

Tigh Sithe Clachaig Nethy Bridge PH25 3DY

Offers Over £525,000 are invited.

Idyllic Rural Bungalow Offering Incredible
Panoramic Views Of The Nethy Bridge
Forest & Moorland Beyond



Features:

- Stunning Detached Home In Immaculate Condition
- Bright Lounge, Dining Room and Sunroom
- Modern Kitchen & Dining Area
- Triple Glazed Windows & Electric Economy Heating
- Feature Wood Burning Stove In The Lounge
- Double Integral Garage & Workshop
- Outstanding Rural Location

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“Tigh Sithe” which translates to House of Peace couldn't be more fitting for this beautiful, detached bungalow which sits on an elevated position offering breathtaking panoramic views across the valley. This rural property boasts three double bedrooms, one which is ensuite, a beautiful open plan living area offering outstanding views and a contemporary kitchen and dining area for hosting friends and family. Other accommodation worth mentioning is the four piece family bathroom, utility area and double integral garage. This substantially sized property measures approximately 200m² and has full triple glazing, electric economy heating, a wood burning stove and 16 PV solar panels. The outdoor space is almost as impressive as the indoor space at Tigh Sithe. The property sits in approximately half an acre of garden grounds, it's mixed between lawn areas with mature trees, plants and shrubs and monoblock parking area in front of the double garage. The field to the rear is also owned by the house and could be utilised for future development, animals or simply kept as green space.



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.



Local amenities include a primary school, with secondary schooling 5 miles away at Granttown-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. The village also boasts a challenging 9-hole golf course with club house, salmon & trout fishing in the Nethy and the nearby River Spey. A steam railway station is close by at Broomhill linking the villages of Boat of Garten and Aviemore. The nearby villages of Granttown-on-Spey (5 miles) & Aviemore (12 miles) offer a wider variety of shops, restaurants and pubs. Transport links via Aviemore give easy access to north and south via the main line railway and A9. There are regular bus services between the village to Granttown and Aviemore.

ACCOMMODATION:

Entrance Vestibule 6.83m x 2.24m

A timber glazed door opens to the entrance vestibule which is also used as a utility area. Fitted base and wall units providing space for under unit appliances. Plumbed for washing machine. Coat hooks. Two ceiling lights. Smoke detector. Loft hatch. Radiator. Fitted carpet. Doors off to kitchen, dining room, WC, and double garage.

Cloak Room 1.98m x 1.03m

Two piece white suite comprising of a WC and pedestal wash hand basin. Wall units provide storage space. Wall mirror. Toilet accessories. Pendant light. Fitted carpet. Opaque window to the rear.

Kitchen/Dining Area 6.78m x 3.57m

Open plan kitchen and dining area with windows to the rear offering natural daylight. Great space for hosting friends and family. Fitted kitchen with wall, base and display units incorporating an integrated oven, hob, fridge, freezer and a double stainless steel sink with mixer tap with a black quartz worktop. Tiling around worksurfaces. Under unit and plinth lighting. Adequate space for both family and formal dining. Two large storage cupboards. Recessed lighting. Smoke detector. Radiator. Vinyl tiled flooring. Doors to inner hall and dining room.



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Dining Room

4.35m x 2.86m

Lovely, glazed dining room with incredible panoramic views across the valley. Amazing space for hosting friends and family while also offering office space for anyone needing to work from home. Display shelving and low level cupboard housing electrics. Two Velux windows. Fan light. Smoke detector. Radiator. Oak flooring and carpet leading to the lounge. Doors off to entrance vestibule, BBQ area and open plan to the lounge.

Lounge

4.38m 5.60m

Spacious, open plan lounge with a feature wood burning stove and access to the glazed sunroom offering unbelievable views. Adequate space for lounge furniture. TV and telephone points. Smoke detector. Carbon monoxide alarm. Ceiling light. Radiator. Fitted carpet.

Sunroom

4.35m x 2.86m

A spectacularly designed sunroom with numerous windows to the front offering panoramic views across the valley to surrounding hills. Space for furniture. Ceiling lighting. Radiator. Fitted carpet. Open to front porch.

Front Porch

3.33m x 1.74m

A timber glazed door opens to the front porch. Double sliding door wardrobe offering hanging and storage space. Electrical consumer unit. Pendant light. Laminate flooring. Open to sunroom and door to inner hallway.

Inner Hallway

"L" shaped hallway with three large storage cupboards. Doors off to all bedrooms, lounge, kitchen and front porch. Five wall lights. Smoke detector. Loft hatch. Radiator. Fitted carpet.

Bedroom 1

3.48m x 3.51

Spacious principal bedroom with two windows to the side and rear overlooking the garden grounds. The dressing area offers space for furniture and storage shelving. Double mirrored wardrobes. Pendant light. Wall light. Radiator. Fitted carpet. Door to en-suite.

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En-suite 3.00m x 2.45m

Three piece white suite with WC, vanity basin and large walk-in shower cubicle with mains shower and glazed side screen. Tiled effect waterproof paneling. Illuminated wall mirror. Bathroom cabinet. Recessed lighting. Heated towel rail. Vinyl tiled flooring. Opaque window to the rear.

Bedroom 2 3.15m x 3.20m

A double bedroom with a window to the front offering great views over the garden and beyond. Built in wardrobe. Space for furniture. Pendant light. Radiator. Fitted carpet.

Bathroom 3.55m x 2.00m

Four piece white suite comprising of WC, vanity wash hand basin, bath and shower cubicle. Tiles around bath, shower, and sink. Illuminated wall mirror. Bathroom cabinet. Recessed lighting. Heated towel rail. Vinyl tiled flooring. Opaque window to the rear.

Bedroom 3 3.05m x 3.20m

Double bedroom with window to the front offering amazing views of surrounding hills. Double built in wardrobe. Pendant light. Radiator. Fitted carpet.



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Double Garage

Double integral garage with two up and over doors. Power and lighting. Storage shelving. Maintenance pit. Smoke detector. Window to the side. Pedestrian door to entrance vestibule and doors through to the log store, workshop and material store.

Workshop

Fully functional workshop with work benches, storage shelving and air purification system. Power and lighting. Smoke detector. Double doors to the side and pedestrian doors to the BBQ area and material store.

Material Store

Substantially sized material store with shelving and storage space. Power and lighting. Currently used for storing material but offers flexibility for home office, gym, or games room. Smoke detector. Double access doors to the side.

GARDEN GROUNDS

The property sits in an elevated position overlooking the Nethy Bridge Forest and Moorland. It's accessed via a cattle grid or pedestrian gate to the side and has adequate parking for numerous vehicles. The front of the property is mainly laid to lawn with mature trees, plants, and shrubs. The rear of the property has a monoblock driveway and drying area with access to the double garage, workshop and storeroom. Green house. Outside tap.

BBQ Area

Secluded seating area with outstanding views across the valley. Space for garden furniture. Log store. Power sockets and lighting. Access to workshop, potting shed and dining room.



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INCLUDED

Floor coverings, blinds and light fittings. Electric range master. Other furniture may be available on separate negotiation.

SERVICES

Mains electricity and telephone. Septic tank. Private water supply.

COUNCIL TAX

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

HOME REPORT

A Home Report is available by using the following link:

Postcode: PH25 3DY

Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=9Td%2f%2f%2fgRemsNl1P1rZFRUQ%3d%3d>

Energy Performance Certificate Rating: Band D

PRICE

Offers over £525,000 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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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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