

masson  
cairns ESTD 1984

Ossian Cottage, Skye Of Curr Road, Dulnain Bridge, Grantown on Spey, PH26 3PA

**UNDER OFFER £280,000**

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

solicitors and estate agents



UNDER OFFER - This immaculately presented home sits high on the banks of the River Dulnain, and is located a few miles outside Grantown on Spey, within the stunning Cairngorms National Park. This detached three bedroom bungalow offers a perfect blend of comfort and amenity featuring a convenient single-floor layout, comprising a welcoming sitting room, a well-equipped and newly fitted kitchen and dining area, three inviting bedrooms, a stylish shower room, useful laundry room, and a lovely conservatory that offers an excellent vista over the gardens. Recently refurbished and modernised throughout, the property has been rewired to meet current standards, ensuring a comfortable and stylish living experience. Stepping outside, you will find generous gardens that enhances the property's appeal, surrounded by mature trees and shrubbery with a gated entrance and driveway. Additionally, the property includes several outbuildings, such as timber sheds and a greenhouse, offering practical storage solutions and potential for various uses. At the rear of the garden, there is direct access to the picturesque River Dulnain. Ossian Cottage provides a blend of comfort and natural surroundings which would suit a variety of purchasers. EPC Rating D, Council Tax Band 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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### Dalnain Bridge

Near Grantown On Spey, and in the Cairngorms National Park, the village is comprised of two communities, Dalnain Bridge and the crofting community of Skye of Curr which stretches for about a mile to the south, terminating at the famous Speyside Centre. Grantown On Spey situated nearby is within the Cairngorms National Park and is the Capital of Strathspey and a leading tourist resort. It has a fine shopping centre, first class hotels and guest houses, Primary and Grammar schools offering education to university entrance standard and Health Centre. Sporting facilities include 18 hole golf course, excellent Salmon and Trout fishing in the River Spey and other waters, 8 tennis courts, bowling green, children's recreation park and forest walks through Grant Park. There are many places of interest to visit in the area with Grantown being the gateway to the Malt Whisky Trail. The Grantown Heritage Centre is open through the summer and Highland Games are held at different venues throughout the Spey Valley. Within easy reach are the Cairngorm Mountains for winter sports facilities and hill walking. The sandy beaches of the Moray Firth are also close by.

### Transport Links

From Dalnain Bridge, you can conveniently access various transportation options to explore the wider UK:

#### Airports:

Inverness Airport (INV): Approximately 34 miles away, this regional airport offers domestic flights and some international connections.

Aberdeen International Airport (ABZ): Roughly 87 miles away, providing a wider range of domestic and international flights.

#### Train Stations:

Carrbridge Railway Station: About 5 miles from Dalnain Bridge, offering connections to Inverness, Perth, and

Edinburgh.

Aviemore Railway Station: Approximately 9 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 Dalnain Bridge to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.

A939: This scenic route connects Dalnain Bridge to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Dalnain 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 Porch

1.52m x 2.92m (4'11" x 9'6")

The property features an entrance porch that benefits from ample natural light, thanks to multiple windows. This space offers practical storage for shoes and boots and has room for additional furnishings such as a storage bench, helping to keep the area tidy and organised.

### Hallway

Access from the entrance porch through a secure upvc door into a practical entrance hall, which includes a spacious storage cupboard for boots, shoes, and outerwear, as well as the electrical consumer unit. The inner hallway provides access to all rooms on one level, including the sitting room, kitchen/dining area, three bedrooms, shower room, and

laundry room. The hallway also features a large storage cupboard housing the oil-fired boiler and offering shelved storage for linens. A loft hatch provides access to an insulated attic space.

### Kitchen / Dining

4.40m x 4.52m (14'5" x 14'9")

The fully refurbished and impressive kitchen/dining area is well-equipped with a good range of base units providing ample storage, along with an integrated double oven and a four-burner electric hob. There is also an integral dishwasher and space for a free-standing fridge freezer. A large peninsula with additional storage offers a casual dining option, while the room also accommodates a full dining suite. Dual-aspect windows allow plenty of natural light into the space.

### Laundry Room

1.46m x 2.05m (4'9" x 6'8")

This room provides a practical space for laundry and storage, featuring base units and a worktop. There is plumbing for a washing machine and space for a tumble dryer. A window allows natural light into the room.

### Sitting Room

3.34m x 4.51m (10'11" x 14'9")

The sitting room is a generously sized space, featuring dual-aspect windows that provides plenty of natural light. A large feature fireplace with an inset wood-burning stove serves as a focal point, set on a stone hearth with a tiled surround. A glazed door leads directly to the conservatory, enhancing the room's connection to the outdoor space.

