



masson
cairns

Netherlea, Skye Of Curr Road, Dulnain Bridge, Grantown on Spey, PH26 3PA

SOLD £345,000

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

solicitors and estate agents

SOLD - Located on the Old Laundry Path, just off the Skye Of Curr Road in the charming village of Dulnain Bridge, Grantown on Spey, Netherlea is a detached bungalow that promises both comfort and tranquillity. Set within a generous plot of circa 0.42 acres, this property enjoys a peaceful and private setting. There are spacious and well-proportioned living areas including a generous sitting room, complete with a wood-burning stove, perfect for cosy evenings. Adjacent to this is a delightful sun room that invites natural light and offers a lovely view of the gardens. The well designed kitchen/dining, provides ample space for family meals and entertaining while a dedicated home working space caters to those who require a productive environment but could equally be used as a separate dining area if required. The property boasts three large double bedrooms, with the principal room benefiting from an en-suite shower room for added convenience. The modern family bathroom also includes a sauna that enhances the relaxation experience while outside, the property continues to impress with a large garden with lawns and mature planting. There is both a double and attached single garage, along with a driveway that accommodates several vehicles which adds to the amenity of this home. Viewing is highly recommended to fully appreciate the idyllic location that this comfortable property offers. Energy Performance Rating E, Council Tax Band F

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

SOLD £345,000



masson
cairns ESTD 1981

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents

Dulnain Bridge

Near Granttown On Spey, and in the Cairngorms National Park, the village is comprised of two communities, Dulnain 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 Centre. Granttown 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 Granttown being the gateway to the Malt Whisky Trail. The Granttown 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 Dulnain 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 Dulnain 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 Dulnain Bridge to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.

A939: This scenic route connects Dulnain Bridge to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Dulnain 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

1.81m x 0.94m (5'11" x 3'1")

The entrance vestibule provides a welcoming introduction to the home and is accessed from the front of the property through a UPVC and glazed door with a matching side panel, this bright and functional space is ideal for storing outerwear and footwear. The timber flooring adds warmth and character, while ceiling lighting ensures a bright and inviting ambiance with a further oak and glazed door leading seamlessly into the main hallway.

Hallway

The hallway is a bright and welcoming space that provides access to most of the accommodation within the home. Featuring beautifully finished timber flooring, recessed down lighting, and a neutral decor, it creates a seamless flow throughout the property. A loft hatch offers access to additional attic storage, and there is a storage cupboard.

Sitting Room

5.13m x 4.86m (16'9" x 15'11")

The spacious and inviting sitting room is a wonderful space designed for relaxation and entertaining, featuring a wood-burning stove set on a slate hearth, adding warmth and character to the room. The large window to the side fills the space with natural light, while the open-plan layout seamlessly connects to the sun room, enhancing the sense of space and flow. The entire area benefits from timber flooring and wall lighting, making it a bright and airy haven that beautifully blends indoor and outdoor living.

Sun Room

5.04m x 2.19m (16'6" x 7'2")

The sun room is a delightful retreat, bathed in light from its triple aspect windows and glazed sliding doors that lead directly onto the patio, offering uninterrupted views of the garden. Beautiful wood panelling creates a warm and cosy atmosphere, and the space is perfect for enjoying the changing seasons while remaining comfortably indoors.

Kitchen / Dining

4.90m x 7.02m (16'0" x 23'0")

This modern and stylish kitchen offers a well-designed range of solid oak base, wall, and drawer units, paired with complementary granite worktops, a one and a half bowl sink with a chrome mixer tap, drainer, and splashbacks. A window to the side and rear flood the space with natural light, enhancing its bright and welcoming feel and it is equipped with an integral double ovens, a ceramic hob with an illuminated extractor, an integral fridge freezer and plumbing for both a dishwasher and washing machine. A dedicated dining area provides room for a table and chairs, making it ideal for family meals and gatherings. Finished with durable slate laminate flooring and ceiling lighting, this space is perfect for cooking, dining, and socialising.

Home Working Space

3.42m x 3.58m (11'2" x 11'8")

The home working space is a bright and functional area that features solid timber flooring and ceiling lighting, creating a well-lit and practical environment. A door leads to the kitchen for convenient access, and it is on open plan with the sitting room. A picture window to the rear allows ample natural light to fill the room. This versatile space is perfect for remote working, study, as a games room, and could easily be used as a formal dining room.

