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Bynack View, Dirdhu Court, Nethy Bridge, PH25 3EG

**UNDER OFFER £435,000**

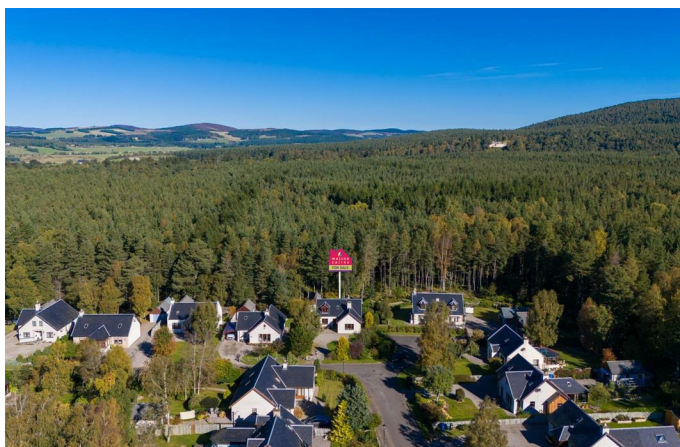
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solicitors and estate agents

UNDER OFFER - Located in a desirable position within the picturesque forest village of Nethy Bridge, this superbly appointed detached family home offers both luxury and tranquility. Set on a generous and idyllic plot within a sought-after development, this property backs onto lush woodland, providing both seclusion and direct access to scenic walks. The home itself is immaculately presented and thoughtfully laid out. It features a bright sitting room complete with an inset wood burning stove that adds a cosy ambiance, an airy entrance hall that welcomes guests warmly, and an open plan and well-equipped kitchen with middle island and breakfast bar plus a dedicated dining area in addition to family space, perfect for everyday living and entertaining. Additionally, there is a practical utility room, a family bathroom, and three double bedrooms, one of which includes an en-suite. Outside, the large driveway and detached garage offer ample parking and storage space. The front and rear gardens are mature and well-stocked, not only providing excellent privacy but also a habitat for a variety of wildlife, including many bird species and the occasional red squirrel, adding to the property's charm. This exceptional home is built to the highest standards and is ideally situated to take full advantage of the nearby recreational facilities of the Cairngorms National Park. With excellent transport links to Edinburgh, Glasgow, and beyond, this property is a perfect blend of comfort, quality, and location. A viewing is essential to truly appreciate what this stunning family home has to offer. EPC Rating D, Council Tax Band F

To obtain 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 Hall

From the driveway, you are welcomed into the property through a high-performance timber entrance door, flanked by adjacent windows that fill the entrance hall with natural light. The hall includes a convenient storage cupboard with a hanging rail for outerwear and ample space for shoe and boot storage. Carpeted flooring adds warmth, while ceiling lighting enhances the welcoming atmosphere. The hallway provides access to most of the ground floor rooms, with stairs rising to the upper floor.

### Sitting Room

4.78m x 3.78m (15'8" x 12'4")  
This spacious and light-filled sitting room is located at the front of the home, offering beautiful views of the front gardens through its dual-aspect design, featuring three large windows and patio doors to the side. These expansive openings allow natural light to flood the room, creating a warm and inviting atmosphere. The room is finished with soft carpet flooring and illuminated by down and side lighting, with convenient access to both the hallway and the open-plan kitchen, family, and dining area. A standout feature of this elegant space is the charming fireplace, complete with an inset wood-burning stove, slate hearth, stone surround, and a rustic timber mantel, adding a cosy and stylish focal point.

### Kitchen / Dining / Family

3.38m x 3.50m / 2.09m x 3.50m / 2.89m x 2.50m (11'1" x 11'5" / 6'10" x 11'5" / 9'5" x 8'2")

The open-plan kitchen, dining, and family area is truly impressive, offering exceptional functionality and style. The modern, well-equipped kitchen boasts an extensive range of base, wall, and drawer units, along with a display unit, all complemented by timber worktops. A ceramic one-and-a-half bowl sink with a chrome mixer tap sits beneath double windows that overlook the rear garden and there are top-quality Miele appliances, including a ceramic hob with an illuminated extractor and an oven with grill, are paired with a tiled splash back and under-unit mood lighting for a sleek finish. Additionally, the kitchen features an integral dishwasher, integrated pull-out waste and recycling bins in addition to space for a large fridge freezer ensuring both practicality and an uncluttered finish. The centre island, complete with a breakfast bar, timber worktop, and extra storage, adds both functionality and style.

The dining area offers ample space for a dining suite and chairs, with large double windows framing views of the garden and woodland beyond. Doors lead to a handy shelved pantry cupboard, utility room, and hallway.

The family area provides a cosy spot for relaxation and connection, with space for

lounge furniture and a wall-mounted TV connection. A double window to the side allows for even more natural light. With recessed down lighting and durable engineered vinyl wood flooring throughout, this versatile space is perfect for both everyday living and entertaining and all connects to become the hub of the home.

### Utility Room

2.19m x 2.22m (7'2" x 7'3")

The utility room is both practical and well-appointed, featuring a base storage unit with a worktop that includes a stainless steel sink, drainer, and chrome mixer tap, complemented by a tiled splash back. There is plumbing for a washing machine and space for a tumble dryer, making laundry tasks convenient. Additional features include a roof-mounted clothes airer and a cupboard housing the water cylinder with further shelved storage. A timber and glazed door provides access to the rear garden and garage. The room is finished with durable engineered vinyl flooring and ceiling lighting.

### Bedroom Three

3.32m x 3.78m (10'10" x 12'4")

This generous and serene ground-floor double bedroom offers lovely views of the front garden through its large windows. A door provides direct access to the en-suite shower room, enhancing convenience and there is soft carpet flooring and ceiling lighting.

### En-Suite Shower Room

2.02m x 2.22m (6'7" x 7'3")

This well-designed en-suite offers both style and functionality, featuring a crisp three-piece suite. The spacious shower enclosure is equipped with a mains pressure shower, featuring Grohe controls and complemented by full-height tiling in addition to a wc and wall hung wash hand basin with a Grohe mixer tap and convenient vanity unit beside, offering ample storage space for toiletries and essentials. There is vinyl flooring, enhancing comfort underfoot, ceiling lighting for a fresh and airy atmosphere, an extractor fan and a chrome towel radiator.

### First Floor Landing

The landing offers access to the bathroom and the first floor bedrooms, providing a seamless connection between spaces. It features soft carpet flooring and ceiling lighting, enhancing the cosy atmosphere. A loft hatch provides additional storage options, while a Velux window at the front of the property allows natural light to brighten the area.

### Principal Bedroom

3.92m x 4.50m (12'10" x 14'9")

This generously sized and light-filled bedroom boasts dormer windows to the front offering beautiful views of Bynack More and the Cairngorms. The velux to the rear,



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offers picturesque views of the gardens and surrounding woods. The room includes twin built-in wardrobes with both hanging and shelved storage, ensuring ample space for belongings. Finished with carpet flooring and ceiling lighting, it provides a warm and inviting atmosphere.

#### **Bedroom Two**

2.86m x 3.64m (9'4" x 11'11")

This light and spacious bedroom is filled with natural light from the Velux window at the rear, offering peaceful views of the woodland beyond. The room includes a built-in shelved wardrobe for convenient storage, while a second wardrobe with shelving provides additional storage and access to a large, fully floored loft area, ideal for extra storage needs. Soft carpet flooring completes this comfortable and functional space.

#### **Bathroom**

3.01m x 1.67m (9'10" x 5'5")

The family bathroom is well-appointed and includes a bath with an overhead shower and a folding glazed screen, offering flexibility for both quick showers and relaxing baths. The wc has a concealed cistern, complemented by a handy display shelf, while the wash hand basin is integrated into a vanity unit, providing additional storage. A wall mirror with shaver light adds a functional yet elegant touch to the space. There is a further storage cupboard for essentials and wall tiling enhances both aesthetics and easy maintenance, while engineered vinyl flooring, ceiling lighting and an extractor fan ensure the room stays bright and well-ventilated. A Velux window to the rear brings in natural light, adding to the bathroom's airy and fresh feel.

#### **Detached Garage**

6.58m x 3.85m (21'7" x 12'7")

The garage is accessible via an electric up-and-over door at the front, providing easy entry for vehicles. A pedestrian door and side window allow for ample natural light, making the space functional and bright. Inside, the garage features durable concrete flooring, along with power and lighting for convenience. Additionally, there is useful attic space, perfect for extra storage

#### **Outside**

Double timber gates open to reveal a generously sized gravelled area at the front of the property, offering ample parking for several vehicles and leading along the side to the garage. The remainder of the well-proportioned front garden is laid to lawn, framed by mature bushes and shrubs, creating a welcoming and attractive entrance offering some seclusion and privacy. The rear garden is also laid to lawn, beautifully interspersed with mature bushes and shrubs, and backs onto peaceful woodlands. A timber gate provides direct

access for scenic woodland walks. There is an integrated trampoline, thoughtfully built into the lawn, offering a safe and fun play area without disrupting the garden's flow. There are also paved patio areas at the side and rear, perfect for relaxing with a drink and enjoying the natural surroundings. Practical elements include a wooden log store, an outside tap, an oil storage tank, and plenty of outdoor space for family living and entertaining.

#### **Services**

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

#### **Entry**

By mutual agreement.

#### **Price**

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#### **Viewings and Offers**

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

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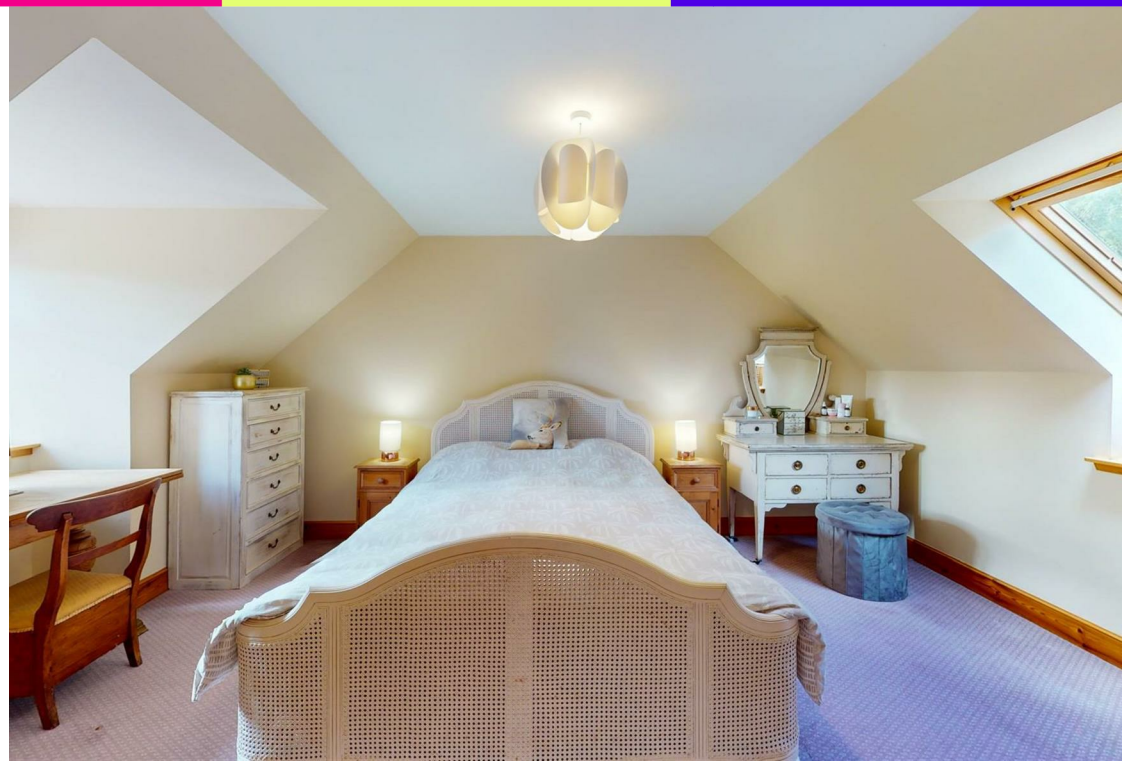
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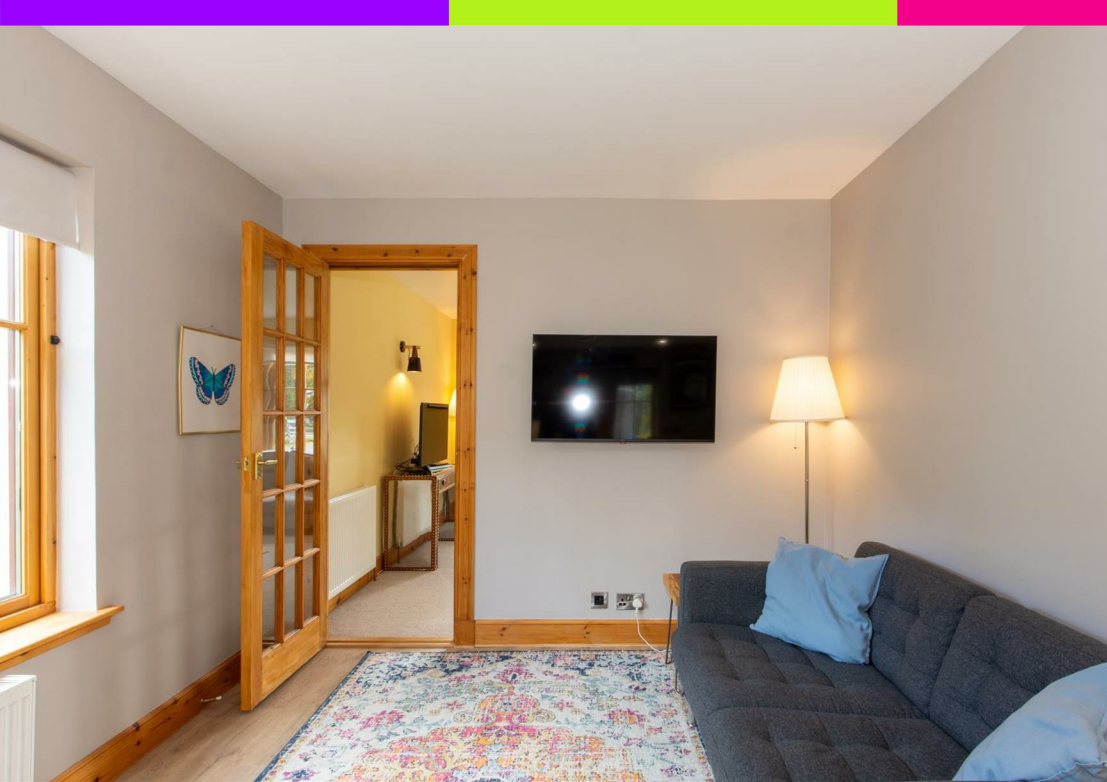


