

# Cherrybank Causer Nethy Bridge PH25 3DS

OFFERS OVER £370,000

Five Bedroom Detached Villa Set In  
Generous Sized Garden Grounds



## FEATURES :

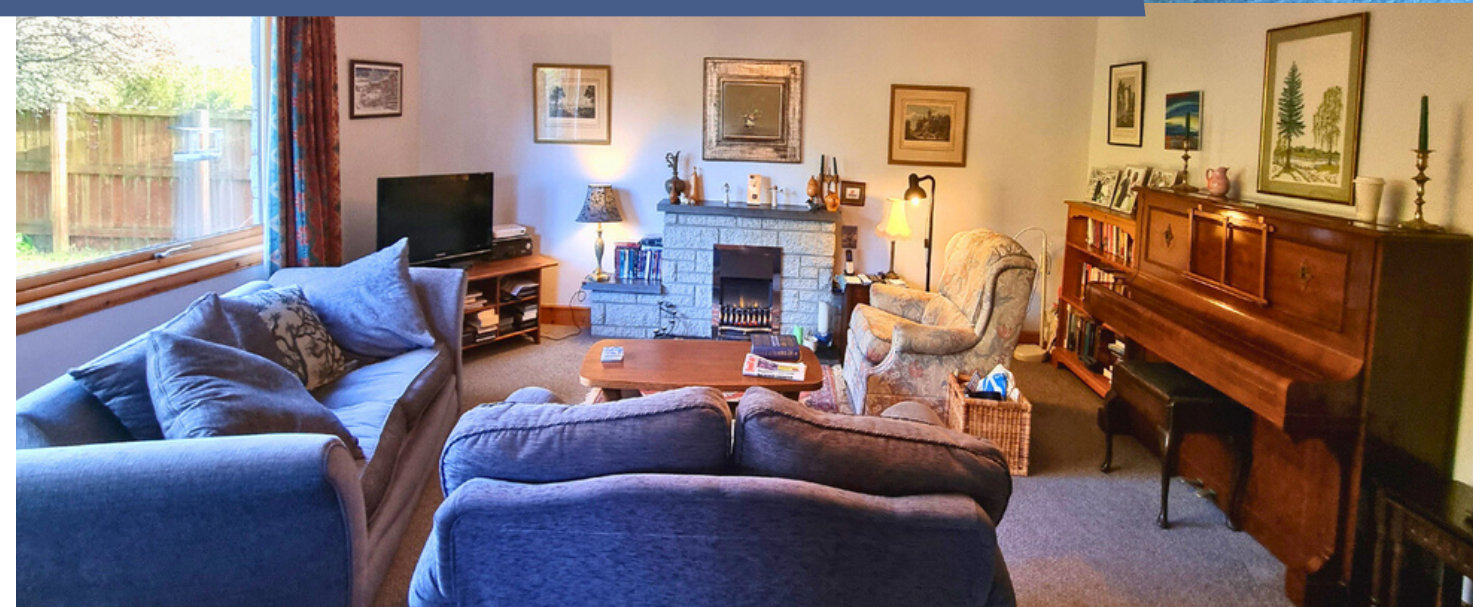
- Extended property Offering Great Flexibility
- Spacious Open Plan Kitchen and Dining Area
- Double Aspect Lounge & Utility Area
- Garden Grounds With Detached Garage
- Great Location Close To Woodland Walks
- Sought After Location In Nethy Bridge

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“Cherrybank” is an attractive five bedroom detached villa set in a generous sized plot in the popular highland village of Nethy Bridge. This extended property boasts a bright double aspect lounge, open plan kitchen and dining area and a single detached garage. Other accommodation includes a utility room, new en-suite shower room and family bathroom. The property would make a great family home and offers great space for hosting friends and family but could also be separated and used as buy to let investment property. Other notable benefits are the full timber double glazed windows and doors and the electric economy heating. The property is accessed via cast iron gates and is secured with a stone wall to the front and timber fencing to the rear.

The property would be an ideal family home or second home within walking distance of local amenities and facilities.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



Nethy Bridge is a small and attractive village situated on the B970 beside the R.S.P.B Abernethy Forest National Nature Reserve in the foothills of the Cairngorms. The “Forest Village” is within the Cairngorm National Park and boasts an enviable environment with an abundance of wildlife and a diversity of year-round recreational and sporting facilities such as water sports, hill walking, bird watching, ski-ing, indoor bowls, golf, fishing and shooting to name but a few.

