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solicitors and estate agents

33 Lynstock Crescent, Nethy Bridge, PH25 3DX  
Offers Over £210,000

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)



This charming three-bedroom semi-detached home is situated in a crescent of similar properties in this ever-popular village within the Cairngorms National Park. A decorative path leads to the front door, opening into a welcoming entrance vestibule with an additional window, coat rack, and integral storage for outerwear. The hall provides access to the main living areas and stairs to the first floor. The sitting room is bright and comfortable, with dual windows allowing plenty of natural light and a wood-burning stove adding a cosy touch. The well-equipped kitchen includes space for a breakfast table, creating a casual dining spot and with an additional door to the rear garden. A bathroom with a shower completes the ground floor accommodation. Upstairs, a landing with a window leads to three double bedrooms, including a principal bedroom with integral storage wardrobes, in addition to a separate WC. Outside, the property enjoys both front and rear gardens, backing onto woodland for added privacy and a scenic outlook. Additional features include a large timber outbuilding/workshop and a carport, providing ample storage and utility space. This property is a must-see for those seeking a home in this desirable location. Energy Performance Certificate Rating D, Council Tax Band B

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

## Offers Over £210,000



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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

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EPC Rating D

## Entrance Vestibule

2.16m x 1.50m (7'1" x 4'11")

A solid oak door leads into the spacious entrance vestibule which in turn offers access to the hallway. A window to the front allows in natural light and there are hooks for hanging outerwear. A cupboard makes use of space under the stairs. There is carpet flooring, ceiling lighting and a radiator.

## Hall

This welcoming hallway allows access to the sitting room, kitchen and bathroom. The stairs offer access to the first floor. There is carpet flooring, ceiling lighting and a smoke alarm.

## Sitting Room

4.25m x 3.96m (13'11" x 12'11")

A light and spacious sitting room enjoying two windows to

the front overlooking the garden, centred around a wood burning stove with black hearth and timber surround and mantle. There is bespoke recessed shelving at either side of the fireplace in addition to a radiator, ceiling lighting and timber laminate flooring.

## Kitchen

4.25m x 3.06m (13'11" x 10'0")

A spacious kitchen with a good range of timber, base, wall and drawer units. A complementary worktop extends into a fully tiled splashback. Integrated appliances include a Bosch oven / grill, ceramic hob with extractor above and a Bosch dishwasher. There is space for a washing machine and fridge / freezer. A white one and a half bowl sink with mixer tap sits at the window overlooking the rear garden and a timber hardwood door provides access out into the rear garden. There is practical vinyl flooring and recessed ceiling lighting.

## Bathroom

3.0m x 2.25m (9'10" x 7'4")

A light bathroom comprising of timber vanity units offering good storage encompassing a back to wall WC, wash hand basin with mixer tap and a bath with twin taps which houses an electric shower over and is encased with a glass shower screen. Tiling surrounds the suite and there is an opaque window to the rear, towel radiator, extractor fan, ceiling lighting and tiled flooring.

## Landing

Carpeted stairs lead up to the landing and a window to the side allows in good natural light. The landing allows access to all three bedrooms and there is a WC. There is useful pulley operated clothes airer, carpet flooring and ceiling lighting. A hatch with telescopic ladder provides access to the partially floored loft. With the necessary planning



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consents this space could potentially be developed in to further living accommodation as has been completed elsewhere in Lynstock Crescent.

#### **Principal Bedroom**

3.57m x 3.23m (11'8" x 10'7" )

A relaxing double bedroom enjoying a window to the front overlooking the garden and benefitting from dual twin wardrobe spaces providing great hanging and shelving storage. There is a radiator, ceiling lighting and timber flooring.

#### **Bedroom Two**

3.33m x 3.81m (10'11" x 12'5")

A comfortable double bedroom benefitting from a window to the rear allowing views over the garden and woodlands beyond. There is a radiator, ceiling lighting and timber flooring.

#### **Bedroom Three**

3.63m x 2.77m (11'10" x 9'1")

A charming double bedroom enjoying a window to the side providing good levels of natural light. There is a radiator, ceiling lighting and timber flooring.

#### **WC**

This space contains a two piece suite comprising of a WC and pedestal wash hand basin with twin taps. There is timber flooring, ceiling lighting and an extractor fan.

#### **Outside**

A wrought iron gate opens into the front garden which is mainly laid to lawn, bordered by mature shrubs and bushes and surrounded by a low level stone wall. A gravel path leads along the side of the property to the private rear garden which is contained within a high timber fence and is mainly laid to lawn with a gravelled

path outside the kitchen. A spacious gravel area which is covered and is currently used for storage and there is a timber gate leading to the woodlands at the rear. The combi boiler is located at the rear of the property adjacent to the 1100L oil tank and there is an outside tap.