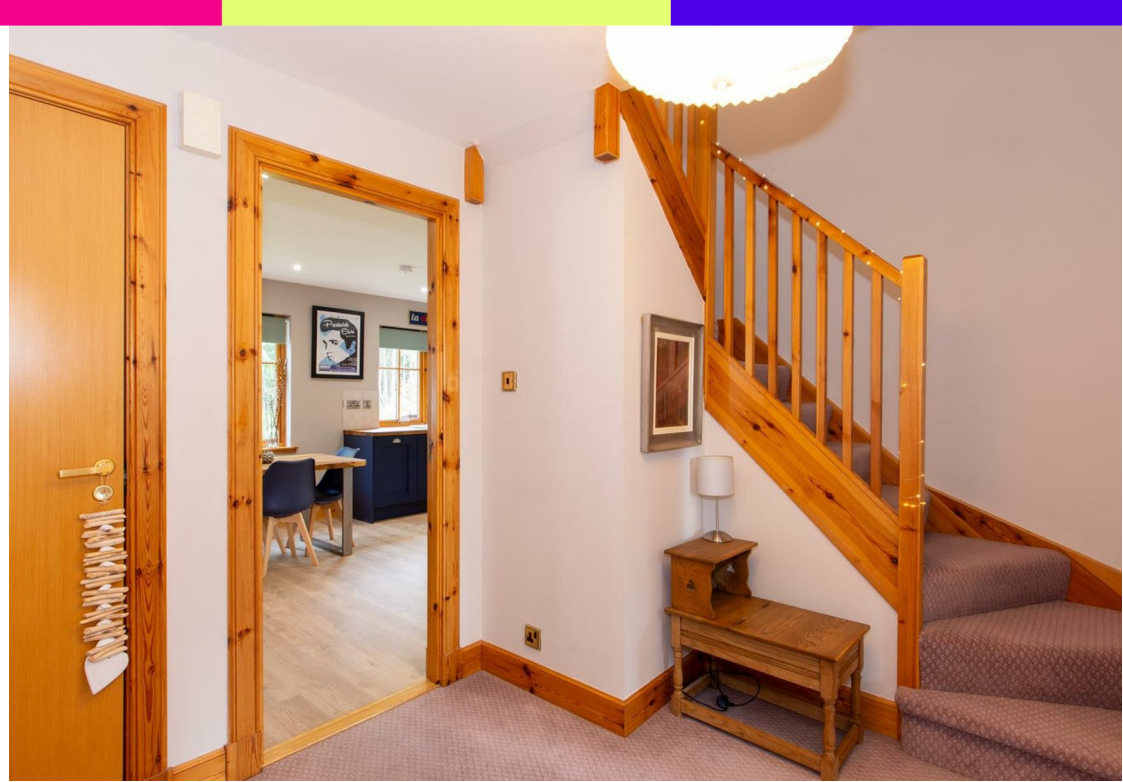


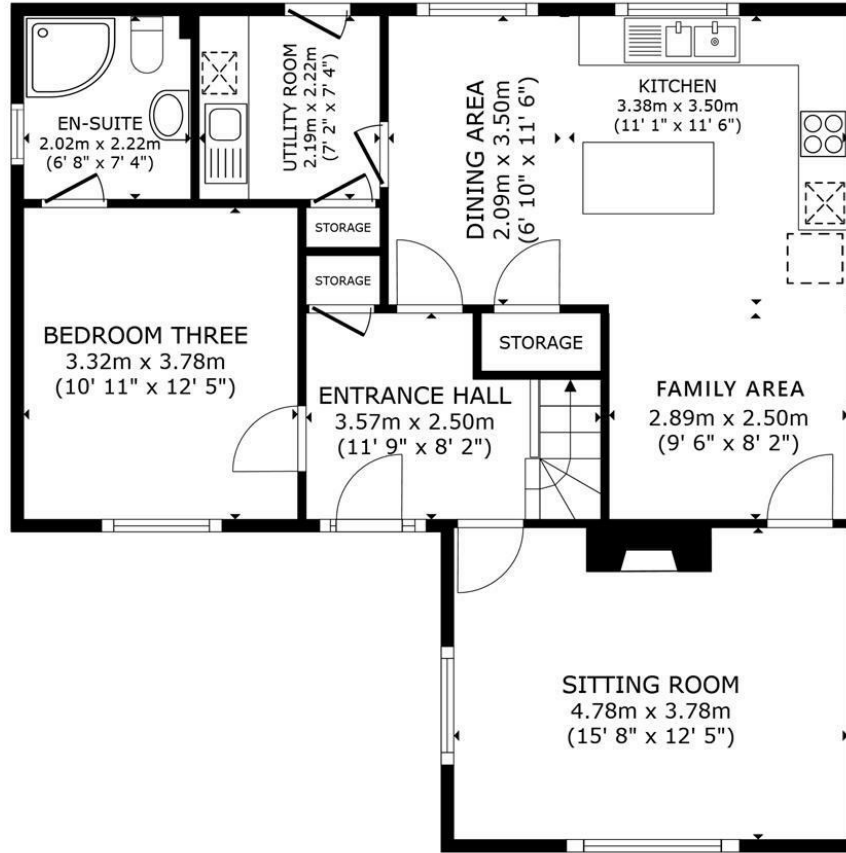
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FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1 79.4 m<sup>2</sup> (855 sq.ft.) FLOOR 2 39.8 m<sup>2</sup> (428 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 