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cairns LTD

solicitors and estate agents

5 School Gardens, Dulnain Bridge, PH26 3DE

SOLD £365,000

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

SOLD - Set within a quiet cul-de-sac in the heart of the charming Highland village of Dulnain Bridge, this beautifully presented four-bedroom detached home offers stylish and flexible accommodation ideal for modern family living. Arranged over two floors and finished to an excellent standard throughout, the ground floor welcomes you via a bright hallway which connects the main living spaces including a welcoming sitting room with patio doors to the front garden and a cosy inset stove. To the rear, a spacious and contemporary kitchen/dining area offers ample workspace and a sociable layout, also with patio doors leading to the sunny garden—perfect for indoor-outdoor living. A useful utility room lies just off the kitchen, offering space for laundry appliances and additional storage, with a further door connecting to the Jack & Jill shower room. Also on the ground floor is the fourth bedroom, ideal as a guest room or home office. Upstairs, there are three further double bedrooms, including a superb principal bedroom with en-suite shower room, and a stylish family bathroom. A dedicated home working space or games room upstairs offers even more flexibility for growing families or remote workers. Comfort is assured with oil-fired central heating, double glazing, and the added benefit of underfloor heating throughout the ground floor. Outside, the property sits within neat, mainly lawned gardens to the front and rear, with a generous patio area ideal for alfresco dining. A spacious timber-built detached garage and gravel driveway provide excellent parking for several vehicles. This immaculate home is perfectly suited for a wide range of buyers—from families to those seeking a peaceful Highland lifestyle—and early viewing is highly recommended. EPC C, Council Tax E, Home Report available at massoncairns.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 C

Hallway

Accessed from the front garden via a high-performance timber door with glazed side panel, the entrance hallway provides a warm welcome to the home. The tiled flooring benefits from underfloor heating, adding to the comfort and efficiency of the space and there is ceiling lighting in addition to a carpeted staircase to the first floor accommodation. Internal doors lead through to the sitting room and the versatile fourth bedroom or family room.

Sitting Room

4.53m x 4.63m (14'10" x 15'2")

Accessed from the entrance hall, this welcoming and bright sitting room is flooded with natural light thanks to double doors opening to the front garden and additional windows to the side. Further double doors lead through to the kitchen and dining area, creating a superb flow for family living or entertaining. A charming focal point is the wood burning stove, set on a slate hearth with a timber mantle, offering a warm and inviting atmosphere. The room is finished with carpet flooring and recessed down lighting.

Kitchen / Dining

6.73m x 3.12m (22'0" x 10'2")

Bright, spacious, and beautifully appointed, the kitchen and dining area is a superb hub for the home. Stylish white shaker-style units are paired with solid wooden worktops, while a one-and-a-half bowl sink with mixer tap is perfectly positioned beneath twin windows overlooking the rear garden. A range cooker is complemented by an integrated dishwasher and space for a freestanding fridge/freezer. The dining area comfortably accommodates a large table for entertaining and features a side window as well as patio doors opening onto the

rear patio—ideal for al fresco dining. Recessed downlighting and tiled flooring with underfloor heating complete this welcoming space.

Utility Room

1.81m x 2.17m (5'11" x 7'1")

The utility room offers excellent additional storage with a range of wall and base units, complementary work surfaces with a tiled splash back, and an inset circular sink with mixer tap. There is plumbing for a washing machine and space for a tumble dryer. A side-facing opaque window brings in natural light, while a door provides convenient access to the rear garden. The room is finished with tiled flooring and underfloor heating, combining practicality with comfort. A further door leads through to the Jack and Jill shower room.

Bedroom Four / Family Room

3.01m x 3.48m (9'10" x 11'5")

This lovely bright room is currently used as an additional family area but would work equally well as a spacious double bedroom, complete with en-suite access to the Jack and Jill shower room. It benefits from an integral wardrobe housing the water cylinder while twin windows to the front fill the room with natural light. The space is completed with ceiling lighting and carpet flooring.

