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Ar Dachaidh Skye of Curr, Dulnain Bridge, PH26 3PA

Offers Over £295,000

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

solicitors and estate agents

Ar Dachaidh is a charming and substantial four-bedroom detached home occupying a delightful setting in the sought-after Skye of Curr, surrounded by beautiful gardens of circa 1/3rd of an acre and enjoying a wonderful sense of privacy with open views across neighbouring countryside to woodland and hills beyond. Entered through a welcoming vestibule and central hallway, the accommodation flows naturally to a bright and comfortable sitting room where a focal fireplace creates a warm and inviting atmosphere. Across the hall, the dining room offers an elegant space for formal entertaining and family gatherings, while the spacious kitchen/breakfast room blends space with traditional character, including exposed ceiling beams and ample room for everyday dining. A ground floor bathroom completes the principal living accommodation. Ascending to the first floor, a generous landing provides access to four well-proportioned bedrooms. The principal bedroom enjoys excellent proportions and attractive garden views, while bedrooms two, three and four offer flexible accommodation for family living, guests or home working. A family bathroom serves the upper floor. Externally, the property is complemented by extensive mature gardens, creating a picturesque setting with sweeping lawns, established specimen trees, flowering shrubs and open outlooks across surrounding fields and woodland. The grounds provide exceptional space for outdoor recreation, entertaining and gardening enthusiasts alike. There is a detached timber garage and adjoining store/shed, offering excellent workshop and storage space with potential for a variety of uses. Combining period character, generous accommodation and an enviable rural setting within easy reach of local amenities, Ar Dachaidh presents a rare opportunity to acquire a distinctive family home in one of Strathspey's most attractive locations. EPC G, Council Tax F, Home report online at massoncairns.com

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property@lawscot.com

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Dulnain Bridge

Near Grantown On Spey, and in the Cairngorms National Park, the village is comprised of two communities, Dulnain 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 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 G

Entrance Vestibule

A bright and practical entrance vestibule with windows to either side of the front door, allowing plenty of natural light and offering pleasant views over the garden and surrounding countryside. Providing useful space for coats, boots and outdoor clothing, it leads through to the central hallway and main living accommodation.

Hallway

The hallway provides access to the principal ground floor accommodation and staircase to the first floor and connects the sitting room, dining room and ground floor bathroom, while a built-in cupboard provides practical storage. The staircase features an attractive timber balustrade, adding character to this functional part of the home.

Sitting Room

A comfortable and well-proportioned reception room enjoying excellent natural light from dual aspect windows, including a charming bay window seating area overlooking the gardens and surrounding countryside. A fireplace with slate hearth provides an attractive focal point, while built-in shelving offers useful display and storage space. There is ample room for a range of furniture, making this is an inviting space for both everyday living and entertaining.

Dining Room

A bright and generously sized dining room with ample space for a large table and chairs, making it well suited to family meals and entertaining. A bay window to the front enjoys pleasant views over the garden and surrounding countryside, while the room's proportions offer flexibility for a range of furniture layouts, this space is conveniently positioned adjacent to the kitchen and central hallway.

Bathroom

A bright bathroom fitted with a three-piece suite comprising bath, wash hand basin and WC. An opaque window to the rear provides natural light while maintaining privacy and has a built in extractor fan. The room is finished with tiled splash backs around the bath and basin and benefits from a useful shelf and wall mirror.

Kitchen / Breakfast

A spacious kitchen with room for everyday dining, featuring a range of fitted wall, drawer and base units with complementary work surfaces incorporating a stainless steel sink. The room benefits from exposed ceiling beams, dual-aspect windows providing good natural light, and space and plumbing for freestanding appliances. A breakfast table sits comfortably within the room, making it a practical and sociable space for day-to-day living while a separate staircase provides access to bedroom four.

Bedroom Four

A separate attic bedroom positioned away from the main first-floor accommodation, offering a degree of privacy and flexibility of use. This twin room enjoys elevated views over the surrounding countryside towards the Cromdale Hills in the distance and would be ideal as a guest bedroom, children's room, study or hobby space.

Landing

The first-floor landing provides access to three bedrooms and the family bathroom. The space is naturally lit by a sky light window and features a timber balustrade overlooking the staircase.

Bedroom One

A spacious double bedroom extending the full depth of the house, with a large bay window providing good natural light and some wonderful views. The room features built-in wardrobes and benefits from its generous proportions, offering ample space for bedroom furniture and additional storage.

Bedroom Two

A well-proportioned twin bedroom with a window offering a superb vista over the gardens and surrounding countryside. The room benefits from built-in wardrobes and shelving, with space for twin beds and occasional furniture, making it suitable as a guest room or family bedroom.



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Bedroom Three

A single bedroom positioned to the rear of the property, enjoying views over the surrounding woodland through a rear-facing window. The room also provides access to the attic space via a ceiling hatch.

Bathroom

The bathroom is fitted with a three-piece suite comprising bath with twin taps, WC and wash hand basin set within a vanity unit. A front-facing window provides natural light and attractive views over the surrounding countryside, while tiled splash backs and built-in storage complete the room.

Shed & Garage

An adjoining timber shed /store extending to approximately 6.76m x 3.54m (22'2" x 11'7") incorporates an insulated internal cupboard housing an additional water storage tank and provides extensive space for logs, garden equipment and general storage. Windows to the front elevation overlook the garden and surrounding countryside. There is also a substantial detached timber garage extending to approximately 6.05m x 3.42m (19'10" x 11'2"), constructed on a concrete base and fitted with double timber doors, power and lighting. The building provides secure vehicle storage or workshop space, with additional hard standing immediately to the front offering off-street parking. Together, the garage and shed /store offer excellent ancillary accommodation with scope for a variety of practical uses.

Gardens

The property enjoys generous garden grounds extending to approximately one third of an acre, providing an attractive setting with far-reaching views across the surrounding countryside towards the Cromdale hills. The gardens are predominantly laid to lawn and interspersed with a variety of mature trees, shrubs and established planting, creating a high degree of privacy and year-round interest. To the front and side of the house are areas of gravelled driveway and lawn which open out to enjoy the property's exceptional rural outlook. A number of mature specimen trees, including ornamental and native varieties, provide shelter and character, with the grounds opening onto woodland and open farmland beyond. The gardens offer ample space for outdoor entertaining, family recreation and gardening enthusiasts alike,

with numerous vantage points from which to appreciate the panoramic scenery. The detached timber garage and adjoining shed / store are positioned within the grounds and are complemented by additional parking and turning space. A particular feature of the location is the immediate access to the surrounding countryside, with woodland walks nearby, including routes leading towards the River Dulnain and the popular Skye of Curr Trail, making the property an excellent base for those who enjoy outdoor pursuits and Highland living.

Services

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

Entry

By mutual agreement.

