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solicitors and estate agents

Rowan Lodge, Culvardie, Nethy Bridge, PH25 3DH

UNDER OFFER £350,000

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

UNDER OFFER - Located in the charming village of Nethy Bridge, Rowan Lodge presents an exceptional opportunity to acquire a delightful detached family home in a large plot. This single-storey residence boasts a generous living space of approximately 148 square metres, featuring three well-proportioned double bedrooms, including a principal suite complete with an en-suite bathroom for added convenience and privacy. The heart of the home is a well-equipped kitchen that seamlessly flows into a spacious open-plan sitting room and out onto a large decked area with a design that allows for an abundance of natural light, enhancing the warm and welcoming feel of the property. Set in an elevated position, the property enjoys impressive gardens which extend to circa 0.47 acres with views over the lawns which are interspersed with mature tree and shrub planting to the bowling green and show field, making it a serene retreat for those seeking a peaceful lifestyle. The property is complemented by off-street parking for several vehicles, including a detached garage. Located within the breathtaking Cairngorms National Park, this home is ideally situated for outdoor enthusiasts, with a wealth of walking, cycling, and recreational opportunities right on your doorstep. Viewing is highly recommended to fully appreciate the charm and potential of this splendid property. EPC D, Council Tax F

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

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property@lawscot.com

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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 & Hall

Entry is gained via a paved path, leading to a timber and glass-panelled door that opens into a bright and welcoming entrance vestibule. Entry to the home is through a further timber door featuring a glazed insert and side panel that welcomes you into a carpeted, L-shaped hall. This provides access to all of the accommodation, creating a seamless flow throughout the home and is enhanced by ceiling mounted lighting. There is also light tunnel which helps to illuminate the space during daylight hours. There is a cupboard providing storage for outerwear and shoes. The hallway also provides access to generous attic, providing additional storage.

Sitting Room & Dining Area

8.06m x 7.24m (26'5" x 23'9")

The spacious sitting room and dining area is designed for relaxation and entertaining, featuring an open fireplace, adding a focal point and character to the room. A series of large windows to the front and rear in addition to high level windows to the side, fill the room with natural light, while the open-plan layout seamlessly connects both spaces. The entire area benefits from carpet flooring and ceiling lighting. A sliding patio door to the rear provides access to the large raised deck, beautifully blending indoor and outdoor living.

Kitchen

5.13m x 3.22m (16'9" x 10'6")

The well-equipped kitchen boasts a good range of base, wall, and drawer units, complemented by worktops and tiled splash backs. It features integral dual ovens with an electric hob and ceiling extractor, integral dishwasher and a one and a half bowl sink with a mixer tap and drainer positioned under a double window that overlooks the rear gardens. There is laminate tile flooring, and a further door leads to the rear deck.

Principal Bedroom & En-suite

3.96m x 5.52m & 2.11m x 3.20m (12'11" x 18'1" & 6'11" x 10'5")

The spacious principal bedroom is light-filled, thanks to a large window at the rear and glazed French door to the side, creating a bright and welcoming space. There is enough room for a large double bed, freestanding furniture and even a dedicated snug sitting area. A door leads to a spacious walk-in wardrobe, offering ample hanging and shelved storage. Another door provides access to the en-suite, which includes a WC, wash hand basin with storage below, wall mirror, shaver socket extractor and towel radiator. The shower enclosure is finished with wet wall panels and a full sized bath sits below a privacy window bringing additional light into the space.

Bedroom Two

3.70m x 2.86m (12'1" x 9'4")

The second bedroom is located at the front of the home and features a large picture window, allowing plenty of natural light to fill the space. It includes carpet flooring and a double integral storage wardrobe with both shelves and hanging space.

Bedroom Three

4.35m x 2.86m (14'3" x 9'4")

The third bedroom is also situated at the front of the home. This versatile space features carpet flooring for comfort and an integral double wardrobe for convenient storage. Whether used as a restful bedroom or a quiet home office, it provides a quiet environment ideal for work or relaxation.



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Shower Room / Utility

2.52m x 3.16m (8'3" x 10'4")

The family shower room and utility room is a practical and well-lit space, designed for both personal use and household tasks. An opaque rear window allows natural light while ensuring privacy. The room includes a WC, a Belfast sink with a mixer tap and tiled splashback, and a wall-mounted mirror with a shaver socket. The shower enclosure is fitted with wet wall panels and a mains pressure shower. Additional features include an extractor fan and vinyl tile flooring. As a utility space, the room is equipped with base units, worktops, and tiled splashbacks. The Belfast sink also serves as a utility sink, and there is plumbing for a washing machine along with space for a drying rack. A large cupboard houses the hot water tank.

