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Ellen Brae, Nethy Bridge, PH25 3DB

Offers Over £520,000

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Located in the charming heart of this forest village within the iconic Cairngorms National Park, this unique property offers a harmonious blend of luxury and comfort. Spanning a generous 0.25 acres, the residence is surrounded by pristine grounds teeming with wildlife, creating a captivating and ever-changing panorama. The accommodation is thoughtfully arranged over two floors with all abilities access from the lock block driveway. The kitchen, featuring an excellent range of units, seamlessly flows into a spacious dining area, making it ideal for hosting dinners. This area also provides direct access to the enchanting garden, with manicured landscapes as your backdrop. The home's design continues to impress with a useful utility room, a welcoming entrance vestibule, and a large sitting room with dual aspect windows and a multi fuel burning stove. The property includes four spacious bedrooms, with the principal bedroom enjoying the added luxury of an en-suite. There is a separate family bathroom on the first floor and a shower room on the ground floor serving the fourth bedroom. The garage perfectly blends functionality and design, while the gardens are filled with mature plantings, various seating areas, lawns, a patio, and abundant wildlife, including red squirrels, birds, and deer. This property is rarely available and offers an exceptional opportunity to enjoy a luxurious lifestyle in this sought after locale. EPC D, Council Tax band D  
For a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

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## Nethy Bridge

Nethy Bridge is a charming village located in the heart of the Scottish Highlands, surrounded by the breathtaking beauty of the Cairngorms National Park. With its lush forests, meandering River Nethy, and an abundance of wildlife, this serene destination offers visitors an unforgettable experience. The village boasts a rich history, with evidence of settlements dating back to the Bronze Age. Nethy Bridge takes its name from the old stone bridge that crosses the river, connecting the village to a vast network of walking and cycling trails. Visitors can explore the ancient Caledonian Pine Forest, home to red squirrels, capercaillies, and other native wildlife, or venture further into the Cairngorms for breathtaking views and exhilarating hikes. Nethy Bridge is also a haven for birdwatchers, with the nearby Loch Garten Osprey Centre providing a unique opportunity to observe these magnificent birds of prey. The Strathspey Steam Railway, an iconic part of Scotland's heritage, allows visitors to travel through the stunning landscape in style. With a friendly community, local shops, cosy accommodation options, and tea room, Nethy Bridge offers a warm welcome.

## 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 D

## Entrance Vestibule

1.89m x 1.87m (6'2" x 6'1")

Step inside through a partially glazed timber door into inviting entrance adorned with dual aspect windows. The space is beautifully illuminated, creating a bright and welcoming ambiance. An internal glazed door invites you further into the home, serving as the perfect introduction to the rest of your living space.

## Sitting Room

6.44m x 4.72m (21'1" x 15'5")

The sitting room is both spacious and warm, characterised by a dual aspect windows at the front and side flooding the room with natural light. Central to the room's charm is the fireplace with a Morso multi fuel burning stove, which has a decorative slate hearth and timber surround and mantle, adding a touch of sophistication while contributing to a warm and cosy ambiance. The carpet flooring underfoot adds comfort and a sense of luxury, complementing the overall décor while recessed down lighting further enhances the room, making it a comfortable and relaxing space perfect for unwinding or entertaining guests. Twin glazed doors lead to the kitchen and dining area.

## Kitchen & Dining Area

3.21m x 5.09m & 3.40m x 3.08m (10'6" x 16'8" & 11'1" x 10'1")

Experience the heart of the home in this impressive kitchen and dining room. The space is well-appointed with a generous range of base, wall, and drawer units providing ample storage, ensuring everything you need is within reach. The design harmoniously combines functionality and style, catering to both everyday living and special occasions. The window to the rear infuses the kitchen with natural light, enhancing the welcoming atmosphere. Meanwhile, this inviting space extends into a dining area, perfect for enjoying family meals or hosting dinner parties. From here, double-glazed doors open out into the patio area, effortlessly merging indoor living with the natural beauty of the outdoors.

## Utility Room

2.95m x 2.06m (9'8" x 6'9")

This useful utility room with good work surface space and storage shelves offers excellent amenity. There is plumbing for a washing machine, space for a tumble dryer and there is a sink with mixer tap. A high performance door provides access to the side and rear garden and there is a window to the rear.

