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solicitors and estate agents

21 Mackenzie Crescent, Nethy Bridge, PH25 3DU
Offers Over £160,000

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

21 Mackenzie Crescent is a well-positioned two-bedroom semi-detached bungalow set within a quiet residential street in the heart of Nethy Bridge, enjoying a peaceful setting with woodland directly to the rear. The property offers comfortable single-level living and would suit a range of purchasers, from first time buyers to those seeking a manageable downsizing opportunity in this sought after forest village. The accommodation includes a bright sitting room with a large front-facing window and attractive fireplace, a practical kitchen/breakfast room with direct access outside, two bedrooms, and a shower room. Bedroom one is a comfortable double with fitted wardrobe space, while bedroom two provides a useful single bedroom, home office or occasional guest room. Outside, the garden is easily maintained and benefits from a private rear aspect backing onto woodland, creating a lovely sense of shelter and privacy. There is a summer house and timber shed providing useful external storage, together with patio space for sitting out and enjoying the peaceful surroundings. Situated within easy reach of village amenities and the surrounding forest walks, this is a property that combines convenience with the natural appeal of village life in the Cairngorms. EPC G, Council Tax B, Home report available 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 where an online copy is available to download.

EPC Rating E

Entrance Vestibule

2.70m x 0.70m (8'10" x 2'3")

To the side of the property the entrance vestibule is accessed via sliding patio doors, providing a practical sheltered space for outdoor clothing, footwear and equipment. This space is well suited to everyday use, with convenient storage for coats and outdoor gear before entering the main accommodation.

Sitting Room

2.94m x 5.04m (9'7" x 16'6")

A well-proportioned sitting room, naturally bright thanks to a large picture window to the front that draws in excellent daylight and provides an open outlook. The room centres around an attractive timber fireplace, sat on a slate hearth, creating a strong focal point and lending warmth and character to the space, while the layout also comfortably accommodates both seating and day-to-day living.

Kitchen / Breakfast

2.80m x 3.48m (9'2" x 11'5")

A practical kitchen/breakfast space which is fitted with a good range of units and work surfaces, arranged to make efficient use of the room in addition to space for a fridge freezer and cooker in addition to plumbing for a washing machine. Natural light is drawn in through a velux window and from the glazed door to the entrance vestibule, which also provides direct access outside, while there is



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sufficient room for a small breakfast table, creating an informal dining area for everyday use. Further doors lead to the sitting room and bedroom one.

Shower Room

1.75m x 1.83m (5'8" x 6'0")

A well-appointed shower room fitted with a corner shower enclosure, pedestal wash hand basin and WC. Natural light is provided by a frosted window, while tiled finishes and practical fittings make the space both functional and easy to maintain.

Bedroom One

3.22m x 3.39m (10'6" x 11'1")

A comfortable double bedroom overlooking the front of the property, with space for freestanding furniture. The room is well proportioned and enjoys good natural light, making it a practical principal bedroom.

Bedroom Two

2.32m x 2.18m (7'7" x 7'1")

Bedroom two is a useful single room, equally suited as a child's bedroom, guest accommodation or home office. A rear-facing window brings in natural light and gives the room a pleasant outlook.

Outside

Outside, the property enjoys neatly arranged, low-maintenance gardens to both front and rear, designed for ease of upkeep while still providing

attractive outdoor space. To the rear, the garden backs directly onto woodland, creating a notably private setting with a pleasant sense of seclusion. A paved seating area, timber shed and a summerhouse add further appeal, offering useful storage as well as space to sit and enjoy the surroundings. To the front, gravelled planting areas and established shrubs give an attractive first impression and complement the quiet residential setting. There is communal parking.

Services

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

Entry

By mutual agreement.