Jack & Jill Shower Room

1.56m x 2.05m (5'1" x 6'8")

The stylish shower room benefits from Jack and Jill doors, offering convenient access from both the utility room and the ground floor bedroom/family room. Finished to a high standard, it features a separate shower enclosure with wet wall panelling and a mains pressure shower, an inset wash hand basin with a chrome mixer tap, timber display shelf and a back-to-wall WC with concealed cistern. There is recessed downlighting and an extractor fan, while tiled flooring completes the clean and contemporary feel.

First Floor Landing

Carpeted stairs lead from the hallway to a bright first-floor landing, which offers access to all upstairs accommodation. The landing includes a useful shelved airing cupboard, recessed downlighting, and carpet flooring.

Principal Bedroom & En-Suite

3.83m x 3.38m & 2.29m x 1.18m (12'6" x 11'1" & 7'6" x 3'10")

The spacious and comfortable principal bedroom enjoys excellent



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natural light from twin windows to the front and offers generous proportions. A large built-in wardrobe with mirrored sliding doors provides ample hanging and shelved storage. The room is carpet flooring and ceiling lighting, with a further door leading to a beautifully appointed en-suite shower room. The en-suite features a back-to-wall WC, a wall-mounted wash hand basin with mixer tap, and a generous shower enclosure with a mains pressure rainfall head and hand attachment, complemented by stylish wet wall panelling. Additional features include underfloor comfort heating with programmable controls, an opaque window to the side, a chrome ladder towel radiator, shaver point, and recessed downlighting.

Bedroom Two

3.07m x 3.10m (10'0" x 10'2")

A lovely, well-proportioned double bedroom benefitting from excellent natural light through twin windows to the rear of the home. The room features a sizeable built-in wardrobe offering both shelving and hanging space and there is carpet flooring and ceiling lighting.

Bedroom Three

2.97m x 2.71m (9'8" x 8'10")

The third bedroom is a spacious double enjoying excellent levels of natural light from twin windows to the front of the house. The room benefits from an integrated wardrobe with mirrored sliding doors, offering generous storage and there is carpeted flooring and ceiling lighting.

Home Working Space / Games Room

1.80m x 2.84m (5'10" x 9'3")

A flexible and useful space which could be configured as a home working area or games room. Enjoying natural light through a side window, the room is finished with carpet flooring and ceiling lighting, offering an ideal spot for productivity or relaxation.

Bathroom

2.62m x 1.76m (8'7" x 5'9")

A spacious family bathroom with a back-to-wall WC, wall-mounted inset wash hand basin with mixer tap, display shelf, and a double-ended bath with chrome mixer tap. There is also a separate shower enclosure with a mains pressure shower and wet wall surround. There is underfloor comfort heating, a chrome ladder towel radiator, tiled flooring, and a Velux window to the rear that brings in an abundance of light.

Outside & Garage

The property enjoys generous and well-maintained garden grounds that are mainly laid to lawn and bordered by timber fencing, offering a secure and peaceful outdoor space. A spacious gravel area at the front provides ample off-street parking for several vehicles, while a delightful paved patio to the rear creates the perfect spot for enjoying the sunshine and outdoor dining. There is also a useful timber store and an outside tap for convenience. A timber-built detached garage (measuring approximately 8m x 3m) sits to the side of the property. It is accessed via an up-and-over door and benefits from concrete flooring, power, and light. Side and rear windows bring in natural daylight, and a rear door provides easy 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