## Hallway

The hallway serves as the access point to the remainder of the rooms on the ground floor, briefly comprising of a shower room, and the fourth bedroom. It also features a practical cupboard housing the water cylinder, efficiently utilising the space. The hall is carpeted, adding a cosy feel underfoot.

## Shower Room

1.95m x 2.13m (6'4" x 6'11")

There is a WC and wash hand basin with a chrome mixer tap. The corner shower cubicle, features a mains pressure shower and practical full height wet wall panelling. The shower room also benefits from an opaque window providing privacy while allowing in natural light.

## Bedroom Four

3.22m x 3.20m (10'6" x 10'5")

A beautifully proportioned room, utilised as a home working space. A window to the front brings the outside in, flooding the space with natural light. Whether you're working, reading, or simply enjoying some quiet time, this space provides a serene sanctuary away from the main living spaces. Views from the windows, provide a constant connection to the natural beauty surrounding this charming home.

## Landing

This inviting landing features plush carpet flooring and is illuminated by a Velux window positioned over the stairs, providing ample natural light. The space is further enhanced by ceiling lighting, ensuring a bright and welcoming atmosphere. From here, doors lead to three additional bedrooms and a spacious family bathroom. A convenient hatch with a ladder offers easy access to the loft, perfect for extra storage.

## Principal Bedroom & En-suite

3.22m x 4.91m & 1.95m x 1.97m (10'6" x 16'1" & 6'4" x 6'5")

The principal bedroom boasts a double window to the front, filling the room with natural light. It features an integral wardrobe with both shelved and hanging storage, providing ample space for your belongings. The room is comfortably carpeted and illuminated by ceiling lighting. A door leads to the en-suite shower room, which includes a shower enclosure with a wetwall surround, a WC, and a pedestal wash hand basin. The en-suite is further enhanced by an opaque window to the rear, ceiling spot lighting, a vanity unit, and elegant glass display shelves.

## Bedroom Two

4.01m x 3.44m (13'1" x 11'3")

Located at the front of the property, this double bedroom features twin integral storage wardrobes, providing ample space for clothing and personal items. The room is comfortably carpeted and well-lit by ceiling lighting and dual aspect windows to the front and side of the home.

## Bedroom Three

4.01m x 3.44m (13'1" x 11'3")

Located at the rear of the property, this double bedroom features twin integral storage wardrobes, offering ample space for clothing and personal items. The room



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is comfortably carpeted and well-lit by ceiling lighting, with dual aspect windows to the front and side, allowing for abundant natural light and a bright, airy atmosphere.

#### Bathroom

3.02m x 2.26m (9'10" x 7'4")

This elegant bathroom features a classic clawfoot bathtub, perfectly positioned under dual Velux windows, allowing natural light to flood the space. It includes a pedestal wash hand basin with a mirror and a WC. The room is well-lit with ceiling spot lighting, enhancing its bright and inviting atmosphere.

#### Garage

3.05m x 6.08m (10'0" x 19'11")

The garage features a door to the side of the property which is covered providing easy access from the outside and dry access from the garage to the rear utility door. The concrete base is durable and strong, providing a sturdy foundation for all your storage needs. Inside, there is power, lighting and a floored loft area allowing you to work and store your belongings with ease. The window to the rear provides natural light and ventilation. A roller door to the front provides easy access to the space. Internally, timber and glazed doors have been fitted to provide a workspace. These could be easily removed returning the garage to its original use.

#### Outside

Step into a world of serenity and natural beauty at the front of the property, where a meticulously maintained lawn is complemented by elegant lock block paving and ample parking, providing effortless access to the house and garage with lowered door entry. A charming door beside the garage leads you through a covered passageway, unveiling the enchanting rear gardens. These gardens are a true outdoor sanctuary, featuring a harmonious blend of lush lawns and mature plantings, including a variety of trees, shrubs, and vibrant flower beds. Multiple inviting seating areas are thoughtfully placed throughout, offering perfect spots to unwind and soak in the tranquil surroundings. A sunny patio beckons for alfresco dining or morning coffee, creating a seamless extension of your living space into the outdoors. The gardens also include a timber storage shed and woodstore, adding both functionality and rustic charm. Backing onto what we are informed are protected open fields, the gardens offer a peaceful and picturesque backdrop that is both private and enchanting. This idyllic setting is a haven for wildlife, attracting a delightful array of bird species and playful red squirrels, ensuring that nature's wonders are always within view. Immerse yourself in this captivating outdoor oasis, where every element is designed to enhance your living experience and connect you with the beauty of the natural world. This property is perfect for those who desire a luxurious lifestyle intertwined with the pleasures of the National Park.