Price

Offers over ***** are invited

Viewings and Offers

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

Masson Cairns

Strathspey House

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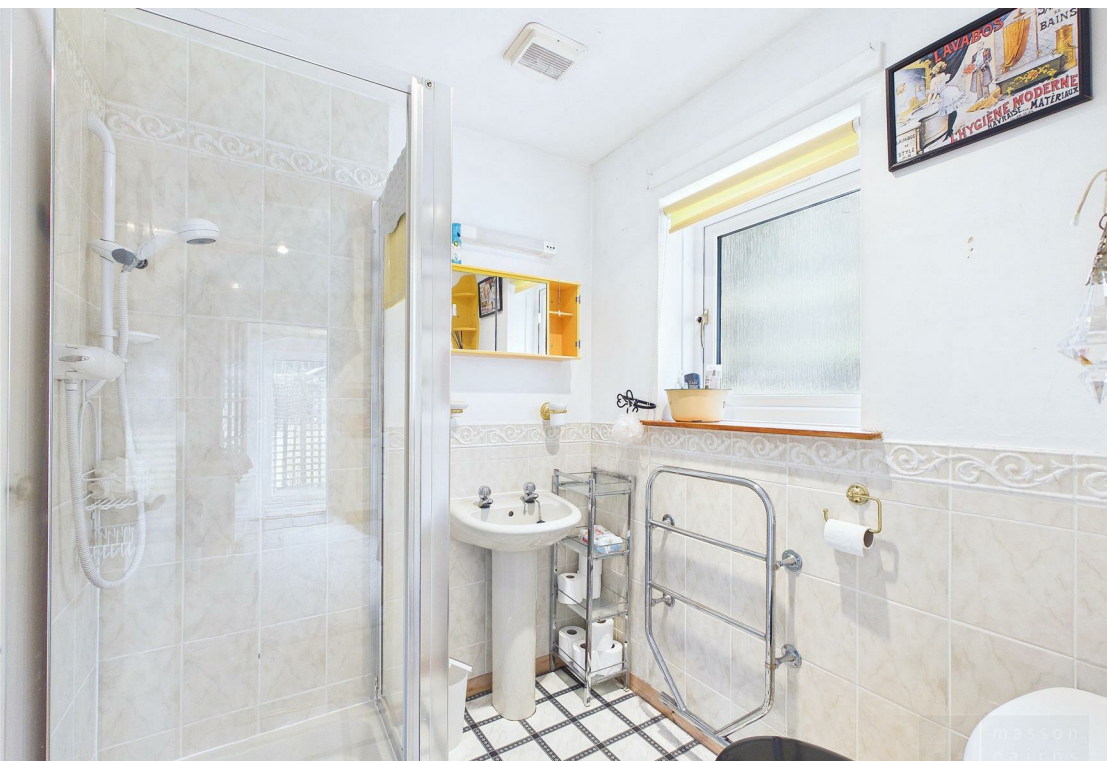
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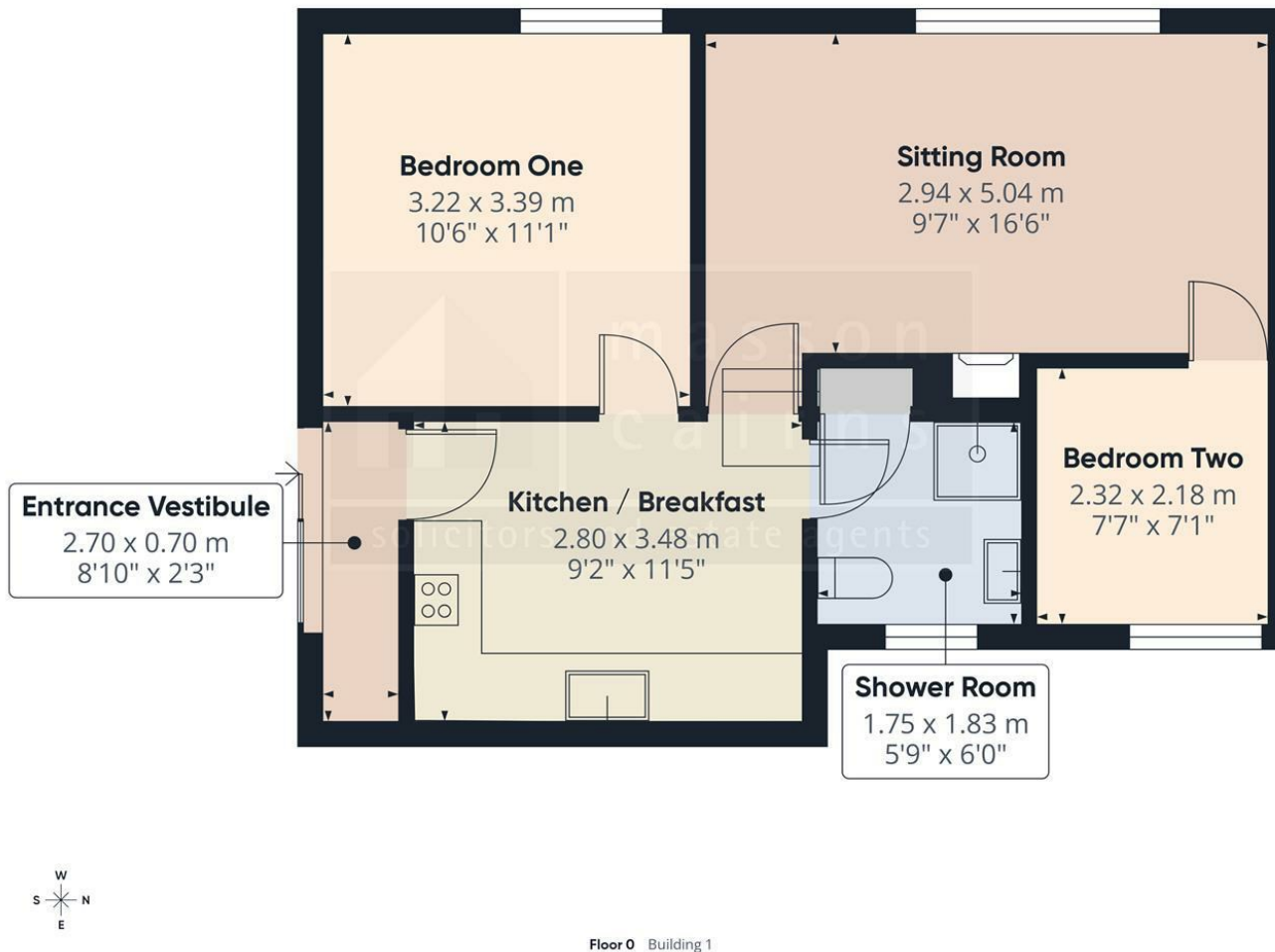
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Approximate total area⁽¹⁾
47.4 m²
509 ft²