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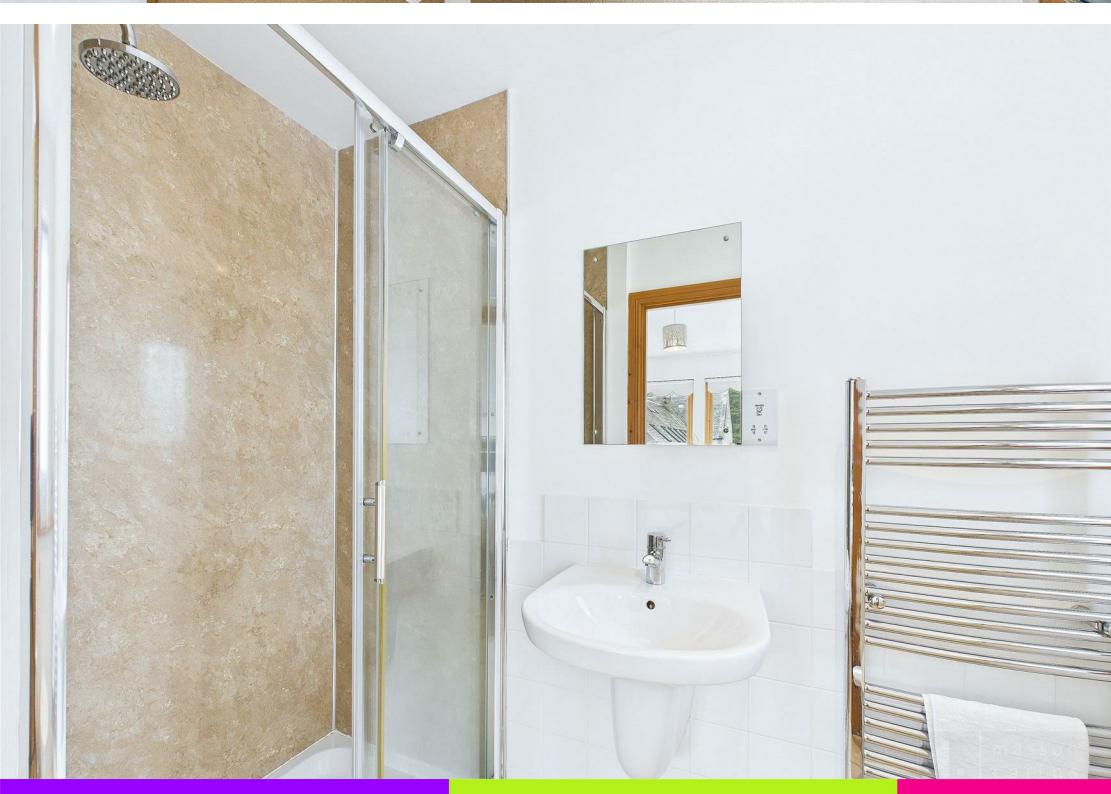