Local amenities include a primary school, with secondary schooling 5 miles away at Grantown-on-Spey. There is a vibrant community spirit with a village hall, bowling green and tennis courts for sports and regular events. Shops include a Post Office & general grocer, butchers and a small selection of hotels, cafes and restaurants.

## ACCOMMODATION:

Reception Hallway                      5.60m x 2.90m & 6.40m x 1.2m

Opaque glazed hardwood entrance door opens to bright and spacious "L" shaped hallway. Space for furniture. Doors off to most accommodation and feature pine staircase leading to first floor landing. Two storage cupboards. Three pendant lights. Radiator. Fitted carpet.

Lounge                                      5.38m x 5.47m

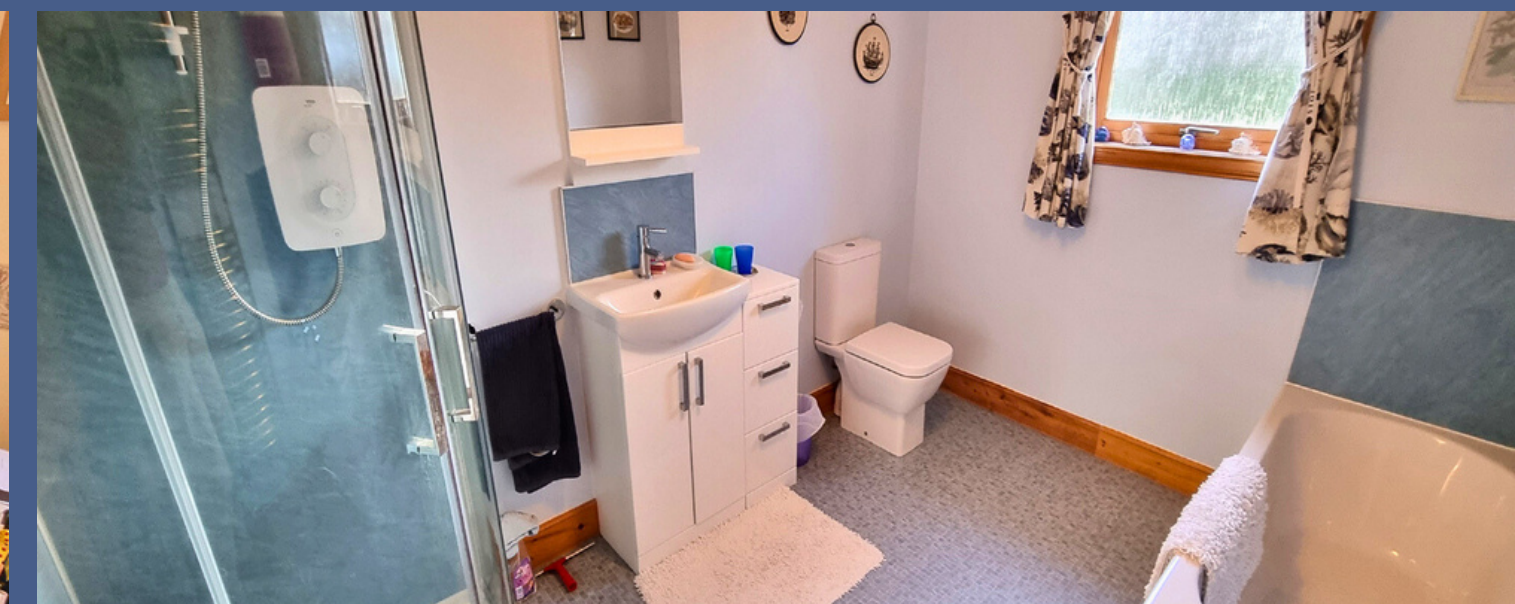
Bright and spacious double aspect room with windows overlooking the front garden and allowing an abundance of natural daylight. Feature electric fireplace. Space for furniture. Pendant light. Radiator. Fitted carpet.

