99m x 3.45m (9'9" x 11'3")

The kitchen is well proportioned with a large windows to the rear overlooking the garden and boasts a good range of base, wall and drawer units with worktops and complementary tiling. There is an integrated Bosch oven and hob with an illuminated extractor over, space for a freestanding fridge / freezer and undercounter space and plumbing for a dishwasher. There is ceiling lighting, tile effect vinyl flooring and a radiator as well as a double door integrated storage cupboard / pantry and a door leading to the utility room.

Utility Room

2.97m x 1.58m (9'8" x 5'2")

The utility room has additional useful space with counter worktop and storage units. There is space and plumbing for a washing machine and a sink with drainer, tile effect vinyl flooring, ceiling lighting, an integrated storage cupboard and plentiful space for coats and footwear. There is also a window and a UPVC and glazed door providing access to the rear garden.

Principal Bedroom & En-suite

2.86m x 3.51m & 1.17m x 2.24m (9'4" x 11'6" & 3'10" x 7'4")

A large double room with a picture window to the front providing views to the garden and across to the Cromdale hills. The floor is carpeted and there is ceiling lighting, a radiator, fitted wardrobes and access to the en-suite shower room. The shower room is finished with sanitary ware in white including a wash hand basin with storage below, WC and a corner shower cubicle with an electric shower. There is also wood effect laminate flooring, ceiling lighting, a heated towel rail and a side facing opaque window.



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Bedroom Two

2.95m x 3.23m (9'8" x 10'7")

Bedroom two is a spacious and inviting double room with a large window to the rear, ceiling lighting, a radiator and carpet flooring. There is also a double integrated wardrobe with sliding doors providing ample shelving and hanging space.

Bedroom Three

2.86m x 2.58m (9'4" x 8'5")

To the front of the property bedroom three features a window with views over the front gardens and enjoys good storage by an integrated wardrobe. There is carpet flooring, ceiling lighting and a radiator.

Bathroom

2.98m x 1.69m (9'9" x 5'6")

The bathroom benefits from a pedestal wash hand basin, WC and bath with shower over and glazed screen. There is tile flooring, ceiling lighting, a radiator, shaver point and a rear facing opaque window.

Garage

5.10m x 4.8m (16'8" x 15'8")

An excellent addition to the property is the considerable single garage with a metal up and over door to the front and a pedestrian door providing access to the workshop area and space for a vehicle. The garage benefits from power and lighting.

Outside

The front of the property is bound by timber fencing and mature hedgerow with a tarmac driveway leading to the front steps with a decorative wrought iron hand rail providing access to the front of the property. There is vehicle access leading to the garage and workshop. The front garden is mainly laid to lawn with planted beds and features two timber sheds. To the side of the property there is a paved patio area which is an ideal space for outdoor entertaining or relaxation and surrounded by mature hedgerow and timber fencing providing good privacy from the neighbouring properties. The rear garden is a combination of an elevated lawn area and planted flowerbeds. There is also a timber firewood store and an outside tap.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating. There is an array of solar PV panels adding to the property's eco credentials

Entry

By mutual agreement.