Boot Room & WC

1.48m x 1.06m & 1.48m x 1.49m (4'10" x 3'5" & 4'10" x 4'10")

This is a useful and functional space, with room for boots, shoes, hanging outerwear and storing cleaning supplies. There is a further door to the WC with adjacent pedestal basin, privacy windows and slate effect laminate flooring leading from the kitchen & dining area with ceiling lighting to complete the space.



masson
cairns EST

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents

Bathroom

2.52m x 2.63m (8'3" x 8'7")

A modern and stylish bathroom featuring a full-sized bath with shower over, a pedestal wash hand basin with chrome mixer tap and illuminated mirror above. There is full height wet wall panelling surrounding the bath and basin and the space is brightened by a high level opaque window to the rear, allowing for natural light while maintaining privacy. Additionally this room features, under floor heating and a three person indoor electric sauna for a complete spa like experience.

Principal Bedroom & Ensuite

2.73m x 4.55m & 1.83m x 2.32m (8'11" x 14'11" & 6'0" x 7'7")

The principal bedroom features large windows to the front bathing the space in natural light. There is ample space for a large double bed with freestanding furniture and there is an integral wardrobe with hanging and shelved storage. A further door leads to the ensuite shower room which features a contemporary layout with a corner walk-in shower enclosure in addition to a wash hand basin set below a wall-mounted, illuminated mirror as well as display shelving for vanity amenities, while the WC has an slimline enclosed cistern and push flush. There is a towel radiator, tiled flooring with under floor heating and an opaque window that allows natural light to filter in.

Bedroom Two

3.93m x 2.69m (12'10" x 8'9")

The second bedroom is another generously sized double room, filled with natural light from a window at the rear of the property. This bright and airy space offers both comfort and practicality, featuring a convenient integral wardrobe for ample storage. The room is completed with carpet flooring and ceiling lighting, creating a warm and inviting atmosphere.

Bedroom Three

3.63m x 3.43m (11'10" x 11'3")

Bedroom three is a bright and spacious room, with ample space for a large bed and further furniture. A window to the front allows natural light to fill the space. Currently the room has been set up as a store room and crafting space. There is plumbing and drainage for a wash hand basin and there is an integral storage wardrobe.

Attic

The attic level offers a generous and versatile space. Partially floored and partitioned the space is currently used for storage and hobbies.

Outside

The expansive outdoor space surrounding Netherlea spreads across approximately 0.42 acres and offers a picturesque setting for outdoor living and recreation. Mature trees and shrubbery dot the area, providing privacy and seclusion, while expansive lawns offer ample space for outdoor activities and relaxation. At the front and rear of the property, spacious patio areas provide space for al fresco dining and entertaining.

Double & Single Garage

5.0m x 6.0m & 3.0m x 6.0m (16'4" x 19'8" & 9'10" x 19'8")

Providing convenience and functionality the detached double and single garage are constructed with sturdy block-built walls and features up-and-over doors. These spacious garages enjoy power and light in addition to offering ample room for vehicle storage and workshop space. A concrete floor provides durability and easy maintenance, while a rear door entrance ensures convenient access to the garden.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