Kitchen/Dining Area                      6.99m x 3.61m

Open plan kitchen and dining area with windows to the front offering natural daylight. Great space for hosting friends and family. Fitted kitchen with wall, base and display units incorporating integrated oven, hob, fridge, freezer and a composite 1½ bowl sink with mixer tap. Tiling around worksurfaces. Adequate space for both family and formal dining. Spotlight racks. Radiator. Vinyl flooring in kitchen and fitted carpet in dining area. Door to utility area.

Utility                                        2.68m x 1.93m

Base units incorporating stainless steel sink with mixer tap. Space for free standing appliances. Storage cupboard. Small two piece WC. Pendant light. Vinyl flooring. Window and door to the side.



Bedroom 1 4.50m x 4.23m

Double bedroom with window to the side offering natural daylight. Built in wardrobes. Space for bedroom furniture. Pendant light. Fitted carpet. Door to en-suite shower room.

En-suite 3.40m x 2.24m

Three piece white suite with WC, vanity basin and large walk-in shower cubicle with overhead shower and glazed side screen. Timber effect waterproof paneling. Illuminated wall mirror. Bathroom cabinet. Spotlight rack. Heated towel rail. Vinyl flooring. Opaque window to the side.

Bedroom 2 3.56m x 3.41m

Double bedroom with window to the rear overlooking the garden. Built in wardrobe. Space for furniture. Pendant light. Radiator. Fitted carpet.

Bathroom 3.33m x 2.40m

Four piece white suite comprising of WC, vanity wash hand basin, bath and double shower cubicle. Pendant light. Heated towel rail. Vinyl flooring. Opaque window to the rear.

Bedroom 3 3.57m x 3.27m

Double bedroom with window to the rear overlooking the garden. Double built in wardrobe. Pendant light. Radiator. Fitted carpet.

Staircase to first floor landing. Doors off to two bedroom and shower room. Two built-in storage cupboards. Ceiling lighting. Radiator. Fitted carpet.

Bedroom 4 4.50m x 4.41m

Double/Twin bedroom with window to the side. Built-in storage cupboards. Space for furniture. Pendant light. Radiator. Fitted carpet.

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### Shower Room

2.78m X 2.65m

Three piece white suite comprising of WC, vanity wash hand basin and shower cubicle. Pendant light. Fitted carpet. Velux window to the rear.

### Bedroom 5

3.62m x 4.65m

Double/Twin bedroom with window to the side. Built-in storage cupboards. Space for furniture. Pendant light. Radiator. Fitted carpet.