Price

Offers over £310,000 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

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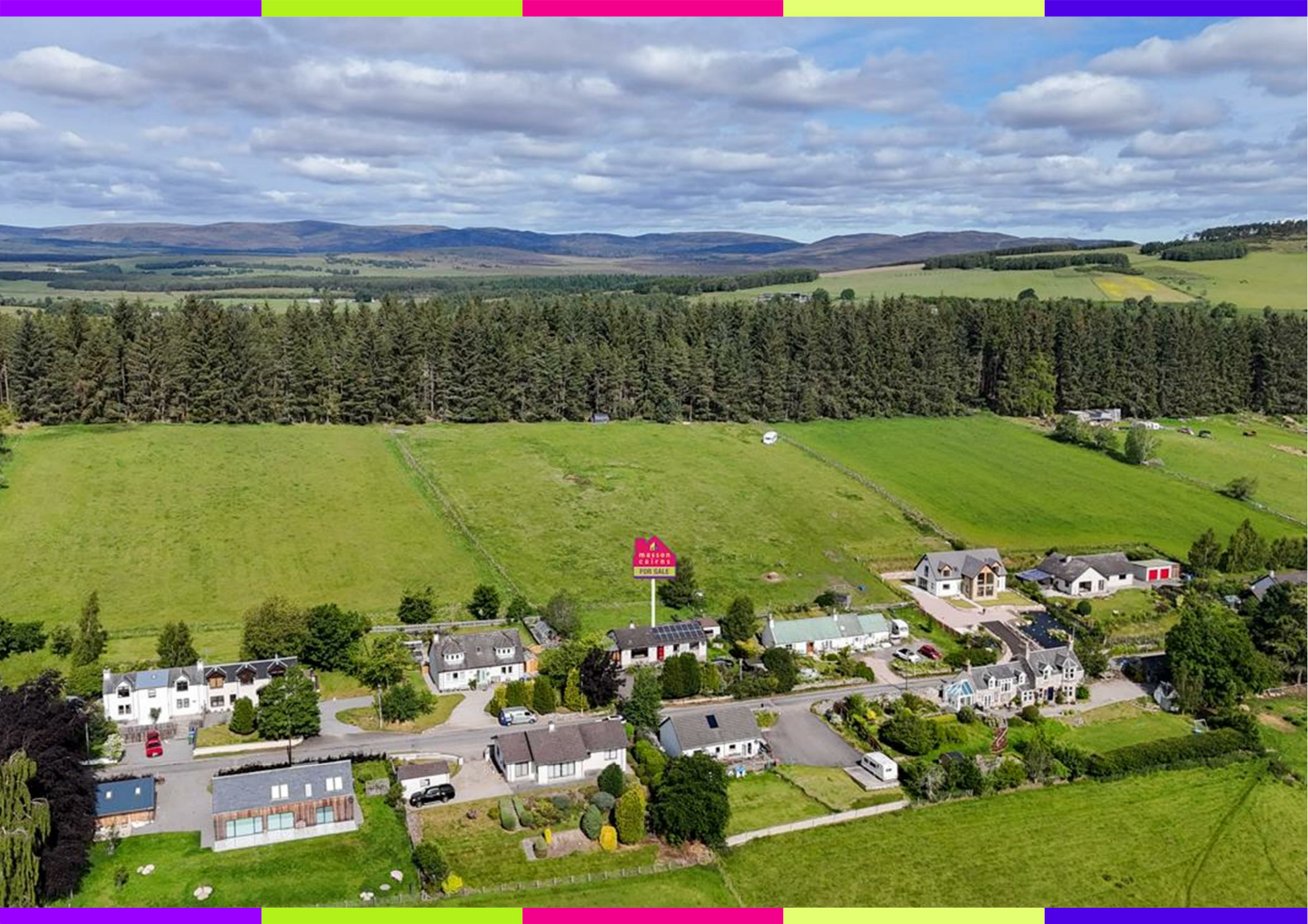
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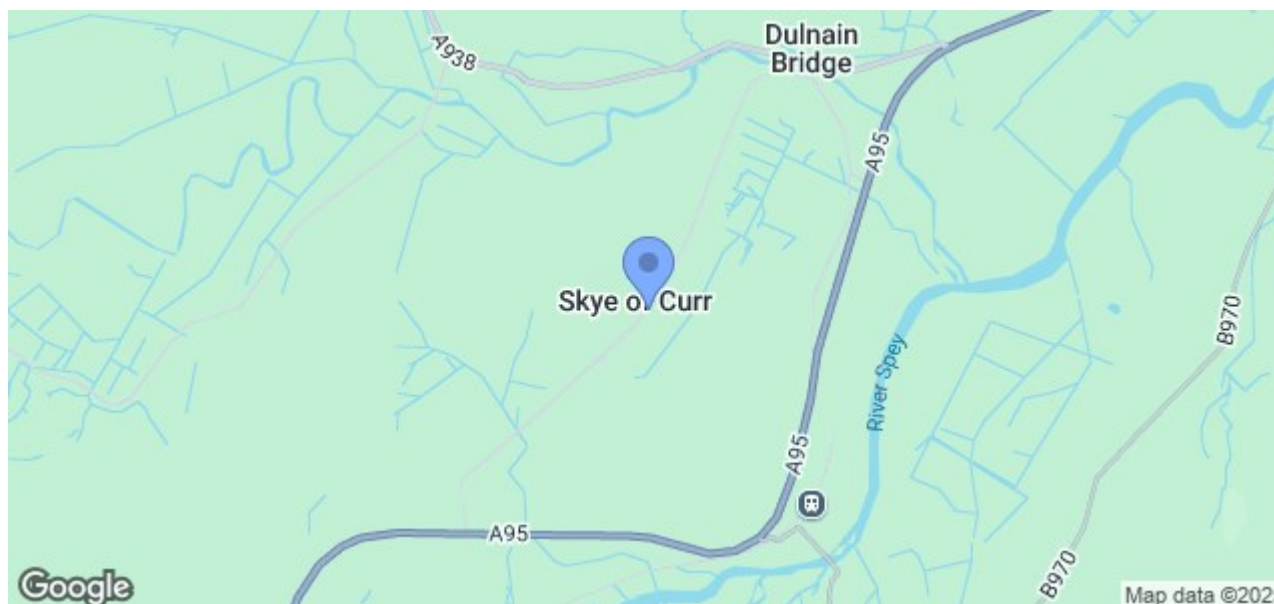
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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