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
www.massoncairns.com



masson
cairns ESTD 1984

solicitors and estate agents

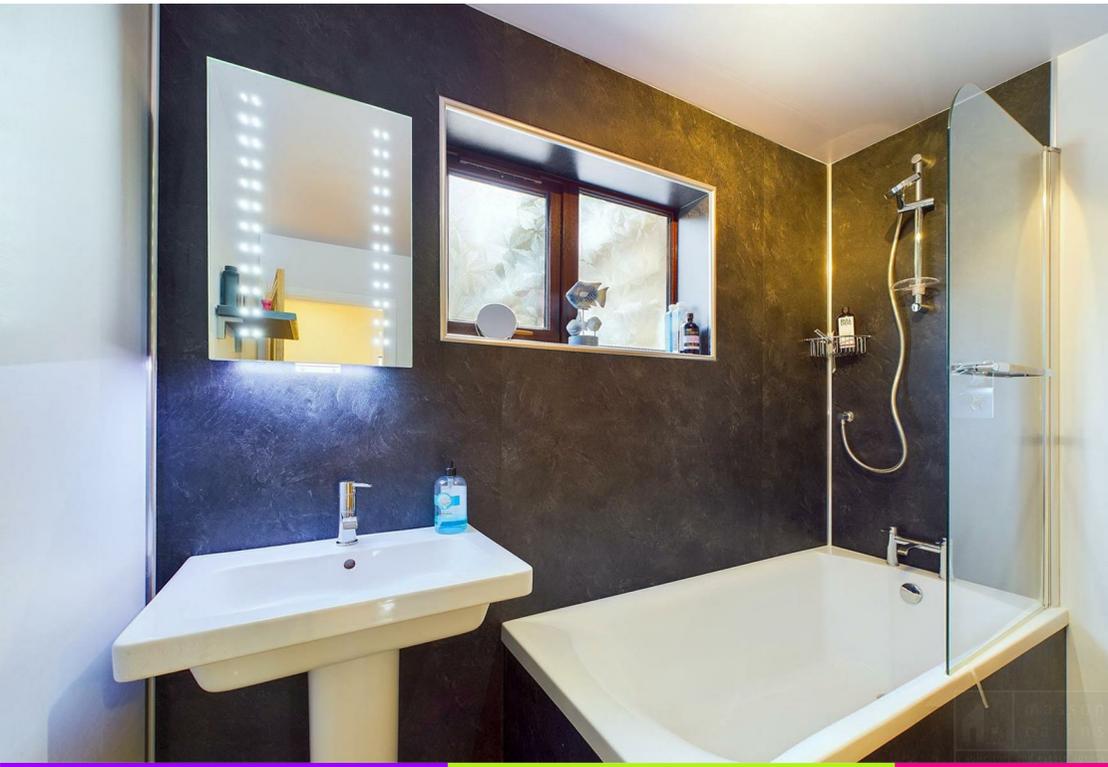
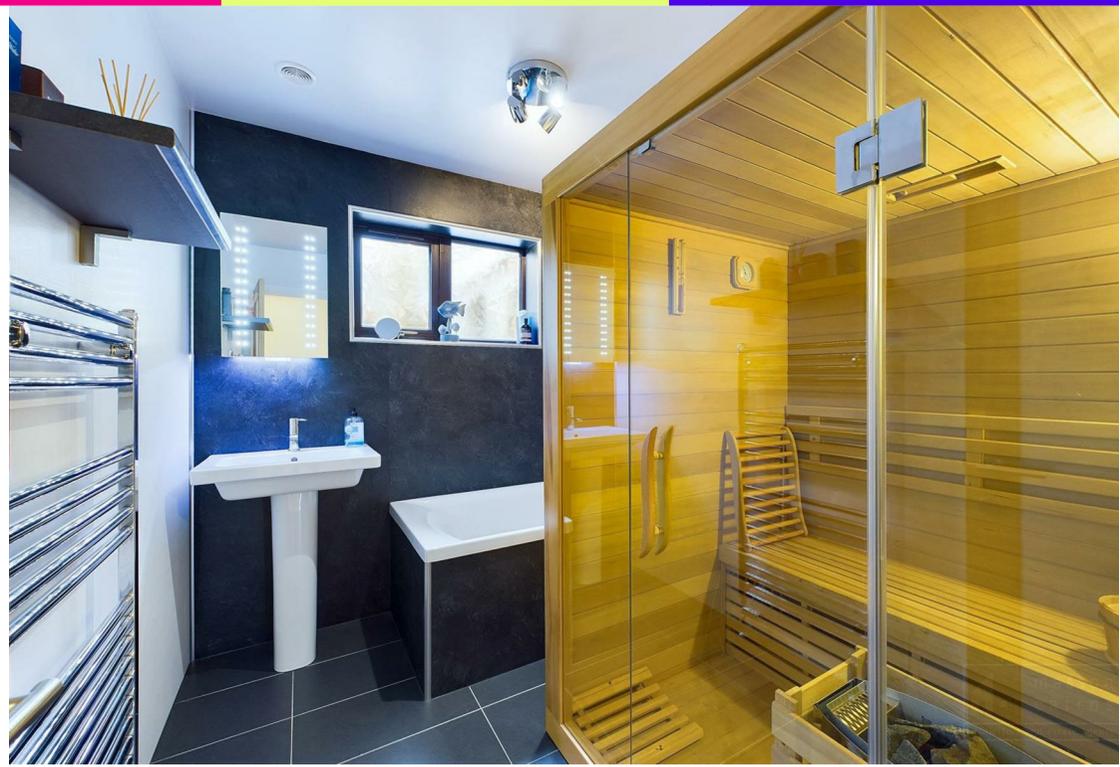
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