### Conservatory

3.02m x 3.92m (9'10" x 12'10")

The conservatory offers a bright and relaxing space with panoramic views over the garden. Patio doors at the rear provide direct access to the outdoor area, creating a seamless indoor-outdoor connection.



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**Principal Bedroom**

4.33m x 3.92m (14'2" x 12'10")

The principal bedroom is a spacious room that comfortably accommodates a large double bed and freestanding storage furniture, ensuring the room remains clutter free. It has dual aspect, low level windows for a source of natural light whilst maintain a good degree of privacy.

**Bedroom Two**

2.90m x 4.53m (9'6" x 14'10")

The second bedroom in this home is a versatile and functional space that is perfect for both work and rest. The room has been designed with a triple integral wardrobe space, providing ample storage space for all your clothes and belongings. The window overlooking the front garden provides plenty of natural light.

**Bedroom Three**

2.59m x 3.21m (8'5" x 10'6")

This versatile room includes an integral double wardrobe. It features a picture window to the rear of the property overlooking the garden and providing a source of natural light.

**Shower Room**

1.88m x 2.07m (6'2" x 6'9")

This stylish room features a WC, a surface mounted wash hand basin with chrome mixer tap, complemented by a tiled splashback and illuminated vanity mirror. There is a large shower enclosure with full height wet wall panelling and the remaining walls also have stylish wet-wall panelling. Under basin storage cupboards provide adequate room to store and keep everything organised.

**Outside**

The property is accessed via a timber picket fence, with a driveway providing off-street parking and a path leading to the entrance porch. The gardens are enclosed by timber fencing and include three timber sheds, a greenhouse,

and raised beds for planting. A gate at the garden's end leads to steps descending to the River Dulnain. The outdoor space is enhanced by mature trees and shrubbery, creating a natural and peaceful setting. The large timber shed with corrugated roof (approx 7.0m x 4.0m), offers excellent equipment storage and workshop space. A further smaller garden shed measuring (approx 1.5m x 2.50m) provides good storage for sports and gardening equipment

**Services**

It is understood that there is mains water, drainage and electricity. There is oil fired central heating. The property features solar panels to supplement the electricity supply.