#### Services

It is understood that there is mains water, drainage and electricity. There is underfloor heating throughout.

#### Entry

By mutual agreement.

#### Price

Offers over £520,000 are invited

#### Viewings and Offers

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

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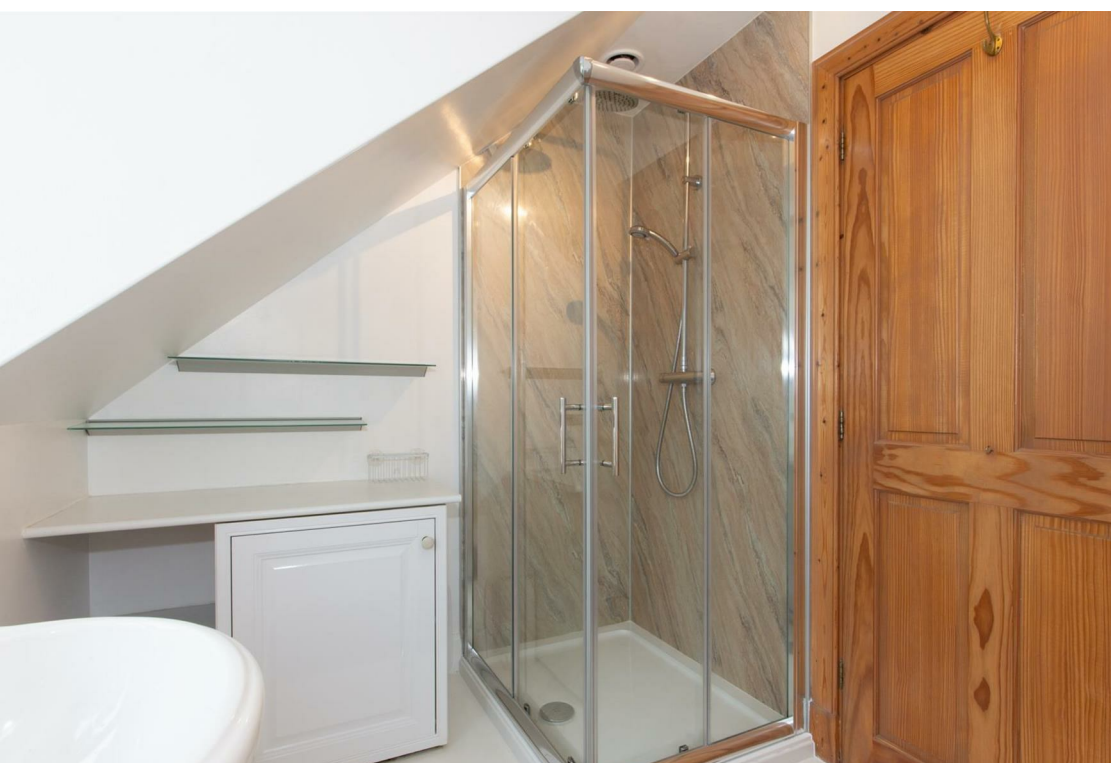
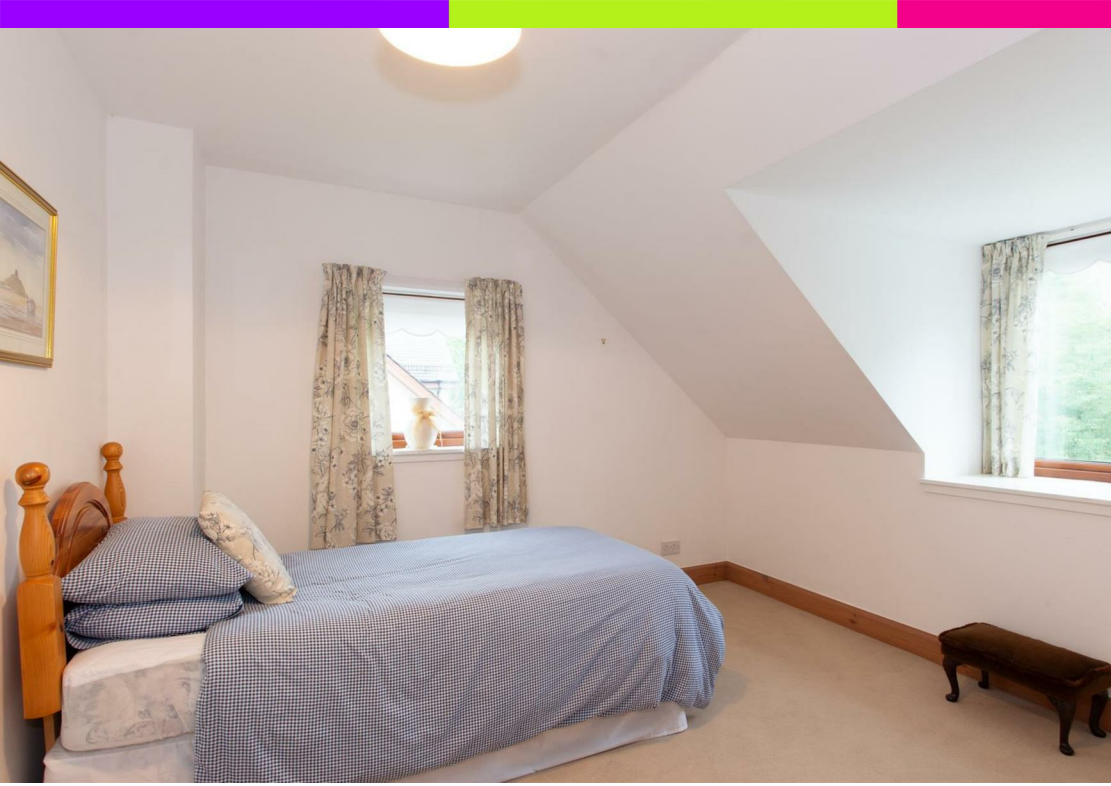
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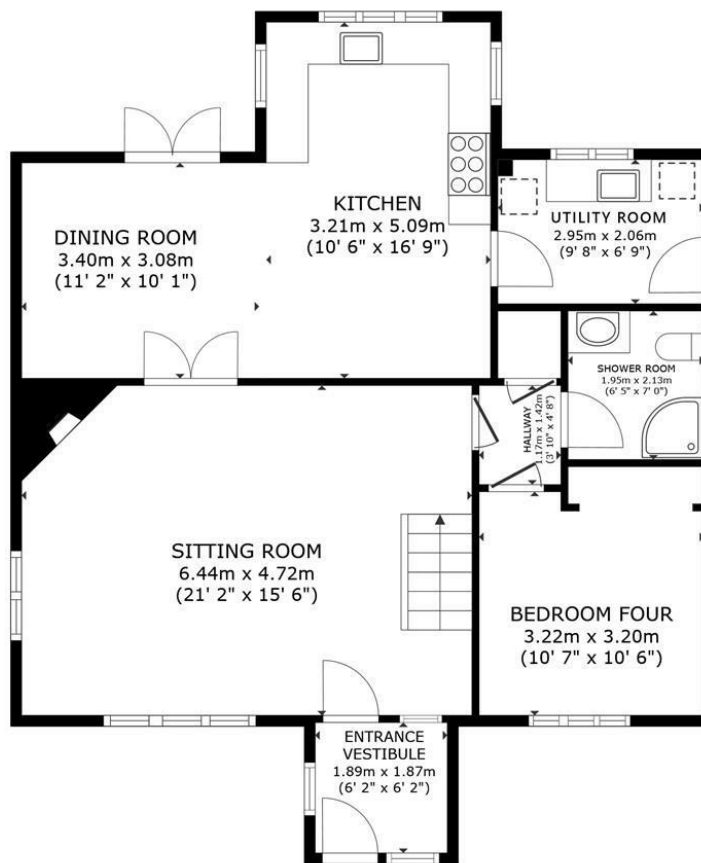












FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1 87.4 m<sup>2</sup> (941 sq.ft.) FLOOR 2 67.8 m<sup>2</sup> (729 sq.ft.)  
 TOTAL : 155.2 m<sup>2</sup> (1,671 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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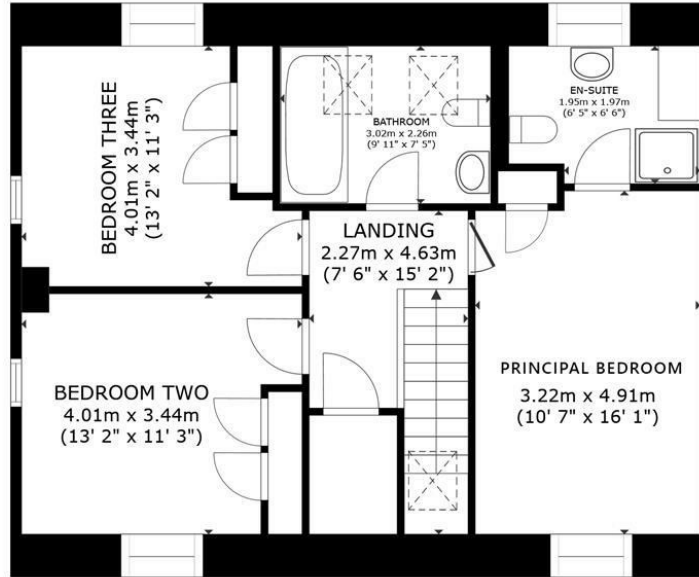
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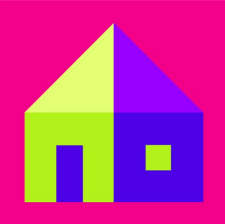
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FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1 87.4 m<sup>2</sup> (941 sq.ft.) FLOOR 2 67.8 m<sup>2</sup> (729 sq.ft.)  
 TOTAL : 155.2 m<sup>2</sup> (1,671 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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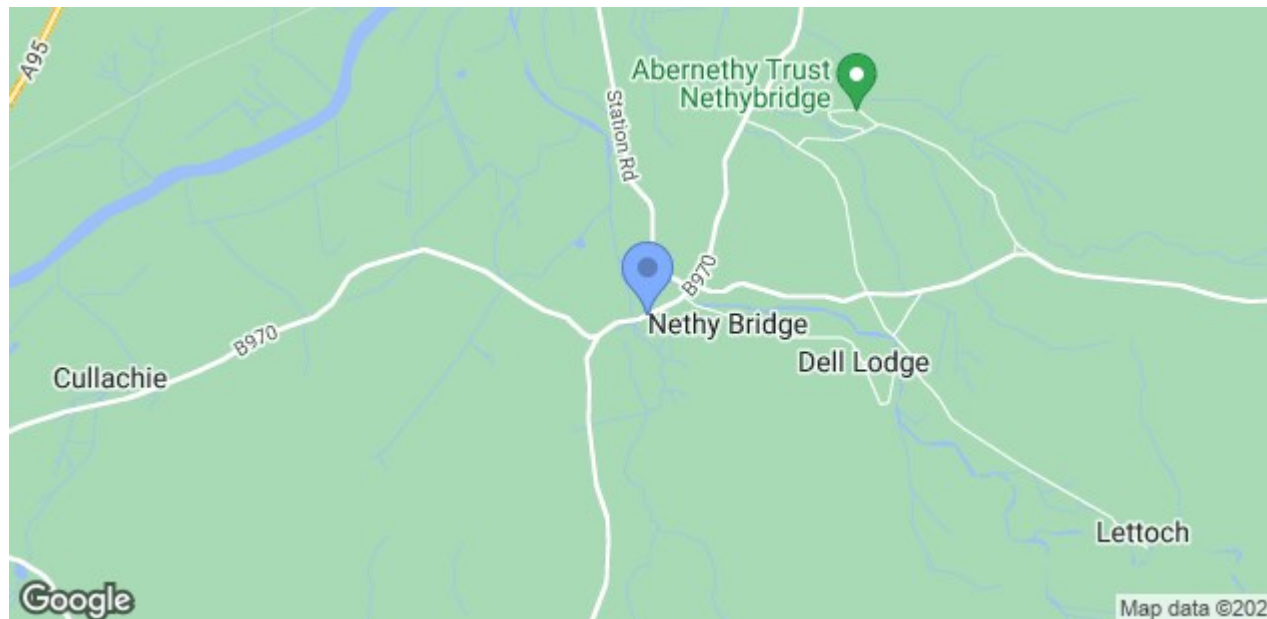
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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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