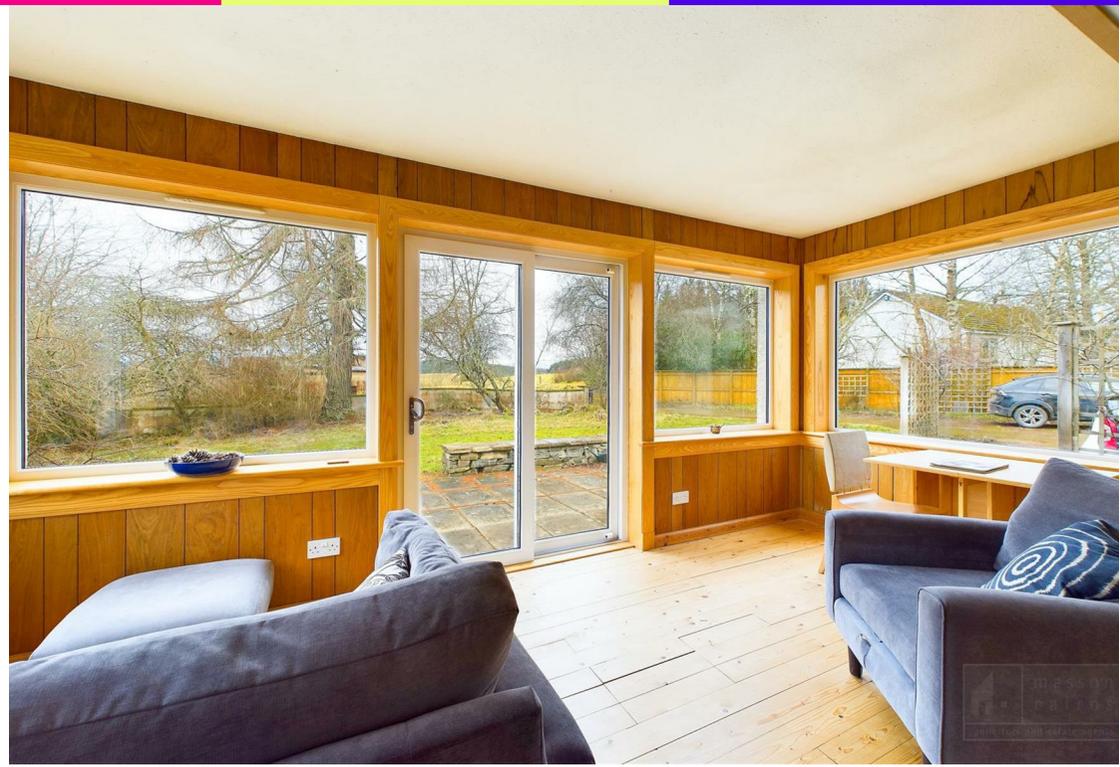
Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>