### SINGLE GARAGE

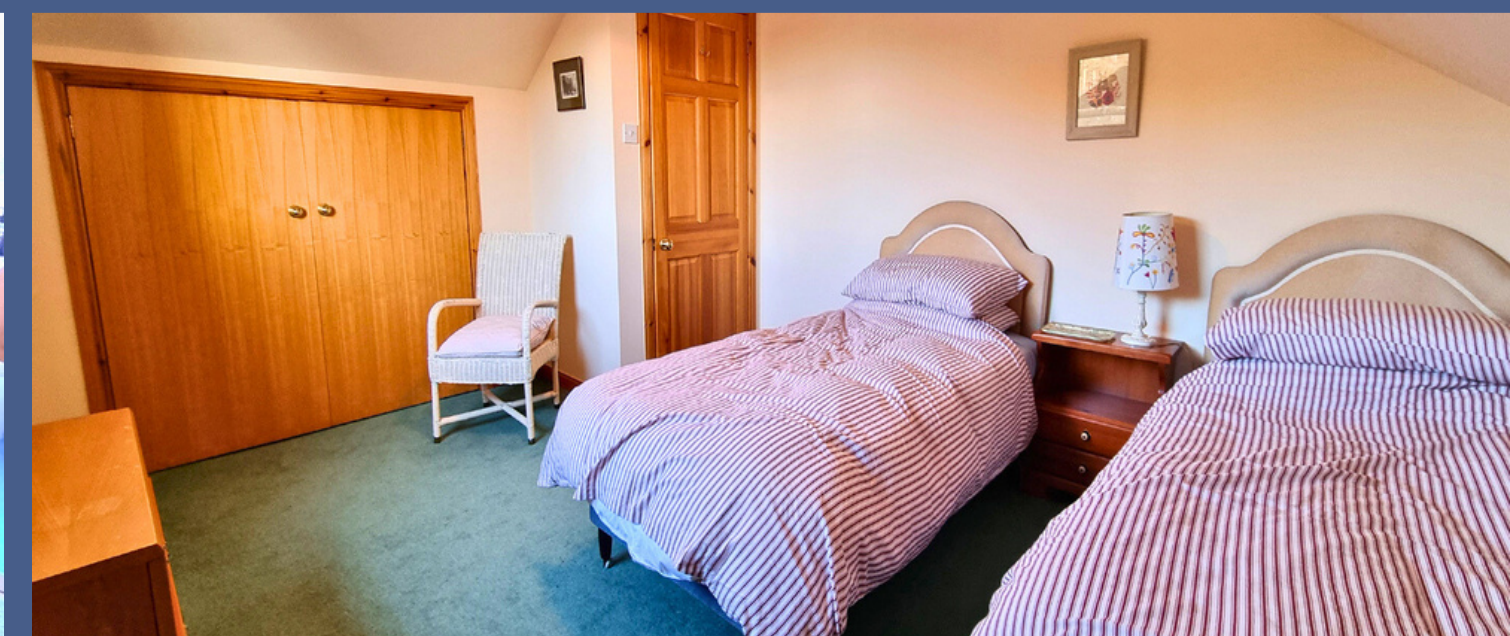
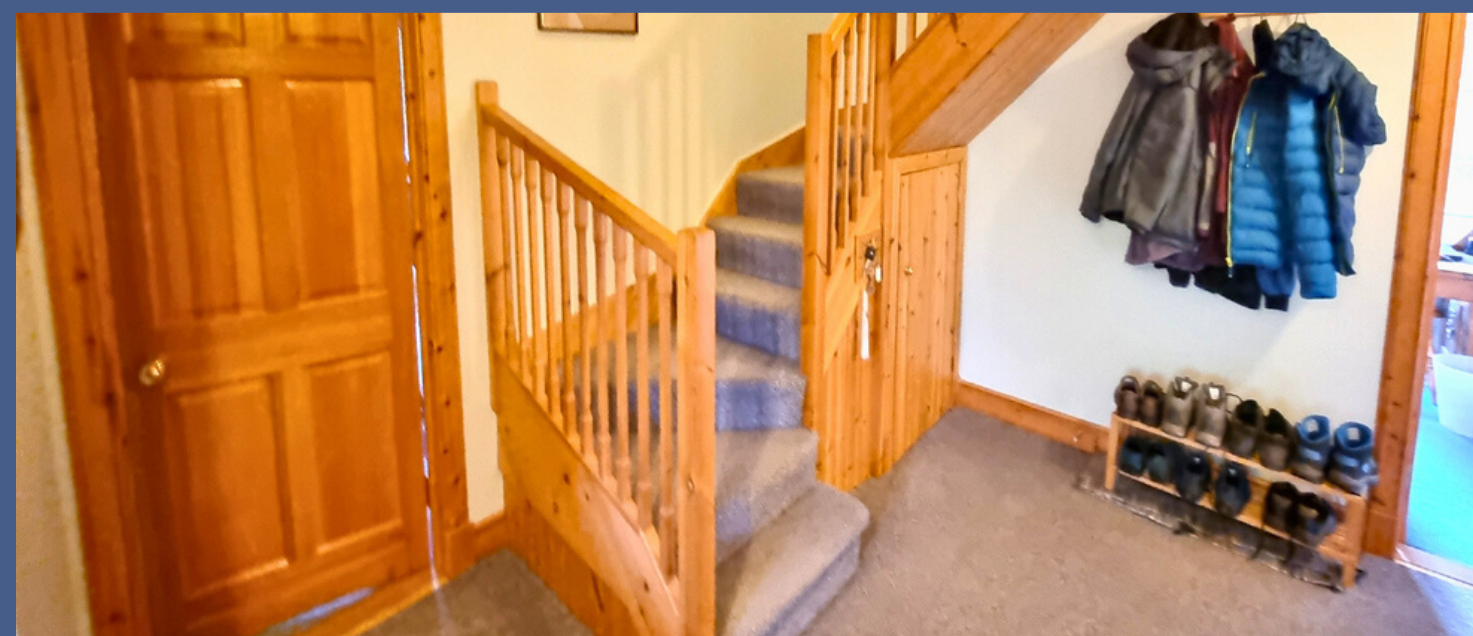
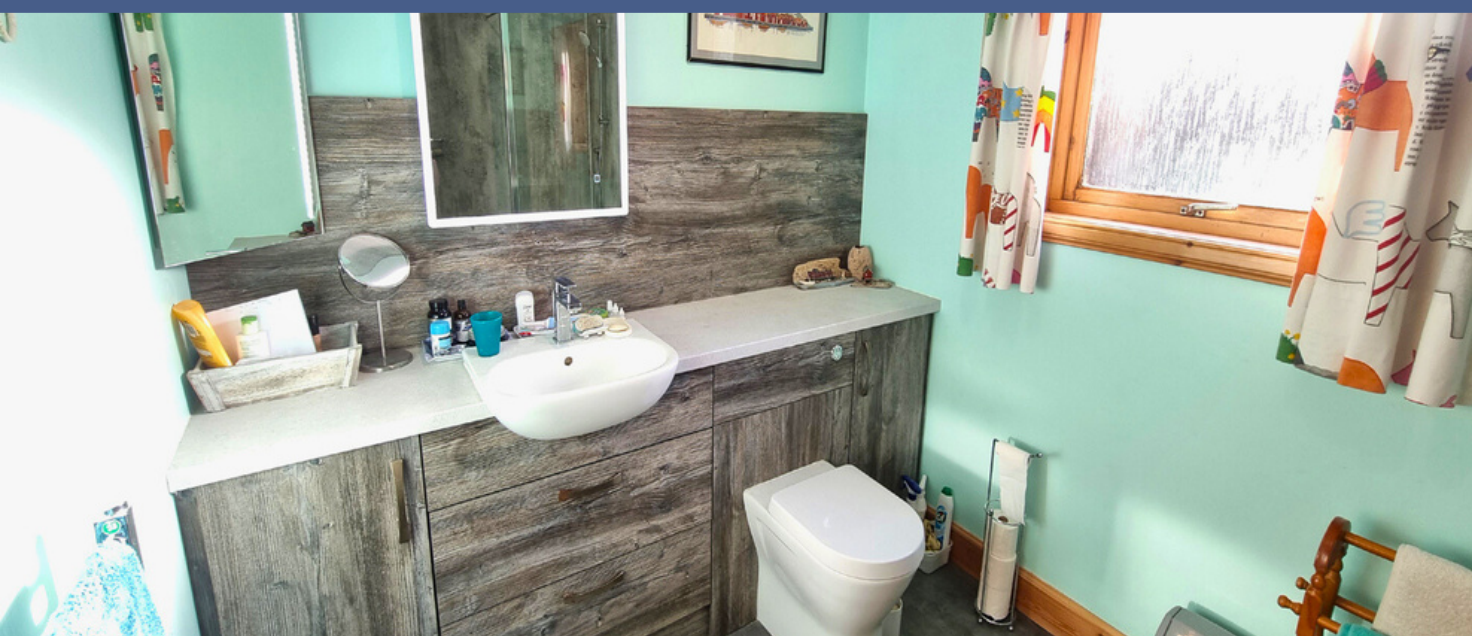
Single detached garage with up and over door. Power and lighting. Pedestrian door to the side.

### GARDEN GROUNDS

The property benefits from well-maintained garden grounds and is fully secure and accessed via cast iron gates at the front. The front garden is mainly laid to lawn with plants, shrubs and mature trees. There is a gravel parking area for several cars and access to the detached garage. The rear garden is again mainly laid to lawn with a mixture of plants and shrubs. Seating area and outside tap.

### INCLUDED

Floor coverings and light fittings.



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## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Currently Band F (£3,044 p/a 2023/24), including water rates. Discounts apply for single occupancy.

## HOME REPORT

A Home Report is available by using the following link:

Postcode: PH25 3DS

Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=7Hm9kBAASR6oyXuVPwPt7g%3d%3d>

Energy Performance Certificate Rating: Band D

## PRICE

Offers over £370,000 are invited for this property.

The seller reserves the right to accept or refuse a suitable offer at any time.

## VIEWING

Viewing is strictly by appointment only through the Selling Agents.



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#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

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