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solicitors and estate agents

**Fasgadh, 14 School Place, Dulnain Bridge, PH26 3PZ**  
**Offers over £100,000**

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



A well proportioned and bright three bedroom semi-detached home with an open outlook and lots of potential. In need of some modernisation accommodation is arranged over two floors and comprises of entrance hall, lounge with stove / fireplace, dining room, kitchen, bathroom and three bedrooms. Outside there are gardens to the front and rear and the property looks out onto a field with woodland behind. Located in a quiet location within this pretty village. Aviemore, Granttown-On-Spey and the attractions of the wider Cairngorm National Park are easily accessible and this property would suit a variety of purchasers including those looking for an affordable first. family or investment property. Viewing recommended. Energy Performance Certificate Rating E, Council Tax Banding C

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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 itself is centred to the north of the bridge with a shop and garage. The crofting community of Skye of Curr stretches for about a mile to the south, terminating at the famous Speyside Heather 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, Cottage Hospital 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. Other distances from Grantown on Spey - Aviemore 15 miles; Elgin and Inverness 34 miles; Aberdeen 80 miles; Perth 95 miles.

## Entrance Hall

2.60m x 3.53m 8'6" x 11'7"

A porch with tiled flooring provides entry into the entrance vestibule. Entry is through an attractive timber and glazed door to the front into the charming entrance hall where doors open into the lounge and kitchen and stairs lead up to the first floor. Two large cupboards with lighting, carpet flooring and shelving space create good storage, the electrical prepayment meter is also located here. There is carpet flooring, recessed ceiling lights and radiator.

## Lounge

3.31m x 4.53m 10'10" x 14'10"

A comfortable lounge benefitting from two windows to the front allowing the room to be filled with natural light. The room is centred around a calming integral Parkray Chiltern multi fuel stove set on a tiled hearth with a stone surround and timber mantle. Recessed alcoves house a TV display area and provide space for display with timber work surfaces. A door opens to the dining room and there is carpet flooring, recessed ceiling lights and radiator.

## Dining Room

2.62m x 1.98m 8'7" x 6'6"

A handily placed dining room with doors opening to the kitchen and lounge making for good family dining space. A window opens to the rear and there is a Worcester gas boiler, carpet flooring, ceiling lighting and a radiator.

## Kitchen

3.30m x 2.48m 10'10" x 8'2"

A welcoming kitchen providing a range of base, drawer and wall units with complimentary worktops and stainless steel sink with twin taps. Space is available for a cooker and fridge / freezer and there is plumbing for a washing machine. A timber glazed door opens to the rear garden and doors open to the dining room and hallway. A window opens to the rear allowing natural light to fill the room and there is carpet flooring, ceiling lighting, a radiator and Xpelair extractor.

## Landing

Carpeted stairs lead up to the landing where doors open to all three bedrooms and the bathroom. There is carpet flooring, spotlight lighting, a radiator and a loft access hatch.

## Bedroom One

3.85m x 3.21m 12'8" x 10'6"

A spacious double bedroom allowing a magnitude of storage from within an integral triple wardrobe with sliding doors providing both shelving and hanging space and a separate large cupboard offering further shelved storage. A window to the rear allows natural light to fill the room and there is carpet flooring, ceiling lighting and a radiator.

## Bedroom Two

2.47m x 2.62m 8'1" x 8'7"

A friendly bedroom enjoying a window to the front allowing views over the garden and over to the beautifully kept play park beyond. There is carpet flooring and a three point ceiling light.

## Bedroom Three

2.47m x 2.62 8'1" x 8'7"

A bright bedroom enjoying a window to the front overlooking the garden and over to the lovely play park and benefitting from a large integral wardrobe providing both shelving and hanging storage. There is carpet flooring and ceiling lighting.

## Bathroom

1.89m x 2.07m 6'2" x 6'9"

A sizeable bathroom benefitting from a vanity shelf spanning the width of the room featuring a back to wall WC and a wall hung Twyford's wash hand basin with twin taps, There is also a bath with twin taps situating a Mira supreme electric shower above with a folding shower screen and tiling surrounding. An opaque window to the rear allows in natural light and there is carpet tile flooring, ceiling lighting and a radiator.

## Outside

A timber gate opens into the front garden which is laid to lawn with a low level timber fence surrounding and a lovely paved path leads to the front entrance. The paved path continues around the side of the property to the entrance at the rear and a high level fence edges the side providing privacy. The private rear garden is edged with timber fence panels and could be a lovely private haven to sit in. There is a useful semi detached stone built store with concrete flooring which measures 0.79m x 2.58m and provides good storage. In addition to this there is a large timber and tin store which is open at the front with measurements 2.28m x 3.48m providing further covered storage.

## Services

It is understood that there is mains water, drainage and electricity. There is gas fired central heating with the gas bottles in the rear garden.

## Home Report

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

EPC Rating E

## Entry

By arrangement

## Price

Offers over £100,000 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

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Tel: (01479) 874800

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Email: [property@lawscot.com](mailto:property@lawscot.com)

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## Ground Floor



Plans not to scale, for illustration only



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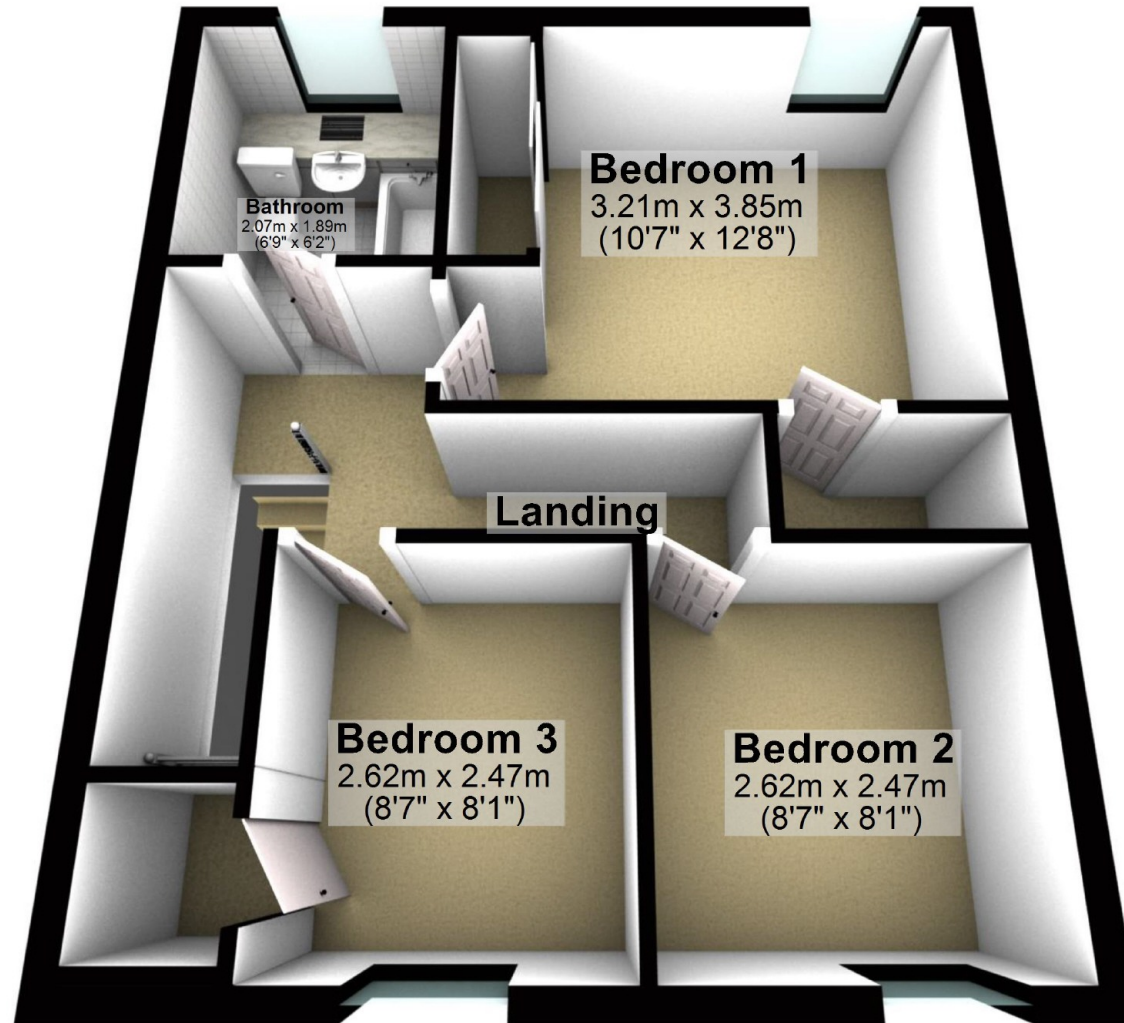
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## First Floor



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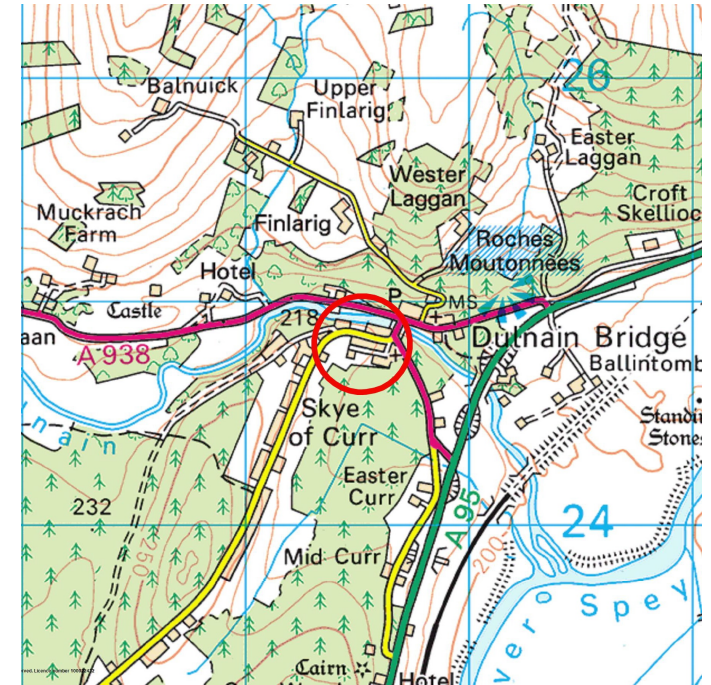
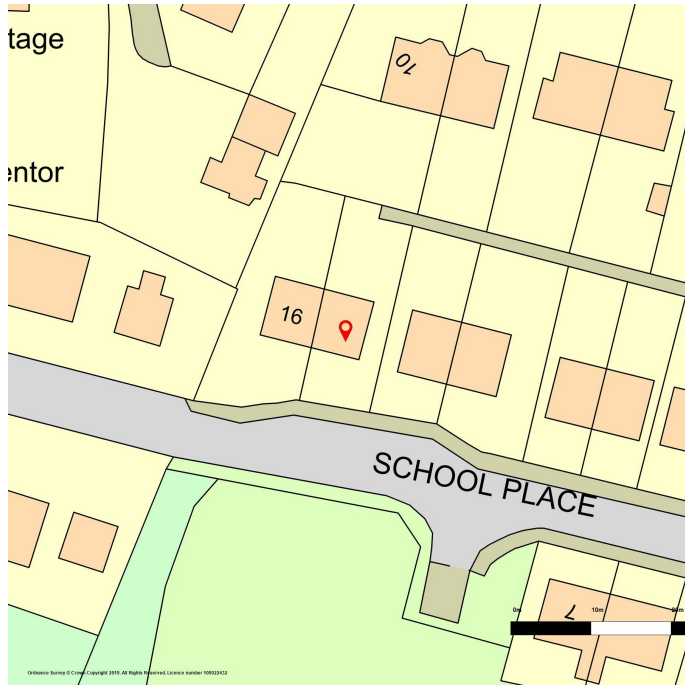
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**While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters**



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