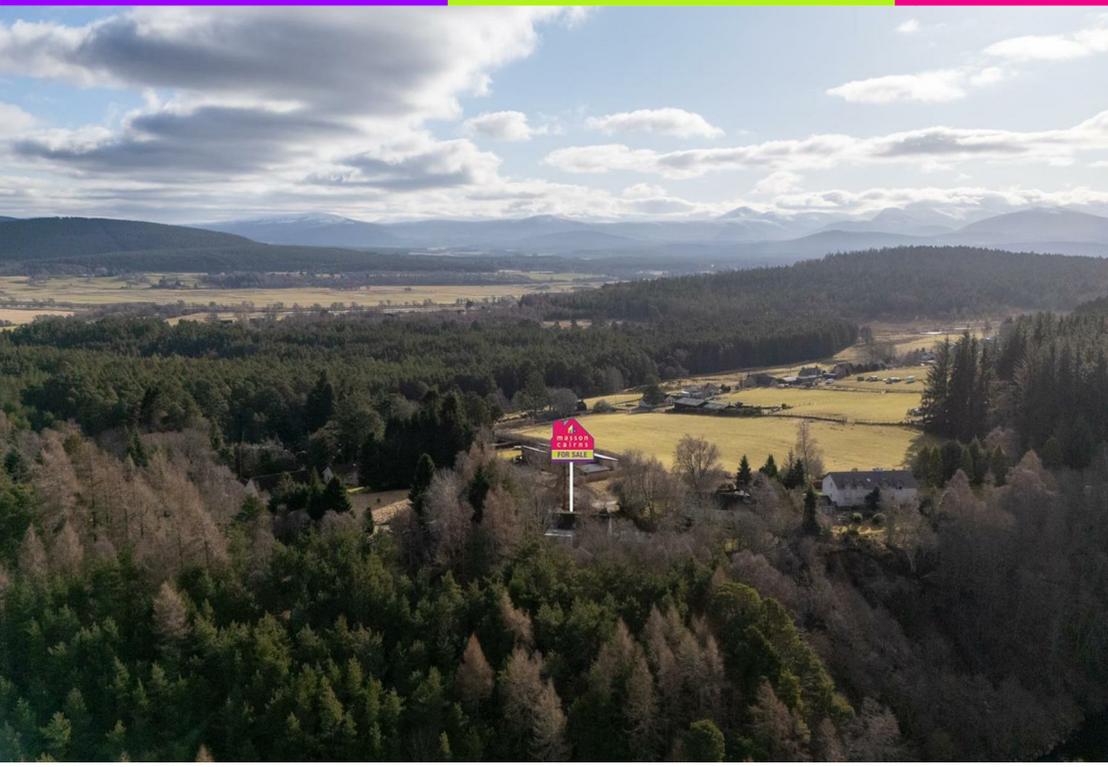




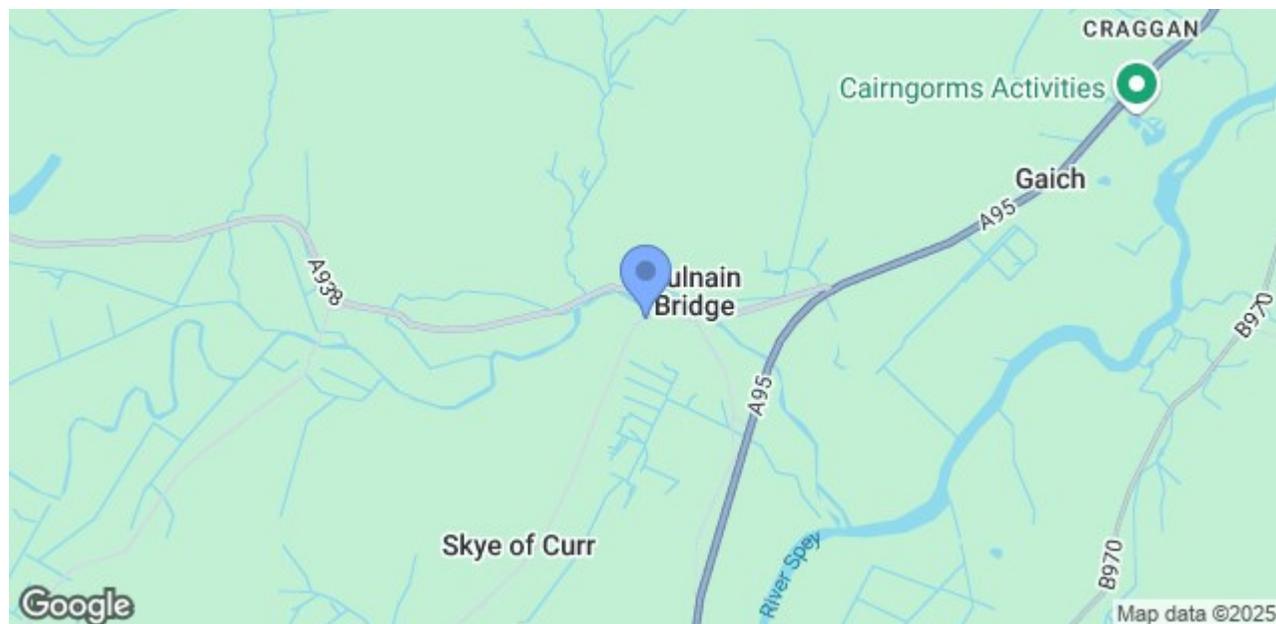








Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	



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



masson
cairns PLC

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents