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Bowlins, Dell Road, Nethy Bridge, PH25 3DG
UNDER OFFER £300,000

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

UNDER OFFER - Located on the sought-after Dell Road in the picturesque forest village of Nethy Bridge within the Cairngorms National Park, this charming two-bedroom bungalow offers an excellent opportunity to acquire a home in a stunning natural setting. Currently operated as a successful short term let, it is superbly situated within easy reach of the village amenities and the property enjoys an idyllic location overlooking the River Nethy and surrounding woodlands. Accessed via a gated drive and path, the accommodation begins with a welcoming sun porch to the front, providing a bright and peaceful space to relax while enjoying views over the gardens and towards the river. A further door leads into the large and bright sitting room, a comfortable and inviting space complete with a wood-burning stove and a dining area ideal for family meals or entertaining guests. The recently refurbished kitchen is modern and well-equipped, offering excellent workspace and storage, with access to a practical rear vestibule that includes a useful storage cupboard. From the sitting room, an inner hallway leads to the stylish and contemporary family bathroom, as well as two bedrooms. The front-facing bedroom is generously sized, while the second bedroom to the rear benefits from a modern en-suite shower room, providing added comfort and convenience. Externally, the property boasts a gravel driveway leading to a single garage, offering ample parking and storage. The surrounding gardens include a neatly maintained lawn to the front and side, with a further gravel area suitable for turning or additional storage. This bungalow combines comfort, practicality, and a fantastic location, making it an excellent opportunity for those seeking a peaceful home in a sought-after village within the heart of the Cairngorms National Park. EPC C, Council Tax E

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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

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

EPC Rating C

Sun Porch

2.20m x 3.86m (7'2" x 12'7")

The bright and airy sun porch at the front of the property offers a peaceful and inviting space, ideal for relaxing while enjoying views of the gardens, the River Nethy, and surrounding woodland. Large windows on two sides flood the room with natural light, while wooden flooring adds warmth and character to the space. Thoughtfully designed with built-in storage and shelving, it provides practical solutions for display and organisation. The sun porch is accessible via a gated path, creating a welcoming entrance, and connects seamlessly to the main living areas of the home. This versatile space is perfect for use as a reading nook, playroom, or simply as a spot to take in the scenic surroundings.

Sitting Room & Dining Area

4.07m x 5.39m & 2.36m x 2.11m (13'4" x 17'8" & 7'8" x 6'11")

The bright and spacious sitting room is a warm and inviting space, perfect for relaxing or entertaining. A large window overlooks the front garden, filling the room with natural light, while the wood-burning stove set within a black slate surround creates a cosy focal point. The room easily accommodates a variety of seating options and is complemented by a dining area to one side for family meals or gatherings. Finished with light laminate wood flooring and neutral décor, in addition to ceiling lighting. There are doors to the kitchen, sun porch and inner hall.

Kitchen

1.75m x 4.53m (5'8" x 14'10")

This recently refurbished kitchen is well-equipped and thoughtfully designed, offering modern functionality with a stylish finish. The space features an excellent range of contemporary base, wall, and drawer units with complementary splash backs complemented by attractive wooden worktops and a double stainless steel sink beneath a large window that brings in plenty of natural light. There is an integrated fitted double oven with hob and an illuminated extractor hood in addition to an integral microwave, as well as plumbing for a

dishwasher and washing machine, ensuring convenience for day-to-day tasks. The room is finished with durable flooring and provides space for additional freestanding appliances, such as a fridge freezer. A door leads through to rear vestibule.

Rear Vestibule

The rear vestibule provides a practical and functional space, ideal for everyday use. With durable flooring, an integral storage cupboard, one which houses the water cylinder, wall-mounted coat hooks, and space for outdoor footwear and essentials, it serves as a useful entry and storage area. A partially glazed door allows natural light to brighten the space while offering direct access to the drive.

Inner Hall

The inner hall provides access to both bedrooms and the bathroom. There is a loft hatch with ladder providing access to the attic.

Principal Bedroom & En-suite

3.29m x 2.98m & 2.32m x 1.14m (10'9" x 9'9" & 7'7" x 3'8")

This bright and airy double bedroom enjoys plenty of natural light from a large window to the rear. The neutral décor and soft carpet flooring add to the calm and cosy feel of the room and a further door conveniently leads through to the modern en-suite which is modern and stylish. The space includes a walk-in shower with a glass enclosure and chrome fixtures. There is a compact vanity unit with an inset wash hand basin providing practical storage, while a wall-mounted mirror and frosted window ensure the room remains light. Additional features include a WC, a heated towel rail for added comfort, and a glass shelf for toiletries while the black and white checkered flooring adds a classic touch.