Price

Offers over £295,000 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

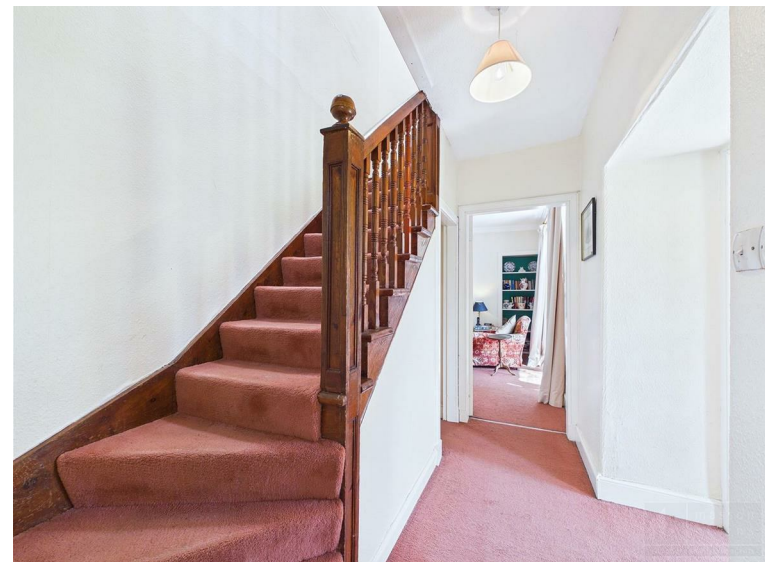
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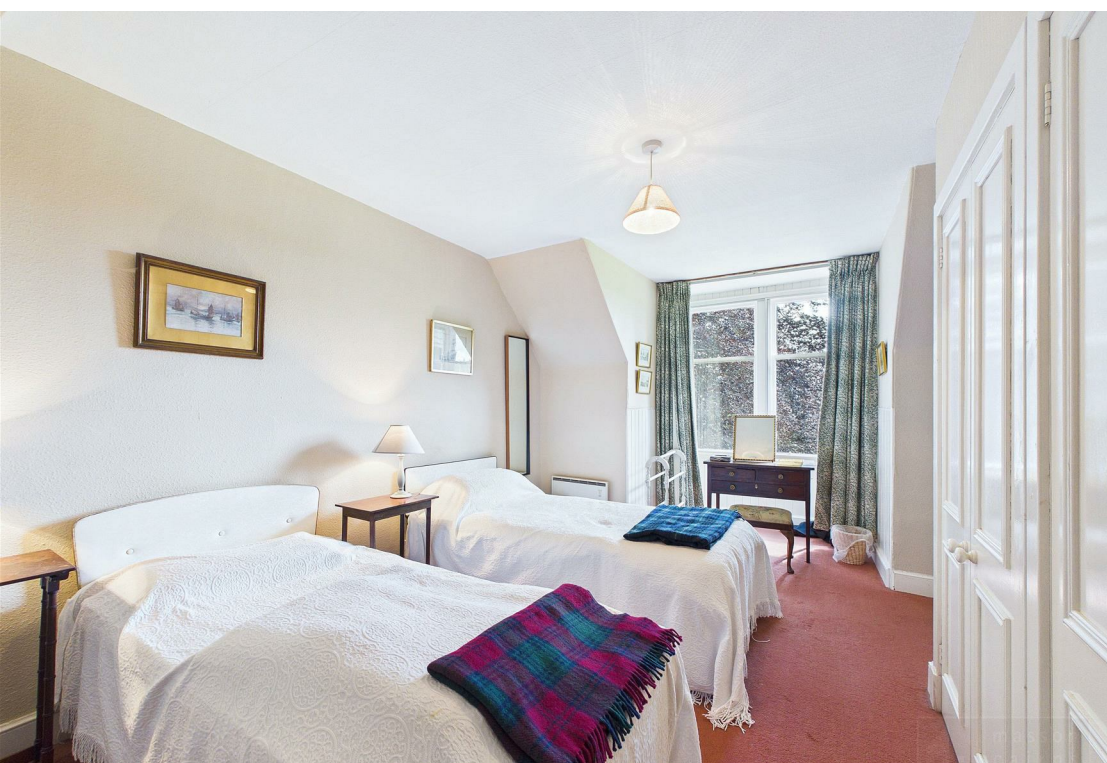