#### **Timber Outbuilding / Workshop**

6.3m x 4.67m (20'8" x 15'3")

A fantastic timber outbuilding with metal roof which has double doors to the front and a window to the front and side allowing in great natural light. A separate drying room is situated within the building and offers a great place to dry outerwear and sports equipment. There is laminate flooring, power and lighting and there is an attached carport with access through double gates to the rear.

#### **Services**

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

#### **Entry**

By mutual agreement.

#### **Price**

Offers over £210,000 are invited

#### **Viewings and Offers**

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

Strathspey House

Granttown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

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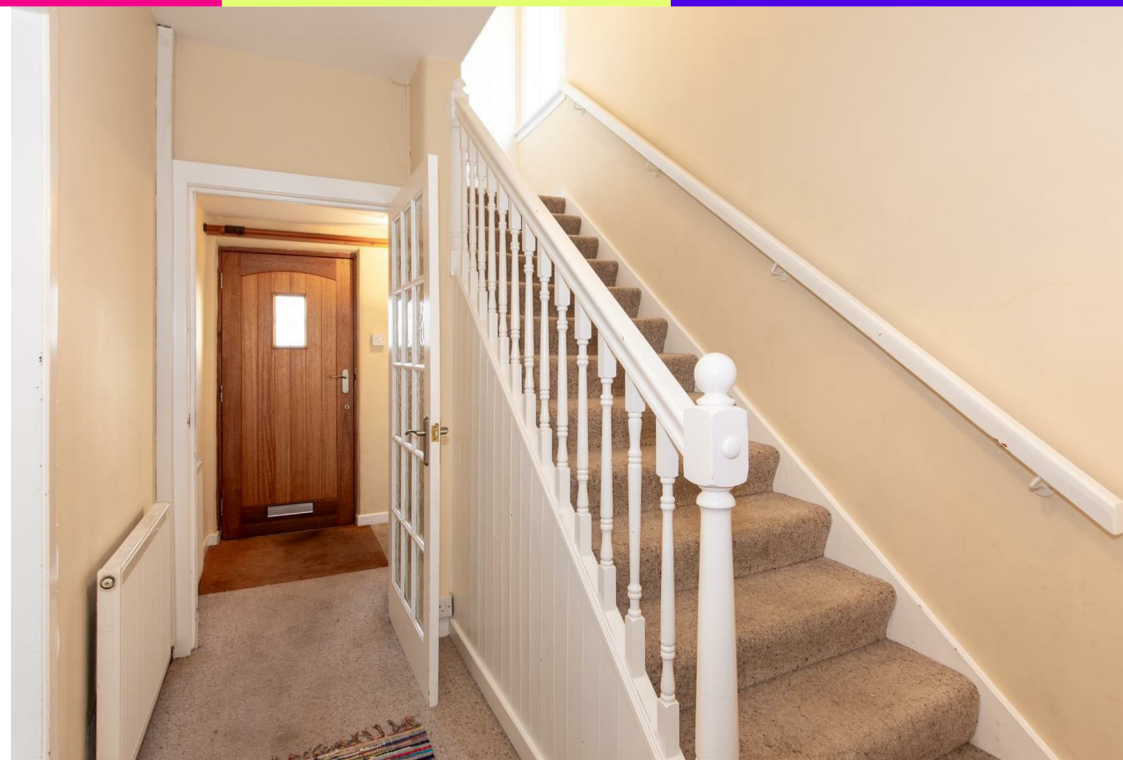
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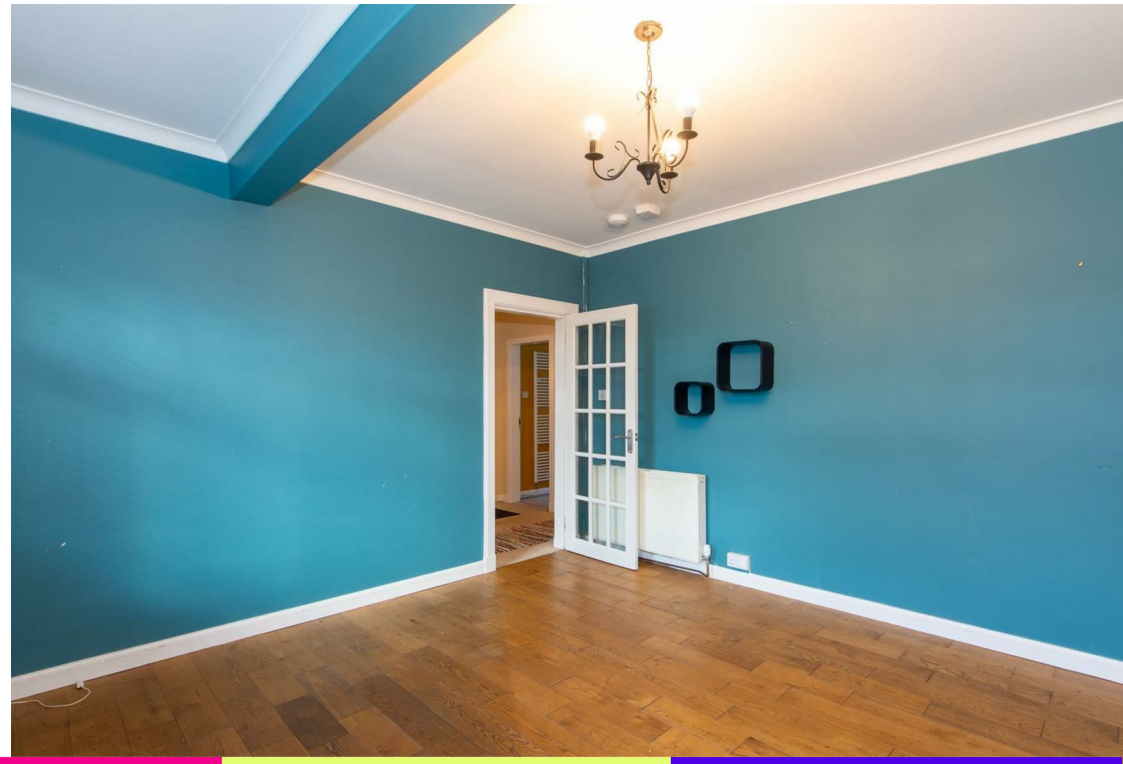












