

masson cairns LTD

7 Bynack Place, Nethy Bridge, PH25 3DZ

Offers Over £125,000

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

solicitors and estate agents

7 Bynack Place is a one-bedroom semi-detached bungalow occupying a quiet cul-de-sac position in Nethy Bridge, with easy access to the village amenities and the surrounding countryside of the Cairngorms National Park. The entrance vestibule provides a practical place for coats and footwear before opening into the hallway, which gives access to the principal rooms and includes a useful walk-in cupboard. The sitting room is a comfortable and well-proportioned space with twin front-facing windows providing good natural light and a large fitted storage cupboard which gives the accommodation a useful degree of flexibility, as the sitting room and bedroom could readily be interchanged if preferred, allowing the present rear bedroom to become a more private sitting room overlooking the garden. The kitchen and dining room is positioned to the rear and has space for a table and chairs alongside a range of fitted wall and base units, work surfaces, sink, freestanding cooker, fridge and washing machine and a broad window looks over the garden, while a rear door provides direct outside access. The current bedroom is a generous double with a rear-facing window and ample room for freestanding furniture, while the shower room is fitted with a shower enclosure, WC and pedestal wash hand basin. Although the property would now benefit from some modernisation, it offers a straightforward, adaptable layout with good potential to create a comfortable first home or downsizing home. Outside, the front garden is mainly laid to lawn with a path to the entrance, while the enclosed rear garden provides a pleasant private space with lawn, established trees and planting together with a timber garden shed. EPC E, 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
1.90m x 0.90m (6'2" x 2'11")
A part-glazed external door opens into the entrance vestibule, where additional glazing to the side brings in good natural light and provides a view across the front garden. The space offers a practical transition into the home with room for coats and footwear, while the tiled flooring is well suited to everyday use. There is ceiling lighting and an internal door leads directly through to the hallway, from where the remainder of the accommodation is accessed.

Hallway
The hallway has doors leading to the sitting room, bedroom, shower room and kitchen/dining room. There is carpet flooring and ceiling lighting, while a useful walk-in cupboard offers excellent everyday storage with fitted shelving and hanging space for coats and outerwear. A ceiling hatch within the cupboard provides access to the attic space, adding further useful storage potential.

Sitting Room
3.51m x 3.24m (11'6" x 10'7")
The sitting room is a generous and bright space with two windows to the front providing excellent natural light and an outlook over the garden and cul-de-sac. There is ample room for comfortable seating and additional furniture, while a large fitted wardrobe with mirrored sliding doors provides particularly useful storage. Built-in shelving and a desk area create a practical space for books, display or home working, and there is carpet flooring and ceiling lighting. The proportions and extensive fitted storage also give the room useful flexibility, allowing it to serve as a double bedroom if preferred, with the existing bedroom then offering the potential to become a sitting room overlooking the rear garden.

Kitchen / Dining
3.88m x 2.37m (12'8" x 7'9")
This is a well-proportioned space with a large window overlooking the rear garden, providing good natural light, while a glazed external door gives direct access outside. There is a range of fitted base and wall units with complementary work surfaces, incorporating a stainless-steel sink with drainer and twin taps. Appliances include space for a freestanding electric cooker, under-counter fridge and plumbing for a washing machine, with further useful open shelving and storage. The room also provides ample space for a dining table and chairs, making it practical for everyday meals.

Bedroom
3.51m x 3.24m (11'6" x 10'7")
The bedroom is a generously proportioned double room with ample space for a double bed together with wardrobes, drawer storage and additional bedroom furniture without compromising the sense of space. A large window to the rear provides good natural light and a pleasant outlook across the private garden, while its position away from the front of the property gives the room a particularly peaceful feel. There is carpet flooring and ceiling lighting, with its size and rear outlook also offering flexibility for the accommodation to be rearranged, allowing this room to be used as a sitting room if preferred.

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Shower Room
2.02m x 1.94m (6'7" x 6'4")
The shower room is fitted with a white suite comprising a WC and pedestal wash hand basin with chrome mixer tap, together with a generous glazed shower enclosure housing an electric shower. The shower area is finished with wet wall panelling, while an opaque window provides natural light and privacy. There is also an extractor fan and wall-mounted heater, with wood-effect vinyl flooring and ceiling lighting.