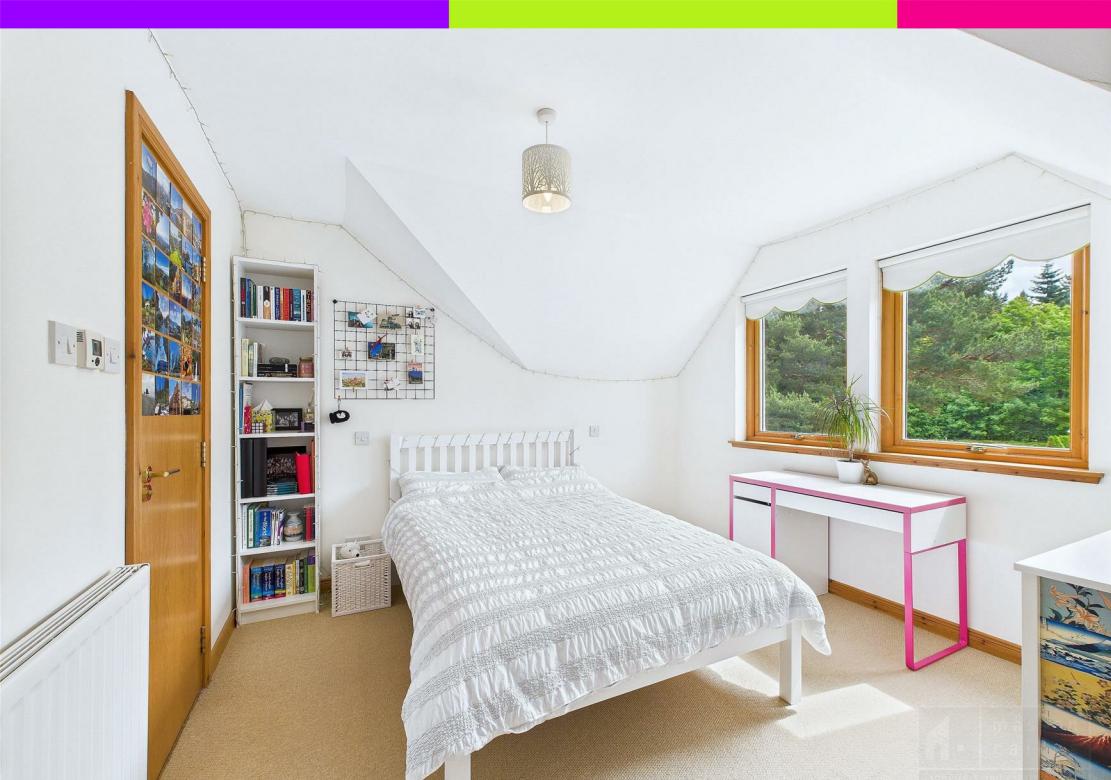
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