Bedroom Two

5.01m x 4.08m (16'5" x 13'4")

This generously proportioned bedroom benefits from twin aspect windows, allowing for an abundance of natural light, creating a bright and airy feel in addition to carpet flooring. The room offers excellent flexibility for a variety of layouts and provides the option to incorporate a large integral wardrobe if desired.

Bathroom

2.32m x 1.73m (7'7" x 5'8")

This stylish and modern bathroom features a sleek design, offering both functionality and comfort. It comprises a white three-piece suite,



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including a bath with an overhead shower and glass screen / curtain, a WC, and a vanity unit with an inset wash hand basin and storage beneath. The striking black and white checkered flooring adds a classic touch, while the full-height shower wall panels provide a contemporary finish. A frosted window to the rear ensures natural light while maintaining privacy and there is a wall-mounted illuminated mirror.

Outside

Outside, the property enjoys a slightly elevated plot that offers good privacy. The front is accessed via a gated path that cuts through a sizeable lawned garden, which is securely fenced from the rear and bounded by a mixture of wall, fencing, and mature hedge planting, providing an attractive setting overlooking the River Nethy and woods. To the rear, double gates open onto a gravel driveway leading to the single garage, offering ample parking and storage space. A patio area provides the perfect spot for outdoor seating or dining, while the sides of the property feature an enclosed grassed area and an additional gravel section, ideal for turning, shed storage, or other practical uses.

Garage

3.0m x 5.0m (9'10" x 16'4")

A single block built garage with corrugated roof, up and over garage door and concrete base.

Services

It is understood that there is mains water, drainage and electricity.

Rental Potential

Currently operated as a successful holiday letting business and holding a certificate of lawfulness, the property presents an excellent opportunity for potential buyers. Any new purchaser wishing to continue the business will need to apply for the transfer of short-term letting licence, a process which we understand should be straightforward as there is a current licence in place (further information below). There are no accounts available for viewing and potential purchasers should satisfy themselves on this.

'The 2024 Licensing Order introduced a facility to transfer an existing short-term let licence via a "transfer application." These applications are determined in broadly the same manner as

licence applications. The Chief Constable and other statutory consultees are informed, and an opportunity is given for them to object to the transfer should concerns exist about the transferee.' reference 'The Association of Scotland's Self-Caterers'

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

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

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Email: property@lawscot.com

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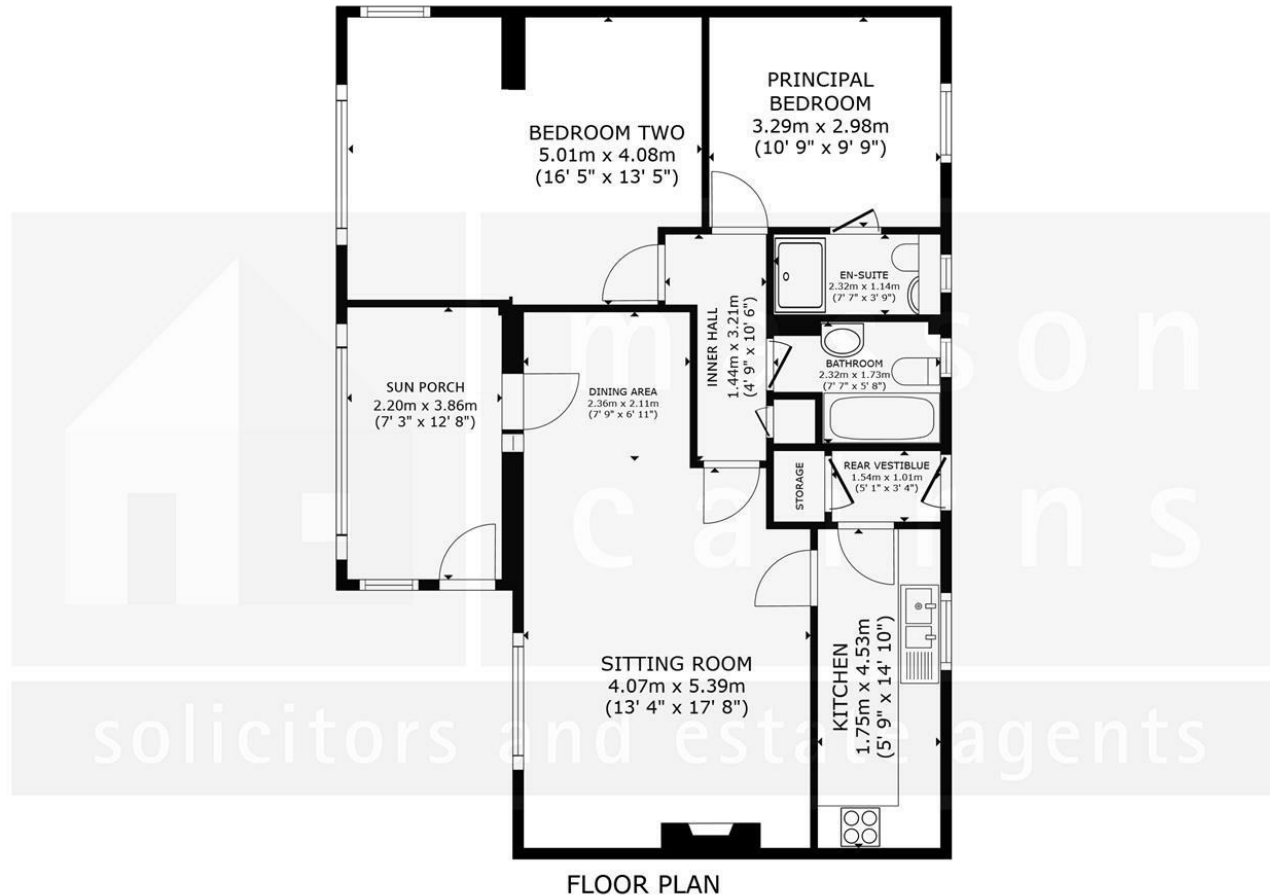