Outside
The property enjoys garden ground to both the front and rear, with the front laid mainly to lawn and complemented by established trees and planting which provide an attractive approach to the bungalow. A pathway leads directly to the entrance, while a number of parking spaces are available within the quiet cul-de-sac close to the property. To the rear is a private enclosed garden, again principally laid to lawn and bordered by mature trees, shrubs and established planting which create a pleasant degree of shelter and privacy. There is ample space for outdoor seating and relaxation, together with a timber garden shed providing useful external storage.

Entry
By mutual agreement.

Price
Offers over £125,000 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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Moray
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Fax: (01479) 874806
Email: property@lawscot.com
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Council Tax
The property is currently assessed as Council Tax Band B, with an annual charge of £1778.24 for 2026/27, including water charges. A 25% discount is currently available to single occupiers.

Purchasers intending to use the property as a second home should be aware that, for 2026/27, Highland Council charges Council Tax at 300% of the standard rate for second homes.

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What Three Words Location
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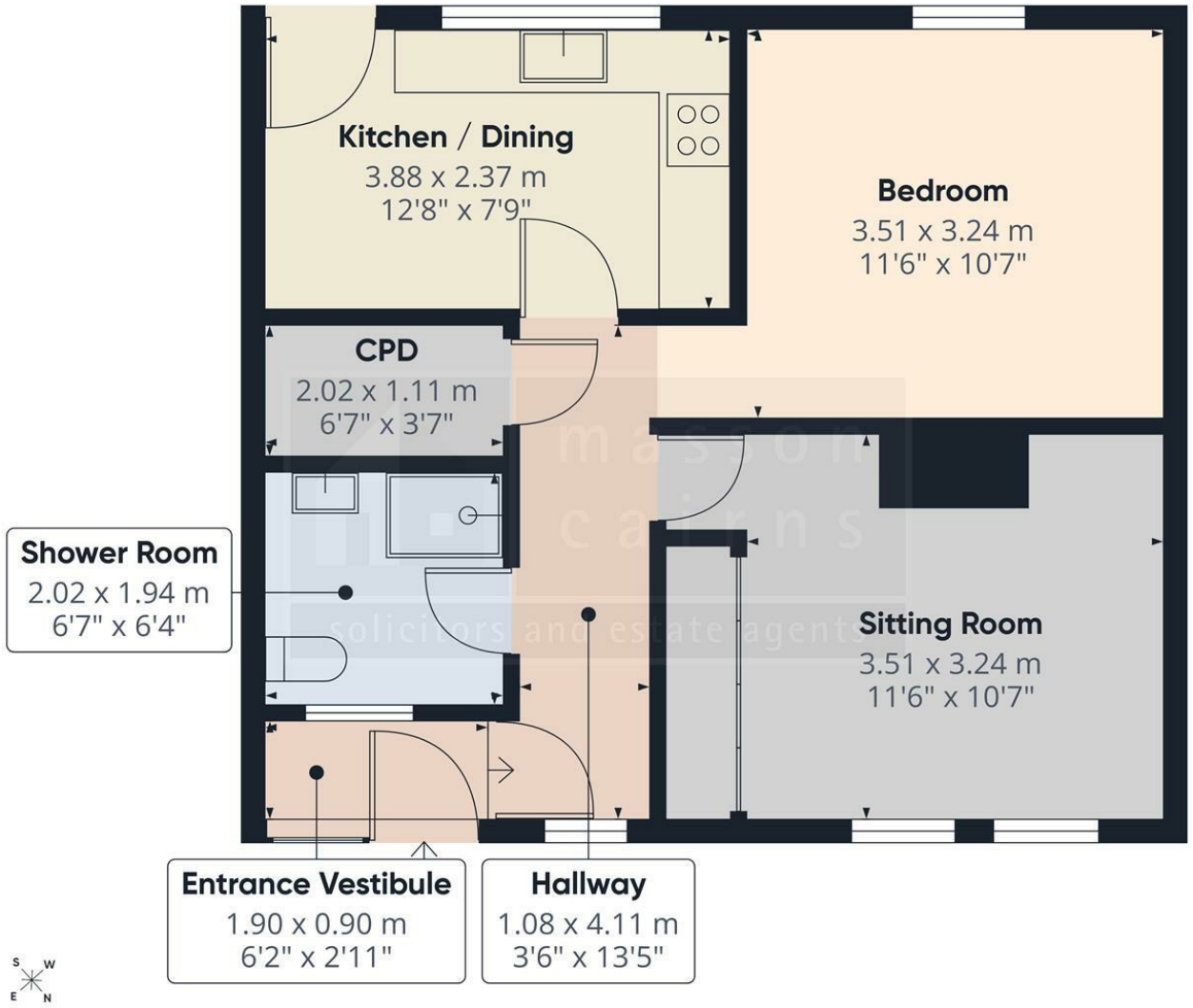