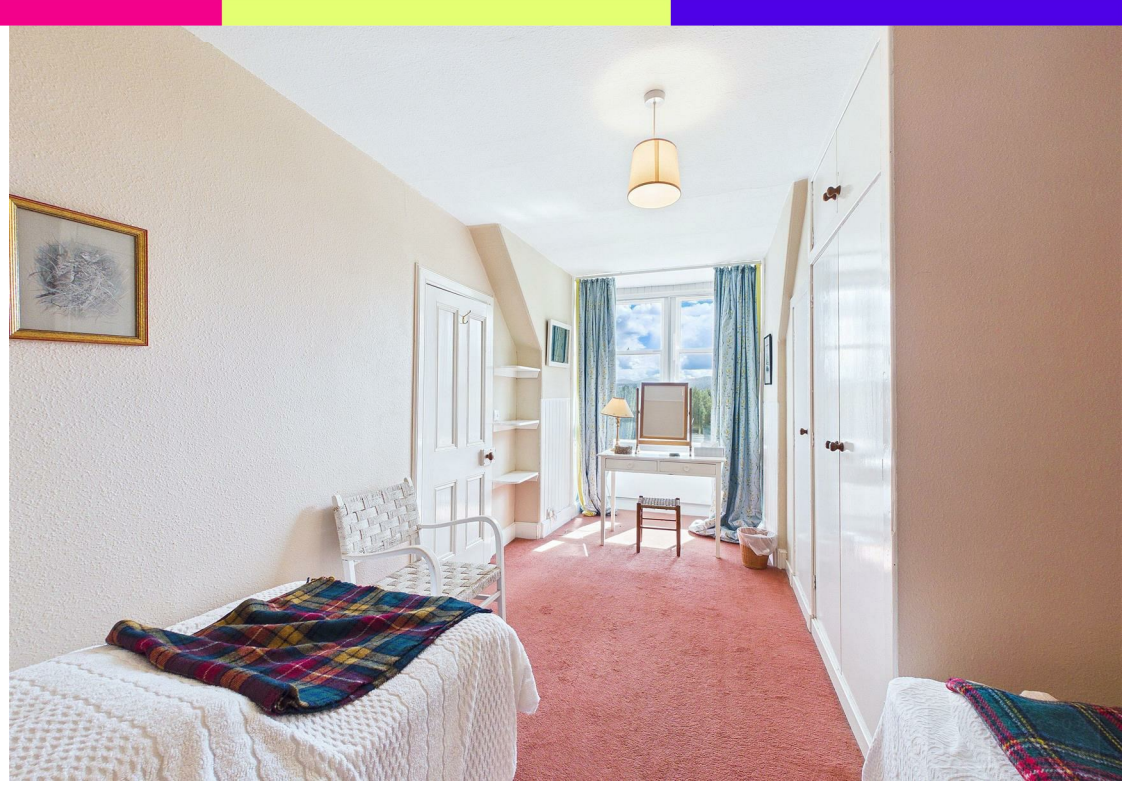


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FOR SALE

















Approximate total area⁽¹⁾

109.7 m²

1179 ft²

Reduced headroom

0.6 m²

6 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

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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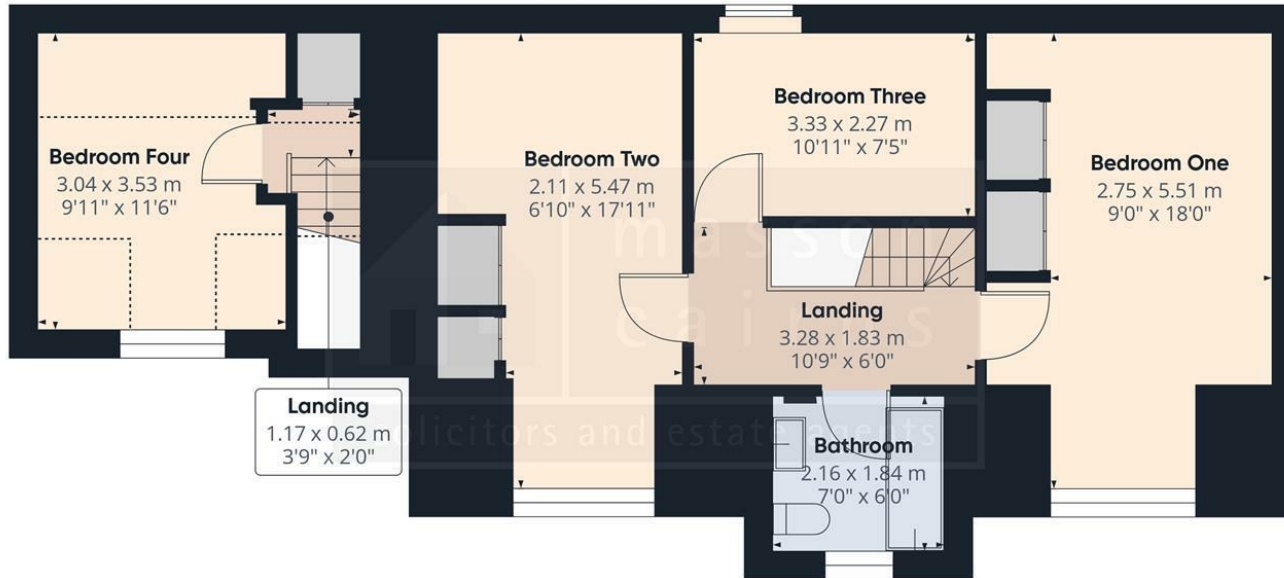
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Approximate total area⁽¹⁾
58.2 m²
627 ft²

