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Bennachie, Straanruie, Tulloch, Nethy Bridge, PH25 3EF

UNDER OFFER £280,000

Contact us on 01479 874800 or visit www.massoncairns.com

solicitors and estate agents

UNDER OFFER - Set in a sought-after location, this detached three-bedroom timber built property spans approximately ¼ of an acre and lies between the enchanting forest village of Nethy Bridge and the vibrant Osprey village of Boat of Garten. This setting offers a perfect blend of tranquillity and accessibility, ideal for experiencing Highland living at its best. Currently, the accommodation includes an entrance / sunroom, bathroom, kitchen, and a hallway that leads to a comfortable sitting room with a dining area, and three well-proportioned bedrooms. Additionally, there is a wood panelled snug (further sitting room) enhancing the living space. Outside, two handy sheds provides extra storage and the easily kept lawned gardens afford excellent privacy and views of the surrounding countryside and woods. Whether you decide to update the existing cottage or undertake a new build project, subject to the necessary consents, "Bennachie" provides a versatile foundation for creating a personalised Highland retreat. This property offers a rare opportunity to live in or design a perfect family home in one of Scotland's most picturesque settings. EPC F, Council Tax band B
To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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Tulloch

Tulloch, an enchanting and idyllic locale, is peacefully nestled between the captivating forest village of Nethy Bridge and the vibrant osprey village of Boat of Garten. This serene location, found in the heart of the mesmerising Cairngorms National Park, offers an unmatched blend of tranquillity, beauty, and outdoor adventure. Nethy Bridge, often known as the "Forest Village", provides a picturesque backdrop with its rich woodland setting, stunning walking trails, and an abundance of wildlife. The River Nethy winds its way through the village, adding to its charm, and providing countless opportunities for leisurely riverside strolls or picnics.

To the other side of Tulloch, the Osprey Village of Boat of Garten is renowned for its abundant bird life, including the magnificent ospreys that lend the village its name. Boat of Garten is also a hub for outdoor enthusiasts with an array of activities ranging from golfing, cycling, fishing to bird watching. Tulloch itself is a haven of peace and serenity, boasting expansive, panoramic views of the rolling Cairngorms and a delightful array of local flora and fauna. The pace of life in Tulloch allows for relaxation and appreciation of the surrounding natural beauty.

In Tulloch, you're not just buying a home; you're immersing yourself in a lifestyle, a community, and a landscape that is as restorative as it is breathtaking. With a captivating mix of seclusion and accessibility to neighbouring villages, Tulloch presents a unique proposition for those seeking a tranquil but engaging life amidst Scotland's wild beauty.

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 F

Entrance & Sunroom

3.94m x 1.89m (12'11" x 6'2")

A full-height glazed door opens into a welcoming sunroom, an inviting introduction to this characterful property. The sunroom is framed by large glazed windows on either side, offering sweeping views of the lush gardens and the scenic landscape beyond. This space is bathed in natural light, creating a serene area perfect for relaxation or enjoying a morning coffee. A further door provides direct access to the main hall and kitchen while wall-mounted lighting fixtures add a touch of warmth making it a perfect spot to unwind regardless of the time of day.

Hallway

The hallway serves as a gateway to most of the accommodation, ensuring effortless navigation throughout the space. It features practical ceiling lighting that brightens the area and a loft hatch.

Sitting Room & Dining Area

2.95m x 7.33m (9'8" x 24'0")

This welcoming space is bathed in natural light, thanks to dual aspect windows located on the side and front. Twin doors open directly onto the gardens, seamlessly extending the living space outdoors and offering easy access to a serene natural setting. Centered in the room is an inset fireplace equipped with a wood-burning stove that provides both warmth and a cosy focal point. The layout is spacious enough to comfortably accommodate a variety of lounge furniture, making it an ideal spot for family time or entertaining guests. Additionally, there is ample space for a dining table and chairs, allowing the room to double as a dining area for meals and gatherings.

Snug / Sitting Room

3.91m x 4.06m (12'9" x 13'3")

Experience the warmth and charm of this snug, which doubles as an additional sitting room. Its walls are elegantly lined with pine panelling, creating a cosy, cabin-like atmosphere that invites relaxation and comfort. The room is highlighted by a large picture window at the front, which not only floods the space with natural light but also offers picturesque views of the outdoor landscape. At the heart of the room is an inset fireplace, complete with a slate hearth and a timber mantle. This snug is ideally suited for quiet reading, intimate gatherings, or simply enjoying a peaceful moment by the fire, making it a truly special retreat within the home. The wood burning stove will be removed.

Kitchen

3.58m x 1.82m (11'8" x 5'11")

Step into a beautifully appointed kitchen which features a



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modern sink equipped with a drainer and a sleek chrome mixer tap, set against a backdrop of wood-effect worktops that add warmth and natural elegance. The kitchen offers a comprehensive range of storage solutions including base cabinets units, and drawers, ensuring ample space for all your kitchen essentials. Bright and airy, the kitchen is illuminated by ceiling spot lighting, creating a welcoming ambiance for cooking and socialising. Windows at the front of the room allow natural light to flood the space, enhancing the cheerful and inviting atmosphere whilst a convenient doorway leads directly to the hall, providing easy access to the rest of the home.

