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Lanson, Broomhill, Nethy Bridge, PH26 3LX

**UNDER OFFER £340,000**

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)



UNDER OFFER - Situated in an elevated location at Broomhill, outside Nethy Bridge and Dulnain Bridge, this charming three-bedroom detached bungalow offers a rare opportunity to embrace the beauty and tranquility of this special position. Perfectly positioned to take in breath taking panoramic views across Strathspey and the River Spey to the majestic Cairngorms, this home provides a truly special setting for those seeking a peaceful yet well-connected retreat. Upon entering, you are welcomed into a warm and inviting space that is ideal for family living. The dual-aspect sitting room with a dining area is a highlight, where natural light floods the space, and the ever-changing scenery beyond the windows creates a stunning backdrop as well as enjoying a central wood burning stove. The well-equipped kitchen provides excellent amenity and has space for casual dining and there are three well-proportioned bedrooms, offering ample room for rest and relaxation, while an additional attic room and expansive loft area present possibilities for a home working or extra storage. Externally, the home is complemented by a beautifully landscaped garden, complete with a tranquil pond that enhances the charm of the outdoor space. An integral garage offers both convenience and secure storage, while the surrounding grounds provide excellent outdoor living. This delightful bungalow in Broomhill is a rare gem, combining spacious interiors, picturesque surroundings, and modern conveniences in an unbeatable location. Suitable for a variety of purchasers, this property presents an exceptional opportunity to enjoy the very best of Highland living. Viewing is highly recommended to fully appreciate all that this home has to offer. EPC D, Council Tax E

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 Vestibule

3.88m x 1.49m (12'8" x 4'10")

The entrance vestibule provides a welcoming and practical space upon arrival at the property. Accessed via a glazed timber door, this bright area features laminate flooring and a fitted storage cupboard, offering ample space for coats, shoes, and outdoor essentials. A further door leads through to the main accommodation whilst there is another door which leads to the integral garage.

### Hallway

The hallway provides a welcoming and practical entrance to the home, offering access to most of the accommodation. Extending through the property, this spacious area features carpet and ceiling lights ensure a bright and inviting ambiance.

### Sitting Room & Dining Area

8.92m x 4.04m (29'3" x 13'3")

This bright and spacious sitting room, seamlessly connected to the dining area, offers a warm and inviting space for relaxation and entertaining. A stunning dual-aspect design floods the room with natural light, while large picture windows and sliding glass doors frame breath taking

panoramic views over Strathspey, The River Spey, Heritage Steam railway and towards the Cairngorms. A charming feature fireplace with a brick surround and inset wood-burning stove creates a cosy focal point. The dining area, is also positioned to take full advantage of the scenic outlook and provides ample space for hosting family meals or gatherings. There is carpet flooring, ceiling lighting and a further door leads through to the kitchen.

### Kitchen

4.31m x 3.68m (14'1" x 12'0")

This striking and contemporary kitchen is both functional and stylish, featuring a bold high-gloss red finish on the extensive range of wall, base, and drawer units. The sleek white worktops provide ample preparation space, complemented by a tiled splashback. A large window above the sink allows natural light to flood the space while offering a pleasant outlook over the gardens and Strath. The kitchen is well-equipped with modern appliances, including a built-in double oven, ceramic hob with an extractor hood, space for a larger fridge and plumbing for washing machine and dishwasher. There is space for a breakfast table, a larger cupboard and a further door leads outside.

### Principal Bedroom & En-suite wc

4.30m x 2.82m & 1.74m x 0.80m (14'1" x 9'3" & 5'8" x 2'7")

The principal bedroom is a generously sized and inviting space with a large window to the side which allows natural light to stream in, creating a bright and airy atmosphere. The room benefits from an integral wardrobe, providing ample storage and a further door leads directly to the en-suite wc, adding to the convenience and functionality of the space. There is carpet flooring and ceiling lighting.

### Bedroom Two

2.80m x 3.70m (9'2" x 12'1" )

Bedroom Two is a bright and welcoming space, offering comfortable accommodation with ample room for twin beds or a king size. A window to the rear allows natural light to



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filter through, creating an airy and relaxing atmosphere. There is carpet flooring, a built in dressing table with storage wardrobes and ceiling lighting.

#### **Bedroom Three**

2.40m x 3.69m (7'10" x 12'1")

Another bright and airy double bedroom with an integral wardrobe including space for hanging and shelved storage in addition to carpet flooring and ceiling lighting.

