Kimberley, Nethy Bridge, PH25 3DB
POA

Contact us on 01479 874800 or visit www.massoncairns.com
UNDER OFFER - An excellent opportunity to acquire this deceptively spacious four bedroom home in the forest village of Nethy Bridge and the sale presents a wonderful opportunity to purchase an ideal retreat for those looking for an idyllic lifestyle change in a beautiful part of the Scottish Highlands. The property is approached through a wrought iron gate and up a sweeping gravel drive with parking for several vehicles. Accessed through the sun room with views to the front the rest of Kimberley's accommodation is spread over two floors and consists of lounge with fireplace, dining room, utility room, W.C and kitchen / dining room on the ground floor. On the first floor the spacious accommodation continues with four bedrooms (two en-suite), a family bathroom and separate shower room. Outside the property enjoys private and sizable front and rear gardens. With full double glazing and oil fired central heating this is an ideal purchase in this sought after village within the Cairngorms National Park. Energy Performance Certificate Rating D, Council Tax Band E

POA
Nethy Bridge
Nethy Bridge is a charming village situated in the Cairngorms National Park, 5 miles from Grantown on Spey and 8 miles from Aviemore and is ideally placed to take advantage of the many sporting and recreational facilities which the Cairngorms National Park has to offer. With the dramatic backdrop of the often snowcapped Cairngorms and hundreds of acres of Abernethy Forest (RSPB owned) where Ospreys nest, Nethy Bridge spans the lower reaches of the River Nethy, a mile before it reaches the River Spey one of Scotland's foremost salmon rivers. There is a 9 hole golf course at Nethy Bridge and excellent 18 hole golf courses in the surrounding villages. Salmon fishing is available at moderate cost on the River Spey. The village has a Primary School with education to University entrance standard provided by the secondary school at Grantown. Within easy reach are the Cairngorm Mountains with their winter sports facilities and the beaches of the Moray Firth are also close by. Aviemore in on the main Inverness - London Inter City rail line and the A9 gives easy access to all parts of the U.K.

Sun Room
1.85m x 3.66m 6'1" x 12'0"
Entry is through a white UPVC door into this cosy and light room with windows to the front and sides allowing beautiful views out to the garden and fields beyond. There is carpet flooring and ceiling lighting.

Hallway
The hallway has a shelved storage area and further large carpeted storage cupboard under the stairs. The hallway allows access to the dining room, lounge, kitchen and carpeted stairs lead to the first floor. There is carpet flooring, ceiling lighting and a radiator.

Lounge
3.65m x 4.52m 12’0" x 14’10"
A cosy and welcoming room with a window to the front allowing views out to the garden, centred around a traditional stone fireplace with stone surround and black mantle which currently houses an electric fire. There are mirrored glass shelved alcoves at either side of the fireplace and there is carpet flooring and ceiling lighting.

Dining Room
3.27m x 3.68m 10’9” x 12’1”
A spacious and light room with windows to the front and side allowing views out to the garden. There is plenty of room for a six seater table and chairs and there is a traditional tiled fireplace which currently houses an electric fire, radiator, carpet flooring and ceiling lighting.

Kitchen
5.48m x 3.09m 18’0” x 10’2”
A large and airy kitchen which has white gloss units and breakfast bar with complementary black and grey worktops. There is a one and a half stainless steel sink with mixer tap and there is a cooker and dishwasher. There is room for a four seater table and chairs. There is a pantry cupboard which houses the electric, has shelving and has lighting and airing cupboard which houses the controls for the heating system and is shelved and has lighting. There is a white UPVC door allowing access to the rear garden and there are two windows to the rear allowing natural light. There is a mixture of cork and carpet flooring, ceiling lighting and a radiator.

Utility Room
3.38m x 2.82m 11’1” x 9’3”
A generously sized utility room with plenty wood effect wall and base units with grey marble effect worktops and white complementary tiling allowing ample storage. There is a washing machine, tumble dryer and fridge. The room has vinyl flooring, ceiling lighting and has a towel radiator.

WC
1.70m x 1.00m 5’7” x 3’3”
A discreetly place room accessed from the utility room with white WC and white Shanks wash hand basin with twin taps and a mirrored cabinet neatly place above and with complementary white tiles surrounding. There is a window to the side, vinyl flooring and ceiling lighting.

Landing
Carpeted stairs with white balustrade lead up to a well planned carpeted landing providing access to all four bedrooms, bathroom and shower room. There is a large double cupboard which houses the Rhino unvented water heater and there is ceiling lighting and a ceiling light well.

Master Bedroom
3.27m x 3.46m 10’9” x 11’4”
A spacious and well proportioned room which benefits from an en-suite shower room and has fully integrated wardrobes and a vanity unit allowing an abundance of shelving and hanging storage. There is a window to the side and there are wall lights, ceiling lighting, radiator and carpet flooring.

En-Suite Shower Room
2.26m x 2.24m 7’5” x 7’4”
A neatly placed modern shower room with white WC, wash hand basin with twin taps and corner shower with sliding doors housing a mains shower. There is tiled flooring and complementary tiling behind the shower and basin. There is Velux window to the front, heated towel rail, shaver point and ceiling lighting.

Bedroom Two
3.34m x 2.41m 10’11” x 7’11”
A good sized bedroom with a Velux window to the front and which benefits from an en-suite shower room. There is carpet flooring, radiator and ceiling lighting.
En-Suite Shower Room
2.40m x 1.19m 7'10" x 3'11"
Another modern en-suite comprising of white WC, wash hand basin with twin taps and double shower with sliding doors housing a mains shower. The floor has grey tiling and there is complementary tiling surrounding the shower and wash hand basin. There is also a shaver point, heated towel rail, ceiling light and vent.

Bedroom Three
2.53m x 3.01m 8'4" x 9'11"
A generous double bedroom with integrated wardrobes offering hanging and shelving storage. The room has a window to the side and there is carpet flooring, radiator, ceiling and wall lighting.

Bedroom Four
3.67m x 2.90m 12'0" x 9'6"
A cosy double bedroom with a window to the rear allowing views out to the garden. There is carpet flooring and ceiling lighting.

Bathroom
2.31m x 2.40m 7'7" x 7'10"
A fully tiled spacious room with white WC, white wash hand basin with mixer tap with worktop surrounding and raised white corner bath with Mira Jump electric shower over. There is a Velux window to the front, a mixture of cork and carpet flooring, radiator, ceiling lighting and a Powerflow by Chilton wall heater.

Shower Room
1.77m x 1.45m 5'10" x 4'9"
A separate fully tiled shower room in white comprising of white WC, white wash hand basin with mixer tap and corner shower unit housing a Triton T80 electric shower. There is a window to the side, shaver point, vinyl flooring, radiator and Phillips twin Turbo 2 wall heater.

Garden
A gravel driveway leads up to Kimberley past a lawned area and there is parking for several vehicles. A fence surrounds the front garden and there are neatly placed flowerbeds with stone boundaries and a handy decked area outside the sun room which is the perfect place to sit and look out over the front garden and fields beyond. There is a discreetly placed Harlequin 1200 litre low profile oil tank hidden with fencing. The rear garden has a slabbled area outside the kitchen and steps lead up through a sloped rockery on to a lawned area all surrounded by a timber privacy fence.

Services
It is understood the property has mains electricity, water and drainage.

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

EPC Band D

Entry
By arrangement

Price
UNDER OFFER

Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-
Masson Cairns
Strathspey House
Grantown on Spey
Moray
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Tel: (01479) 874800
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Ground Floor

WC

Utility Room

Dining Room

Hallway

Kitchen

Sun Room

Lounge

Plans not to scale, for illustration only
First Floor

Master Bedroom

Bedroom 4

Bedroom 3

Landing

Shower Room

En-suite Shower Room

Bedroom 2

Bathroom

En-suite Shower Room

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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.