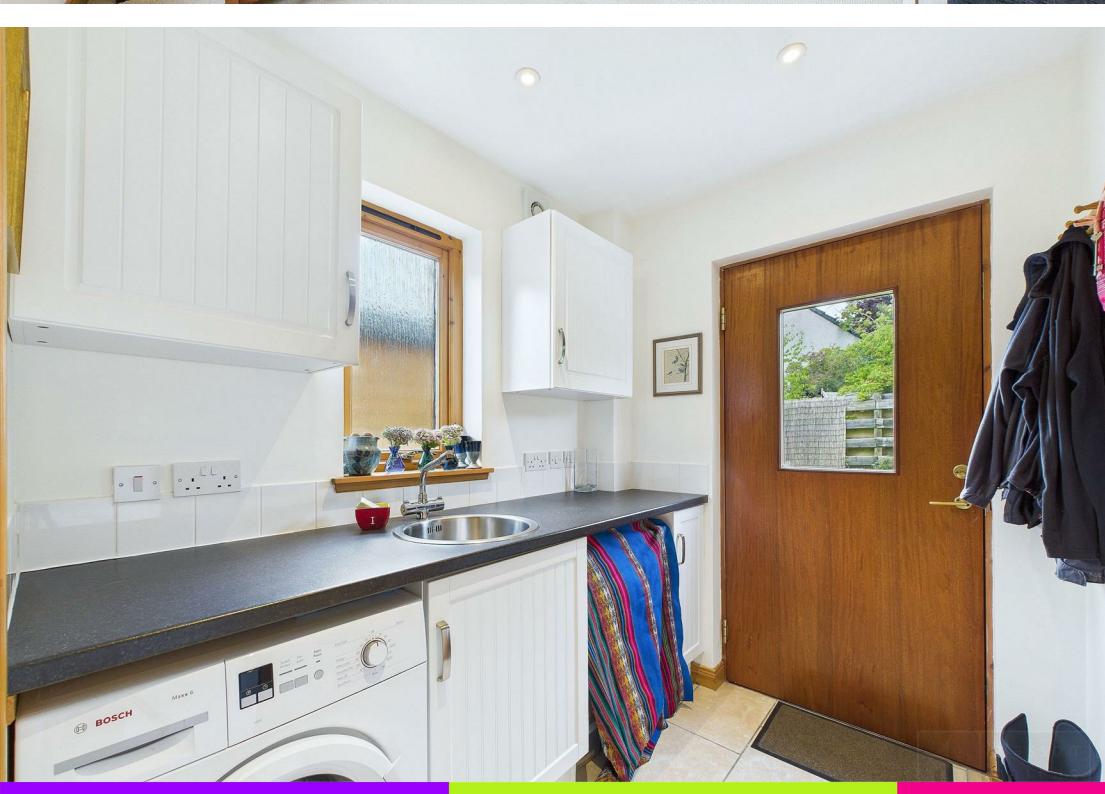
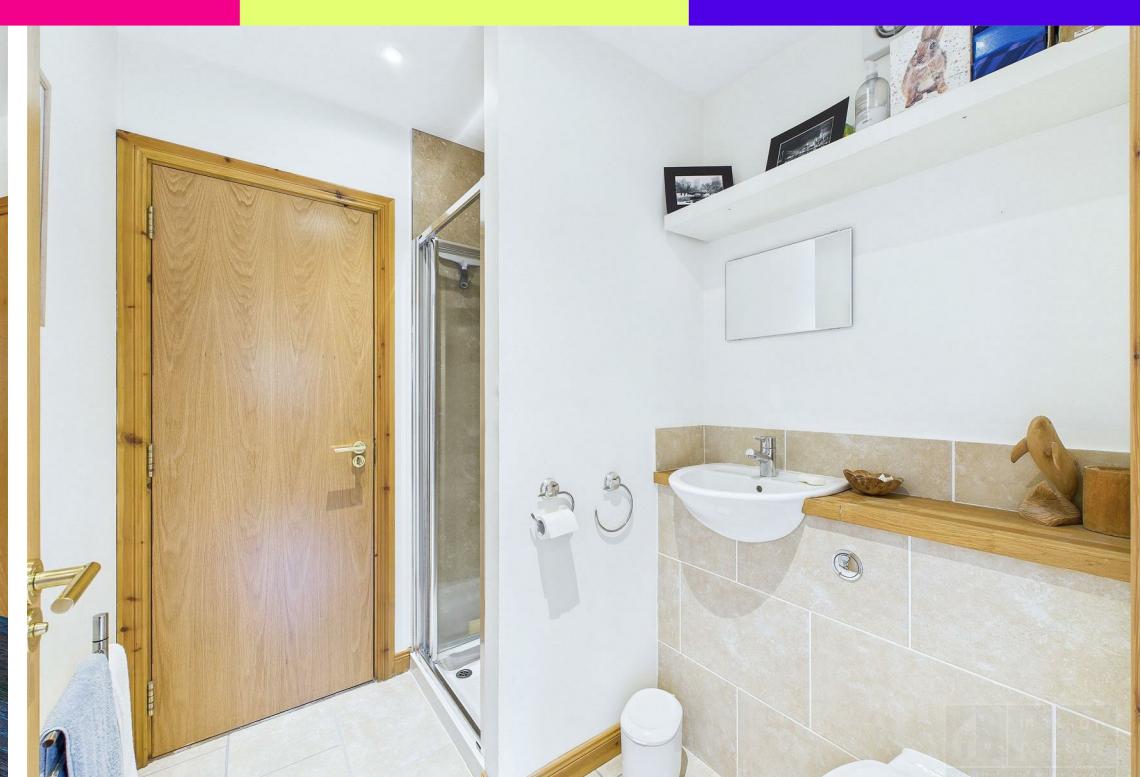