Bathroom

3.76m x 1.89m (12'4" x 6'2")

This space features a bath equipped with a sleek chrome mixer tap and a glass screen, complemented by an overhead shower. The bath area is surrounded by full-height tiling and natural light streams in through windows located at the front, enhancing the bright atmosphere. The room also includes a WC and a wash hand basin finished with a chrome mixer tap and complemented by a tiled splashback. Ceiling lighting provides ample illumination, ensuring the bathroom is well-lit at all times and there is an extractor fan.

Principal Bedroom

4.14m x 3.05m (13'6" x 10'0")

This comfortable double bedroom features a window to the rear, allowing for ample natural light and views of the peaceful outdoor surroundings. The room is fitted with ceiling lighting and carpet flooring.

Bedroom Two

2.55m x 3.05m (8'4" x 10'0")

A further double bedroom with a large window to the rear of the property. There is carpet flooring and ceiling lighting.

Bedroom Three

2.65m x 3.05m (8'8" x 10'0")

This bright twin bedroom is located to the rear of the property and enjoys a picture window, carpet flooring and ceiling lighting.

Outside

Nestled in a desirable location within Tulloch and surrounded by a small cluster of properties, this home offers both privacy and charm. The expansive gardens extending to circa 0.25 acres are thoughtfully landscaped, primarily laid to lawn with beautiful patches of wildflower meadow adding bursts of colour. There is generous space for parking, accommodating multiple vehicles conveniently and there are two timber sheds for storage of gardening and sports equipment.

Services

It is understood that there is private water and drainage with mains electricity. There is electric central heating in the two sitting rooms, three bedrooms and bathroom

Entry

By mutual agreement.

Price

UNDER OFFER

Viewings and Offers

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

Strathspey House
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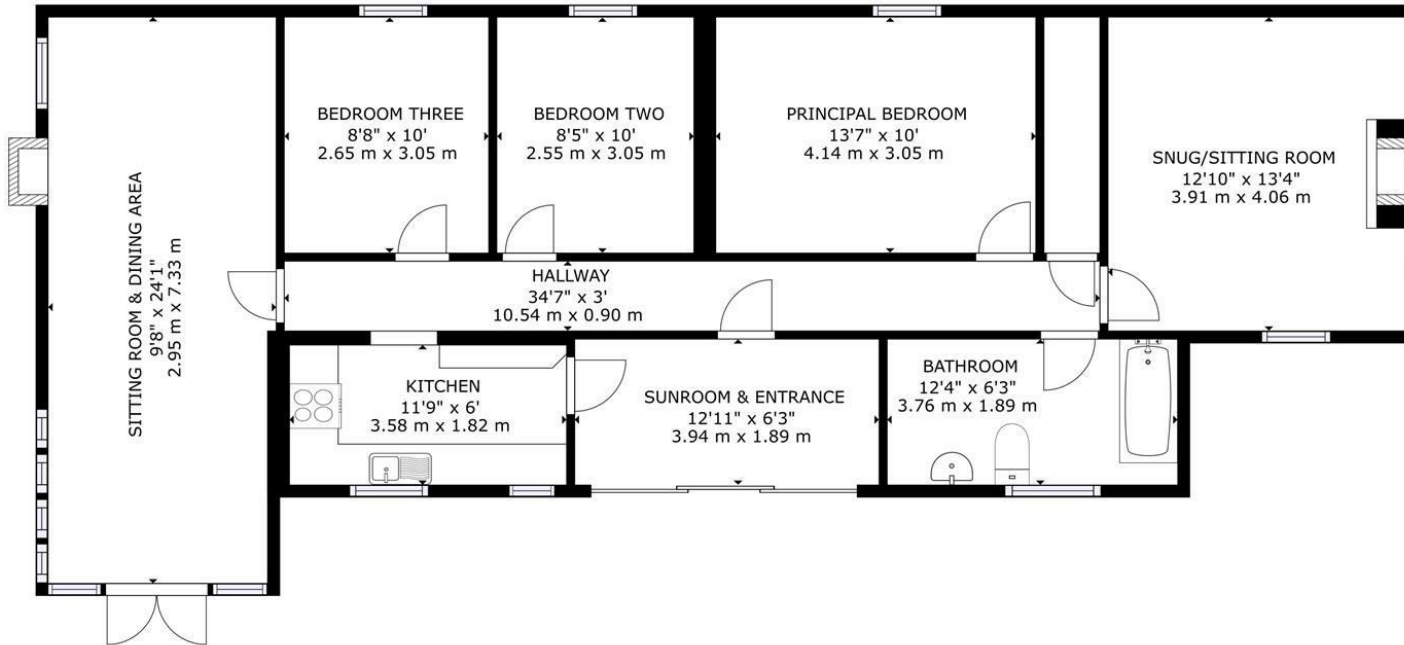












GROSS INTERNAL AREA
 FLOOR 1: 1122 sq ft, 104.2 m²
 TOTAL: 1122 sq ft, 104.2 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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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