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Approximate total area(1)

46.9 m²
506 ft²

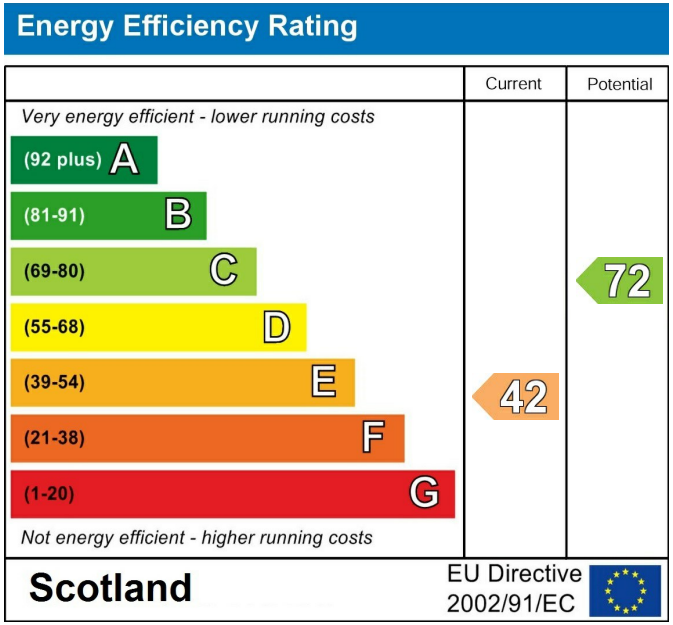
(1) Excluding balconies and terraces

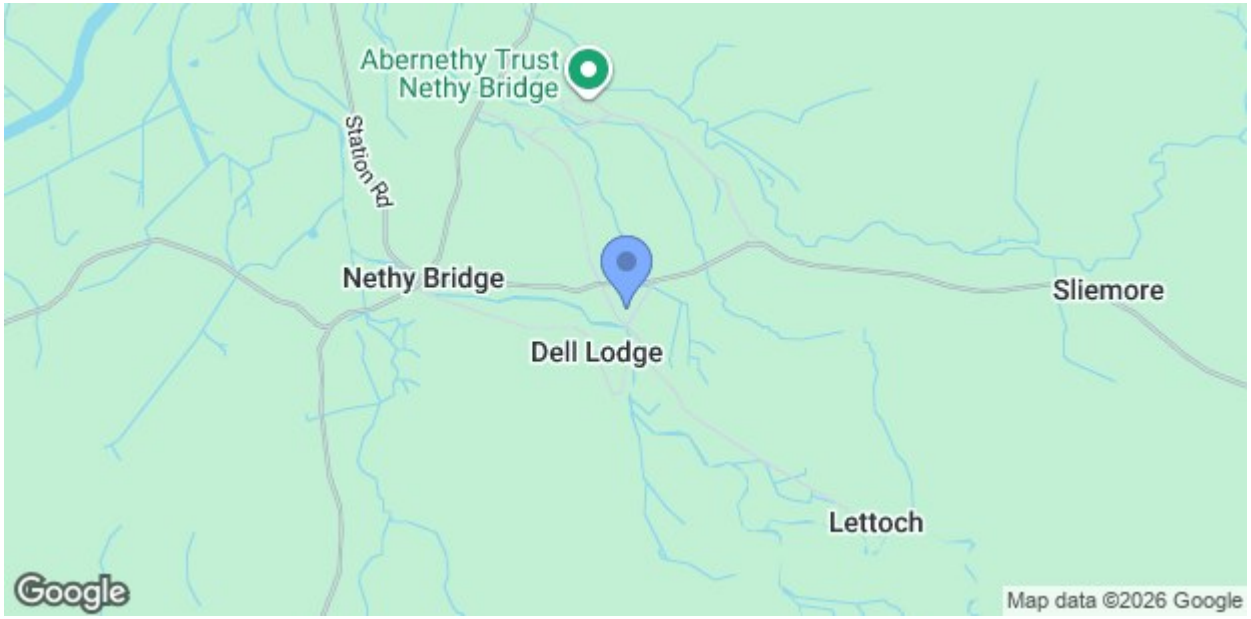
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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