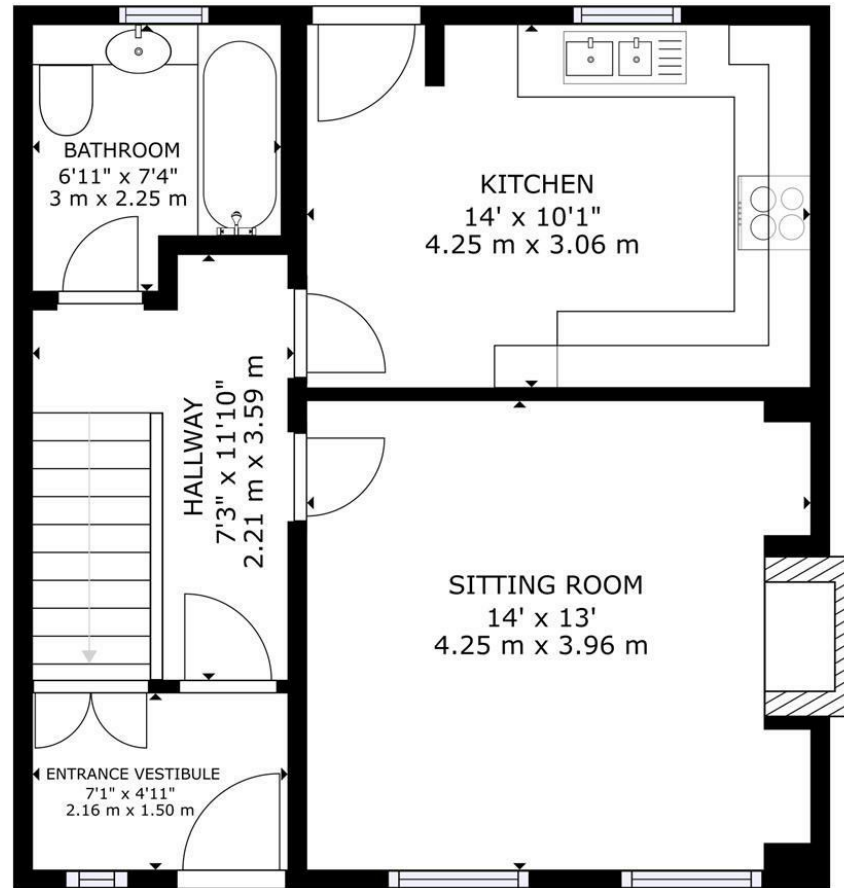












FLOOR 1



GROSS INTERNAL AREA  
FLOOR 1: 503 sq ft, 46.74 m<sup>2</sup>, FLOOR 2: 503 sq ft, 46.77 m<sup>2</sup>  
TOTAL: 1006 sq ft, 93.51 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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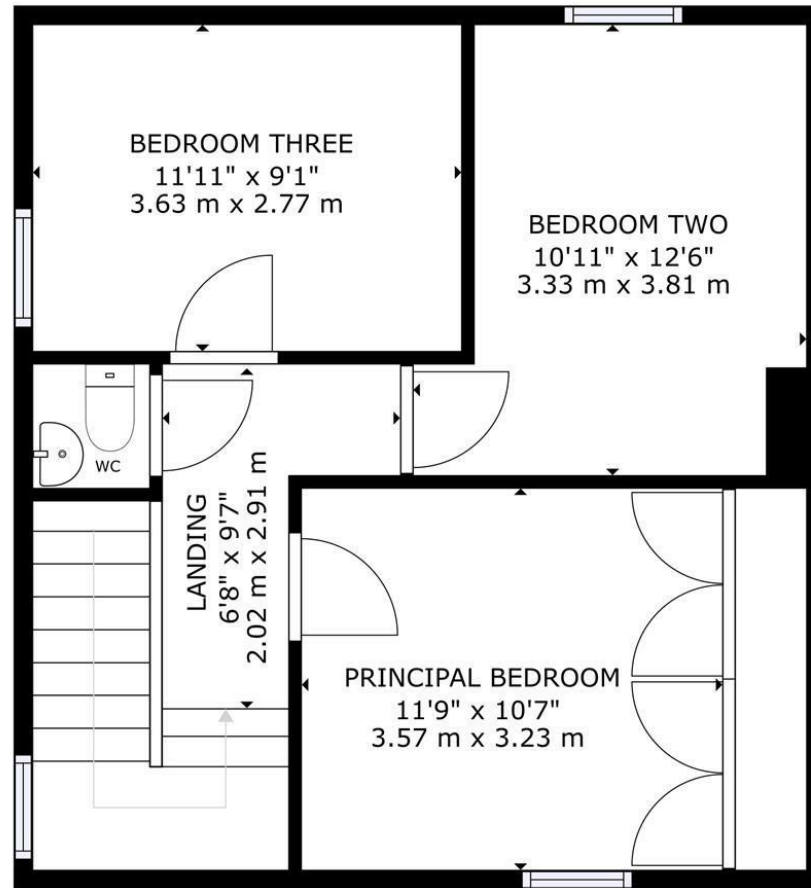
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FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 