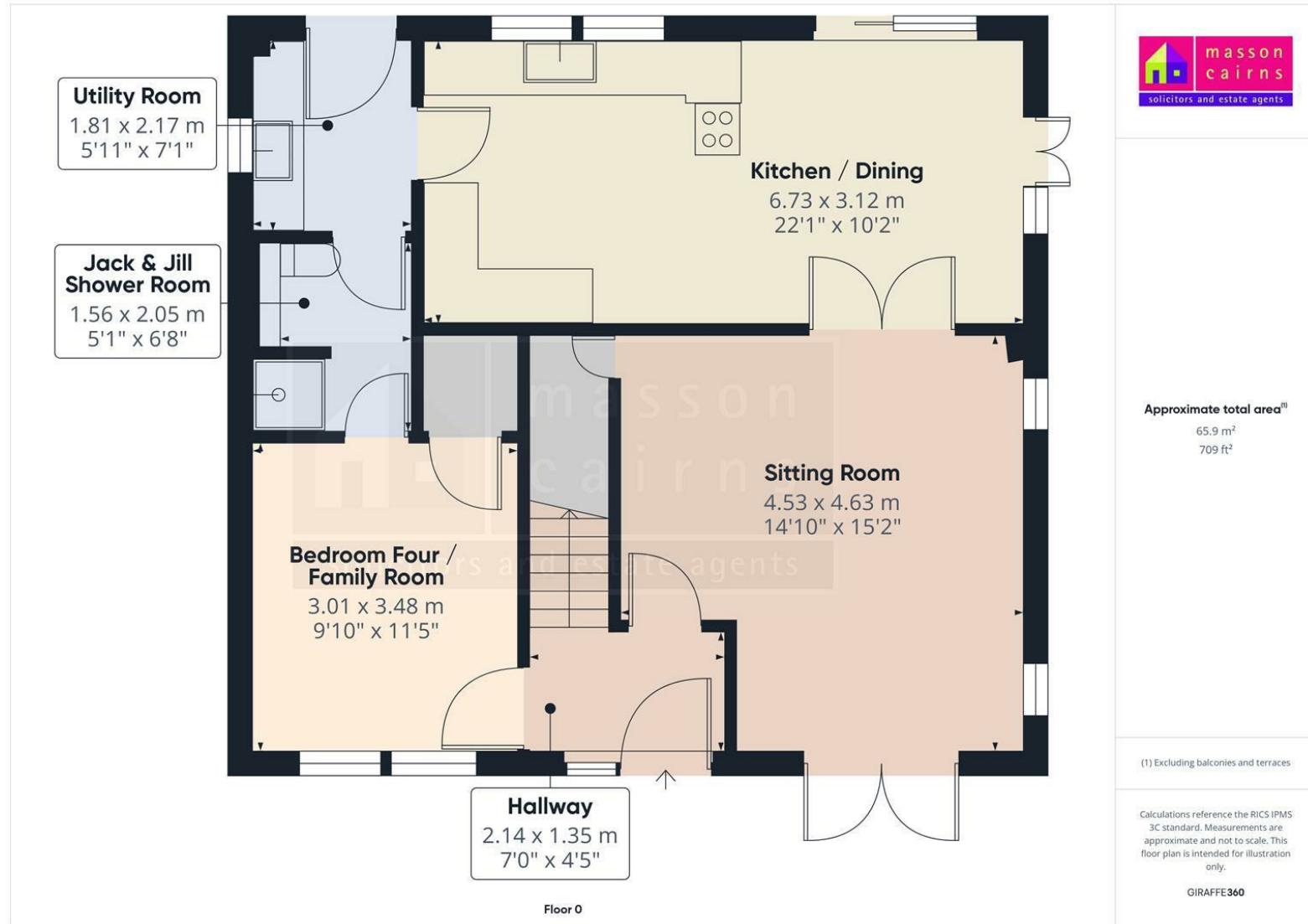








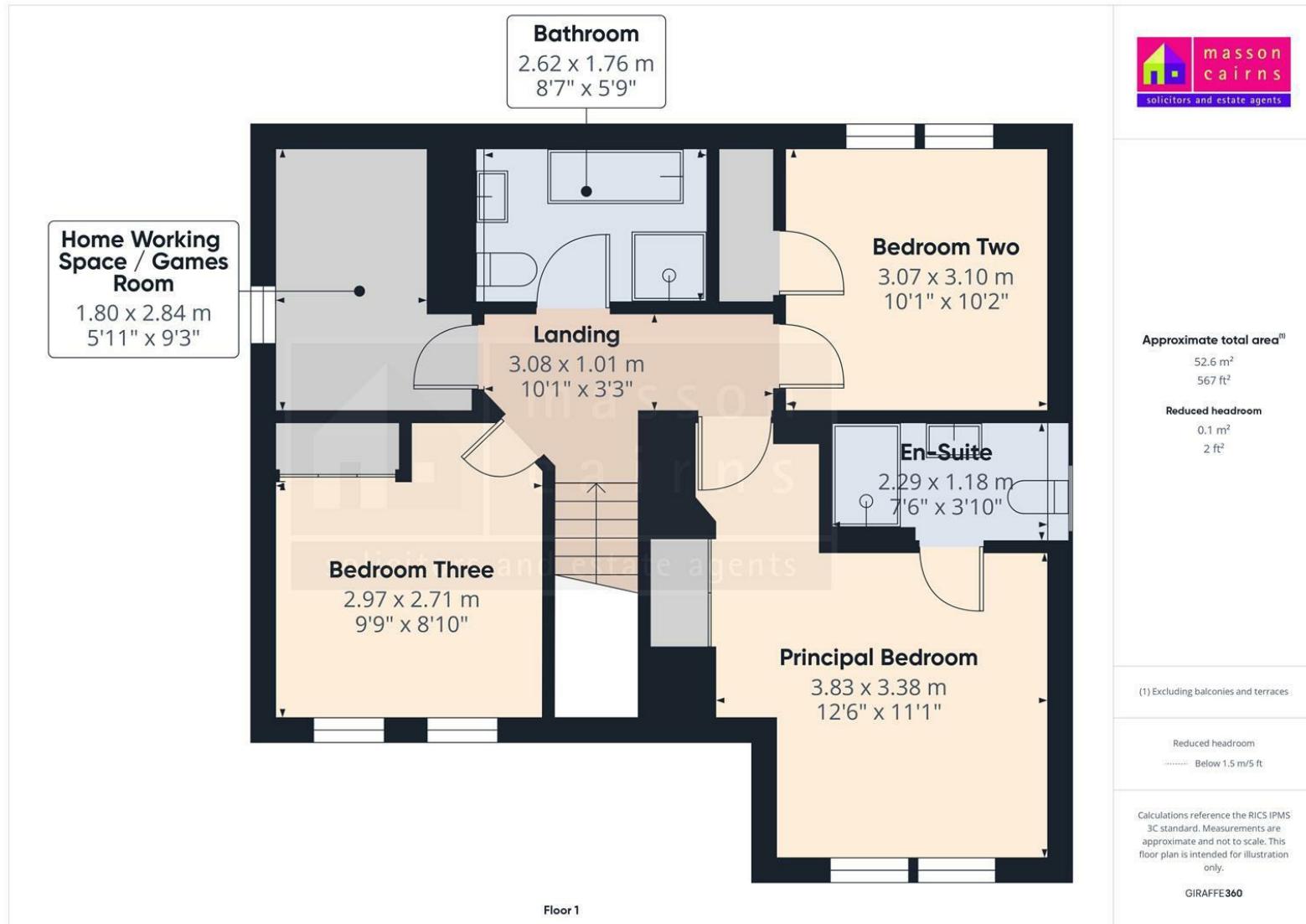




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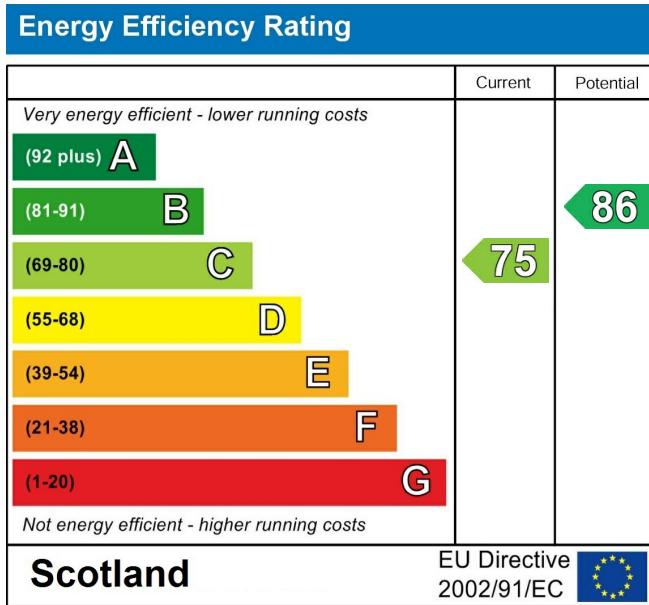


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While the above particulars are believed to be correct
they are not guaranteed and all offerors must satisfy
themselves on all matters



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