(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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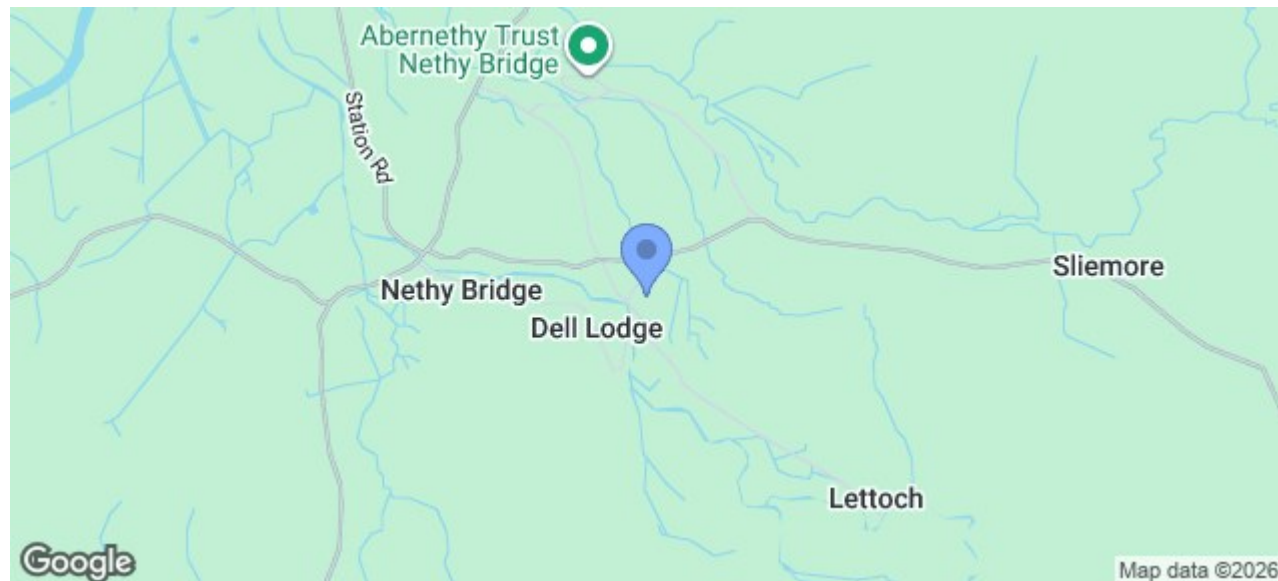
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		43
(21-38) F		
(1-20) G	13	
Not energy efficient - higher running costs		
Scotland	EU Directive 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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