#### **Bathroom**

3.31m x 1.81m (10'10" x 5'11")

The bathroom is a bright and spacious area, offering a blend of functionality and comfort. Featuring a four-piece suite, it includes a WC, a pedestal wash hand basin with twin chrome taps, and a full-size bath with a tiled surround and an overhead shower with glazed screen. A window allows natural light to flood in while maintaining privacy. Additional features include a wall-mounted mirror with lighting, a built-in storage shelf, and a wooden cabinet for added convenience. The ceiling is finished with timber cladding and there is a separate shower enclosure.

#### **Integral Garage**

6.06m x 3.58m (19'10" x 11'8")

The garage has an up and over door to the front that offers excellent storage space for tools, storage and equipment or could be used as a workshop or utility space as well as vehicular storage. There is a concrete base, power and light in addition to a window and wooden steps leading to the attic room.

#### **Attic**

The attic room offers a useful space that can be utilised for home working, crafting or as a gaming room. There is a window, power and light in addition to a door leading through to a large floored attic space.

#### **Outside**

The property enjoys a truly special setting, surrounded by beautifully landscaped gardens that blend seamlessly with the stunning Highland scenery. Offering a perfect balance of privacy and open space, the grounds have been thoughtfully designed to make the most of the spectacular panoramic views across Strathspey to the Cairngorms. Lawns, patio, mature trees, and established shrubs create a peaceful and inviting outdoor retreat, while a feature pond adds a charming focal point, attracting local wildlife and enhancing the tranquil atmosphere. A gravel driveway leads up to the house, providing ample off-street parking and easy access to the integral garage. To the rear, there is a covered car port and storage area as well as a timber shed. Throughout the garden, well-placed seating areas invite you to soak up the ever-changing beauty of the surrounding landscape, making this an ideal home for those who appreciate nature and a slower pace of life.

#### **Services**

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

#### **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

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Tel: (01479) 874800

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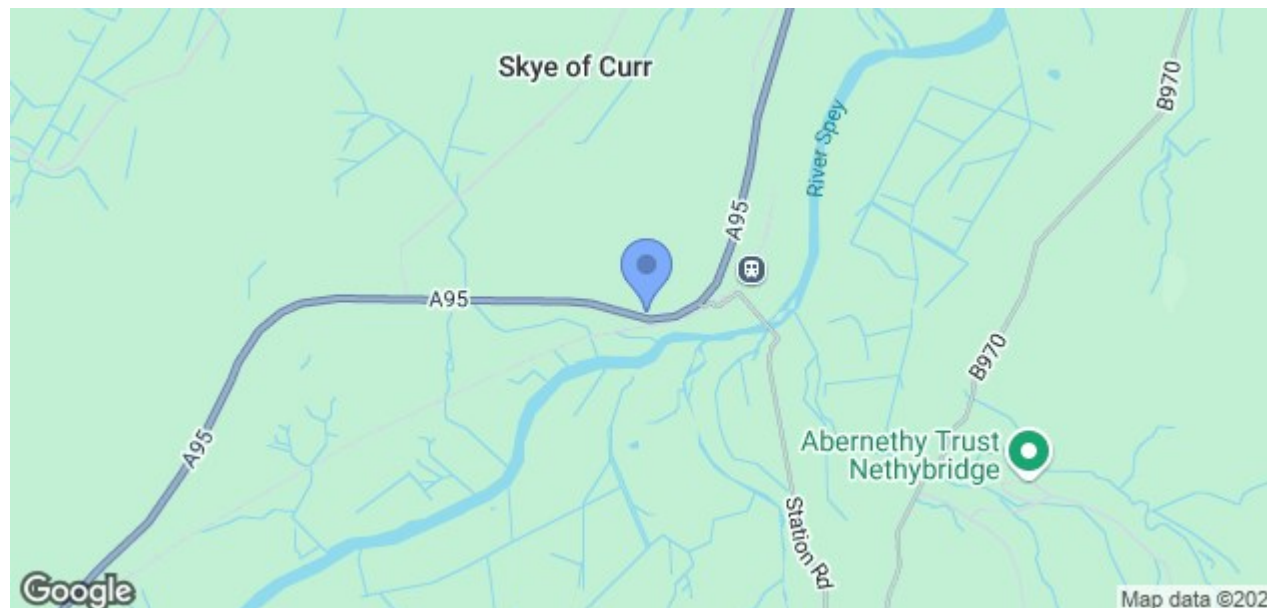
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| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            | 100                                                                               |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            | 55                         |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>Scotland</b>                             | EU Directive<br>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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