7.1 m<sup>2</sup> (77 sq.ft.)  
 TOTAL : 119.2 m<sup>2</sup> (1,283 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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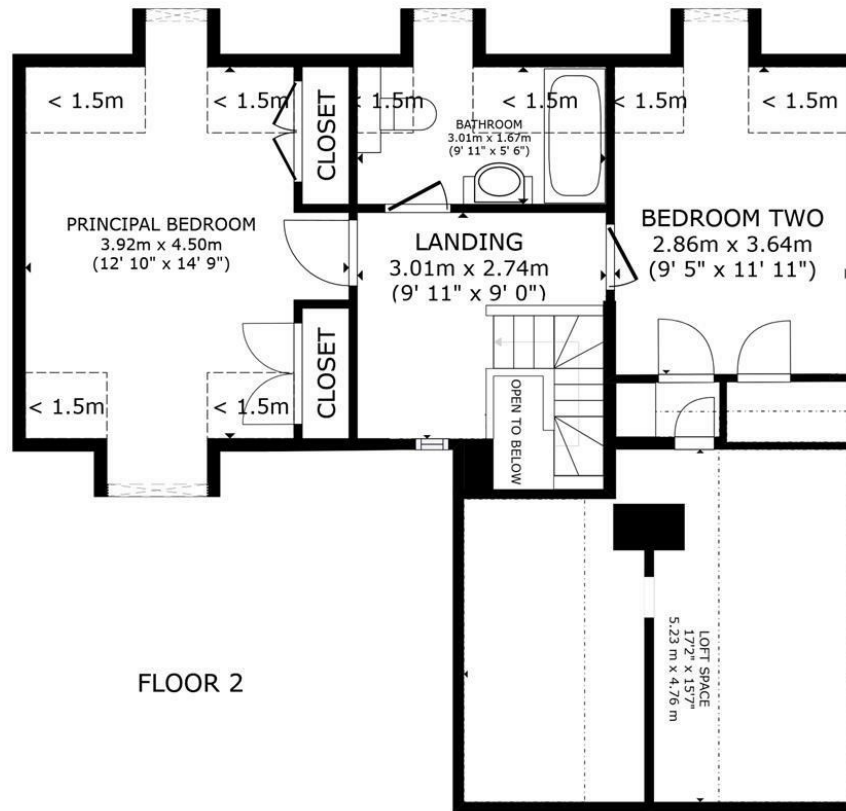
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FLOOR 2