Reduced headroom
5 m²
54 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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Floor 1



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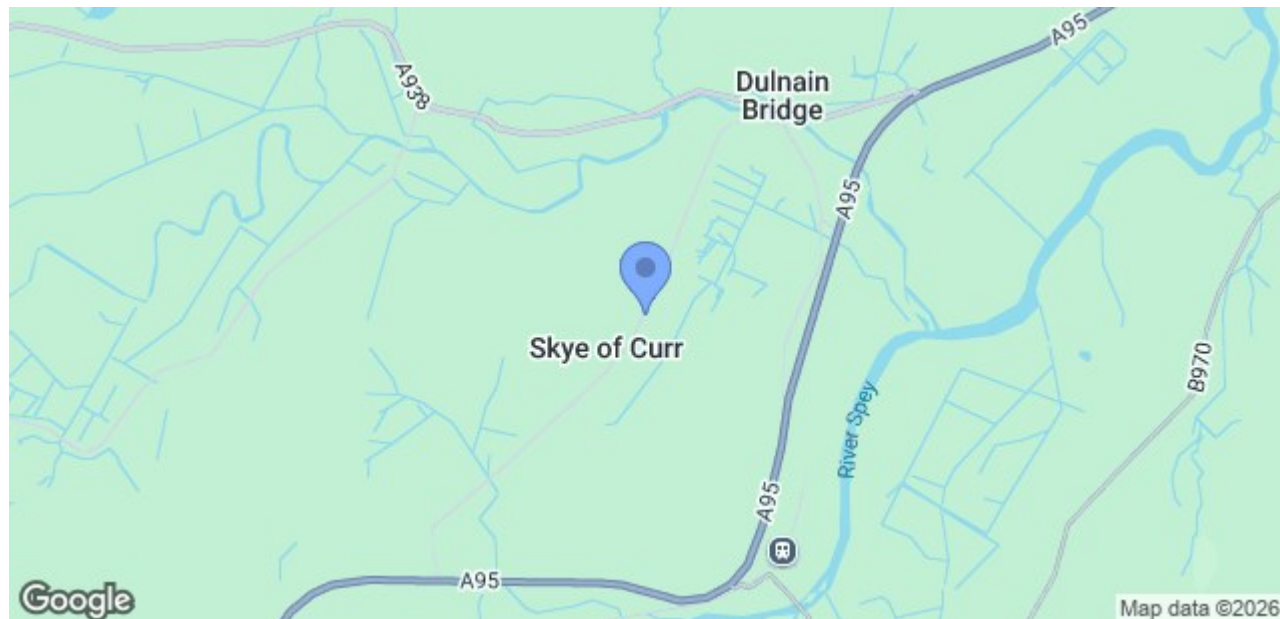
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	9	
<i>Not energy efficient - higher running costs</i>		
Scotland	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



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