GROSS INTERNAL AREA
 FLOOR PLAN 89.6 m² (965 sq.ft.)
 TOTAL : 89.6 m² (965 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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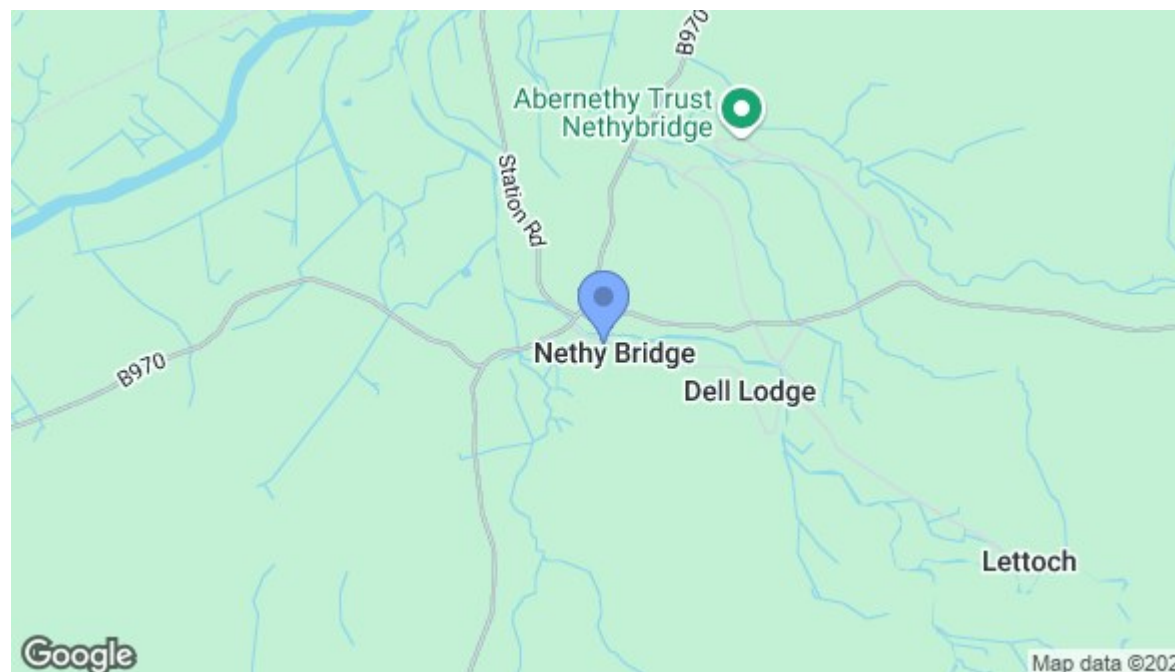
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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