503 sq ft, 46.74 m<sup>2</sup>, FLOOR 2: 503 sq ft, 46.77 m<sup>2</sup>  
 TOTAL: 1006 sq ft, 93.51 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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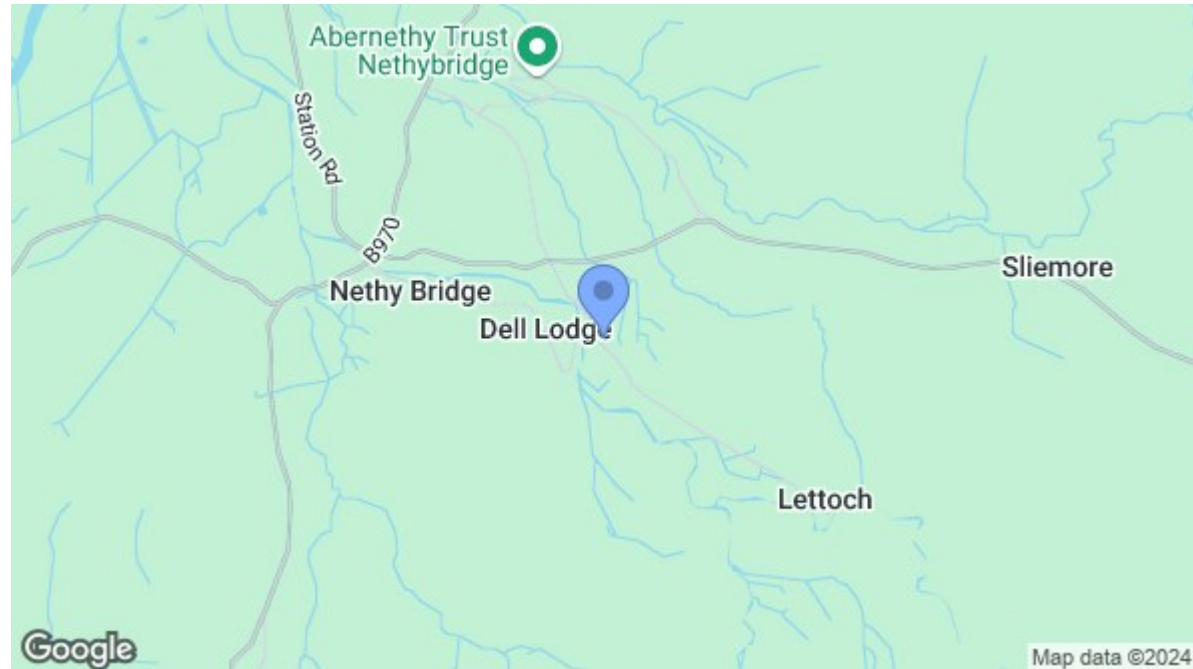
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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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