**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:-

Masson Cairns

Strathspey House

Grantown on Spey

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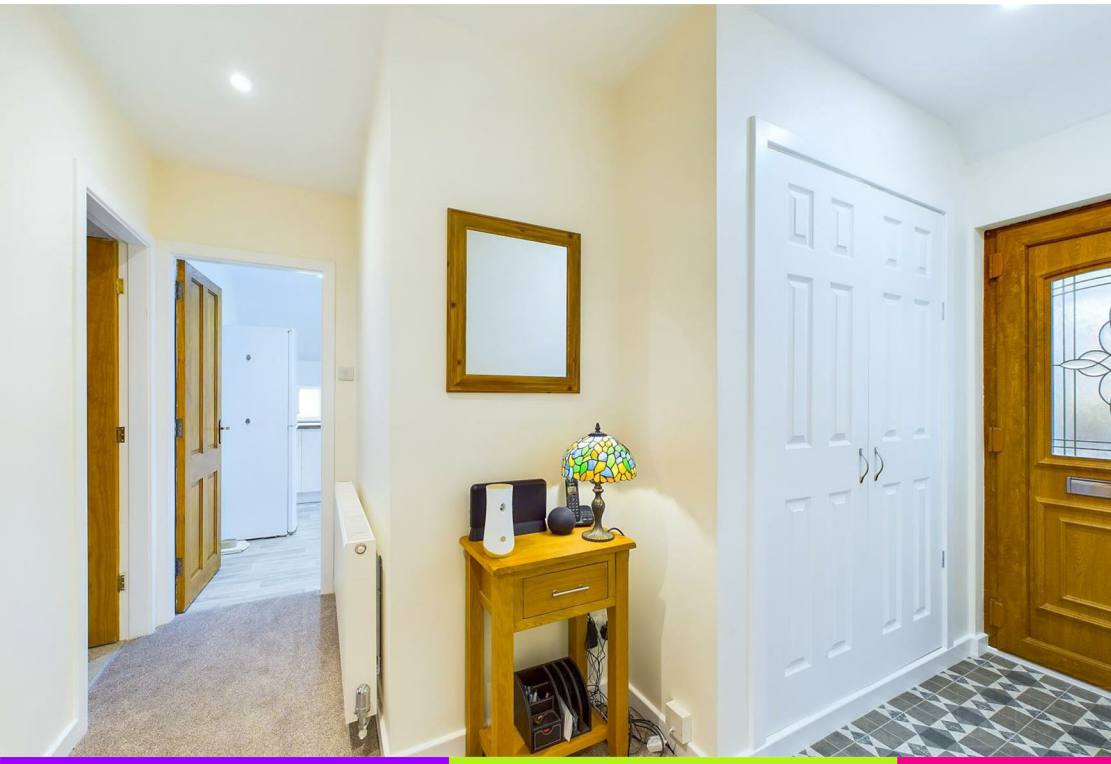
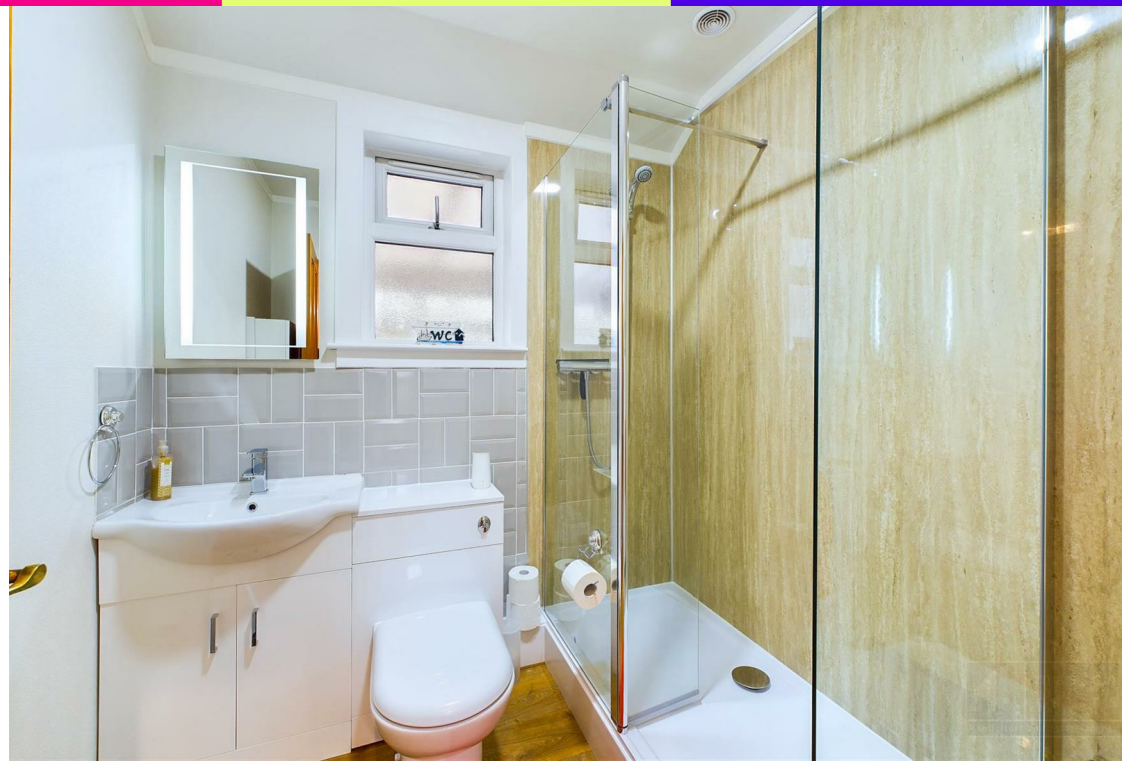
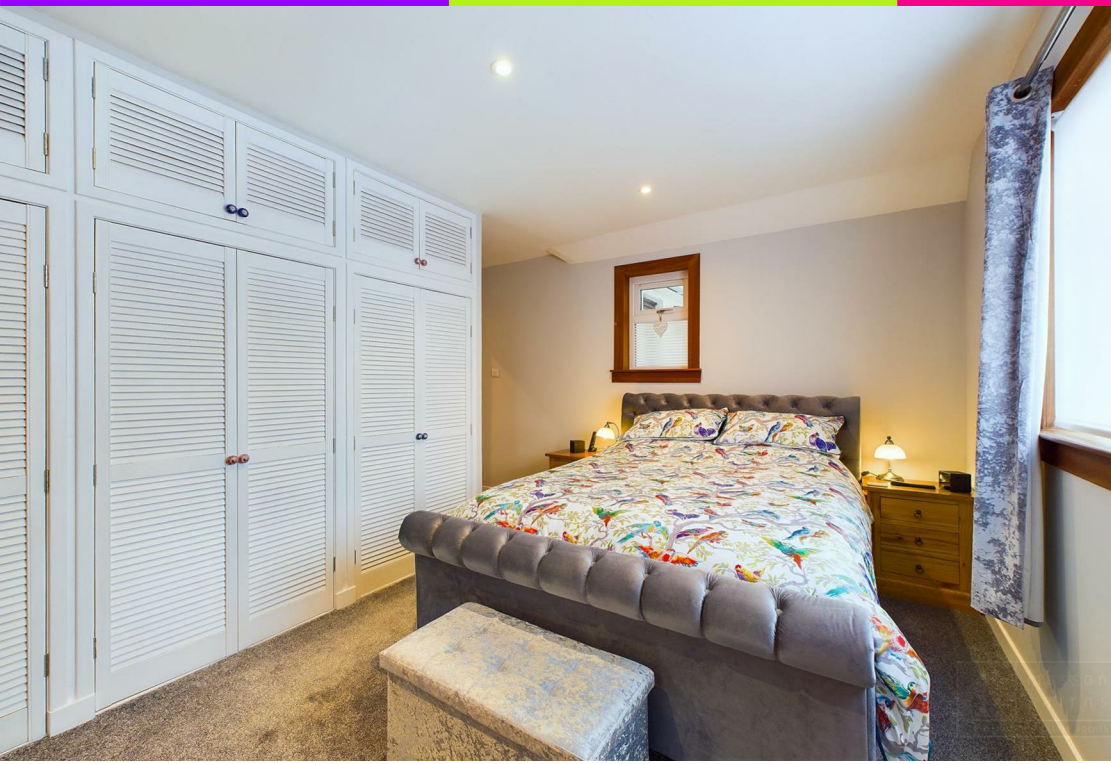




