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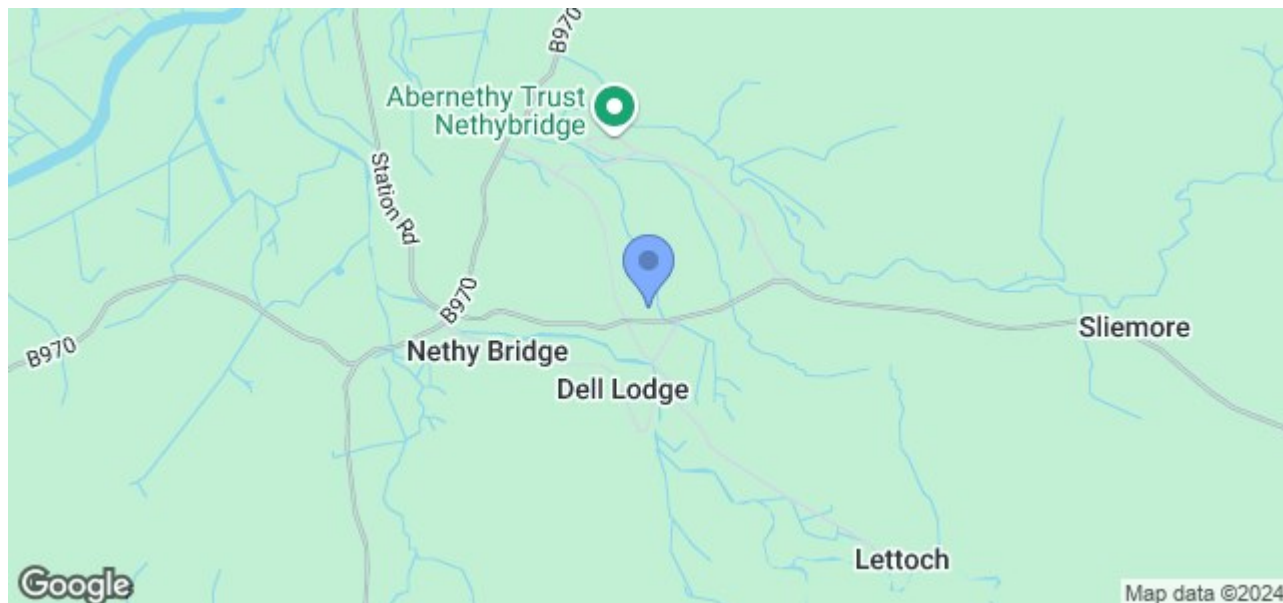
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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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