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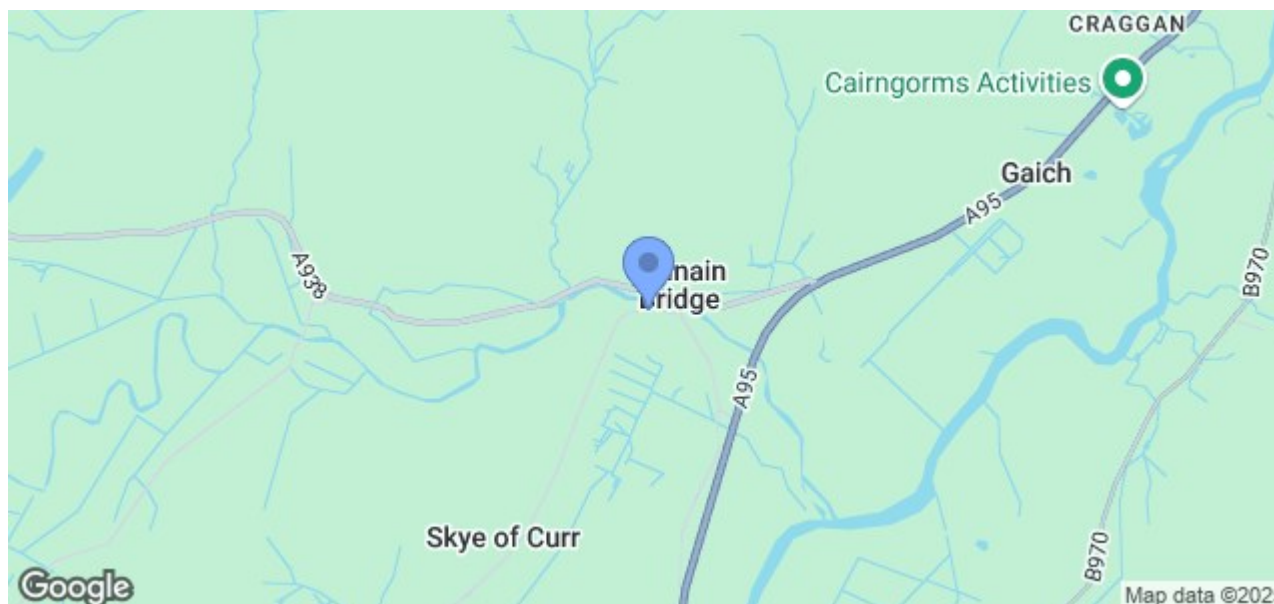
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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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