Outside

Enjoying an elevated position overlooking Nethy Bridge, the expansive outdoor space surrounding Rowan Lodge spreads across approximately 0.47 acres and offers a picturesque setting for outdoor living and recreation. Mature trees and shrubbery dot the area, providing privacy and seclusion, while expansive lawns offer ample space for outdoor activities and relaxation. At the rear of the property, spacious decking areas provide space for al fresco dining and entertaining. Two driveways lead to either side of the property and provide parking for multiple vehicles.

Garage

3.63m x 6.59m (11'10" x 21'7")

Providing convenience and functionality the detached garage is constructed with sturdy timber walls and features an up-and-over door. This space enjoys power and light in addition to offering ample room for vehicle storage and workshop space. A concrete floor provides durability and easy maintenance. An additional garage space attached to the main house provides additional

storage for gardening and sporting equipment, it also has loft access.

Services

It is understood that there is mains water, drainage and electricity. Electricity is supplemented with 3.76kWp of PV Solar panels

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

Fax: (01479) 874806

Email: property@lawscot.com

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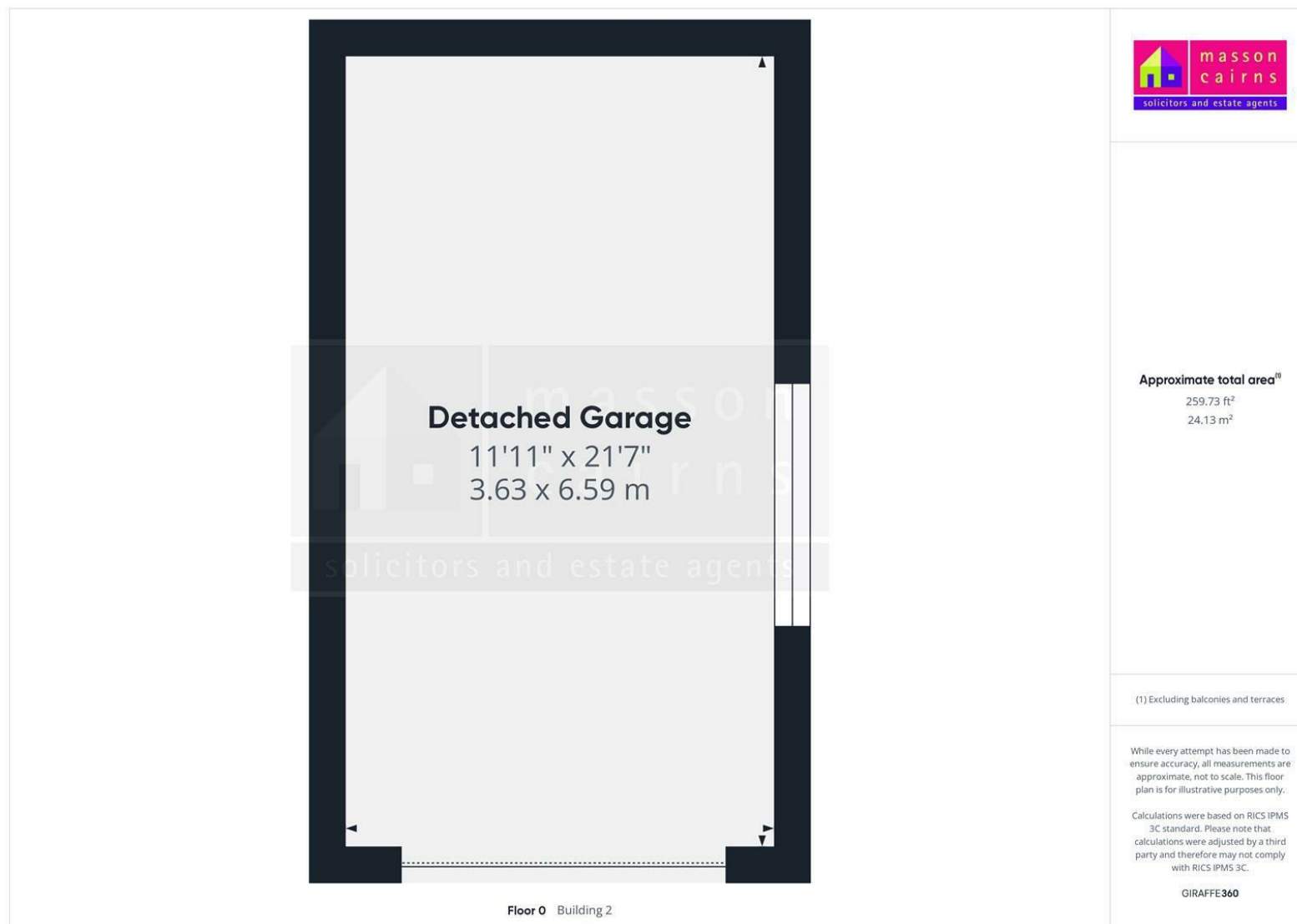
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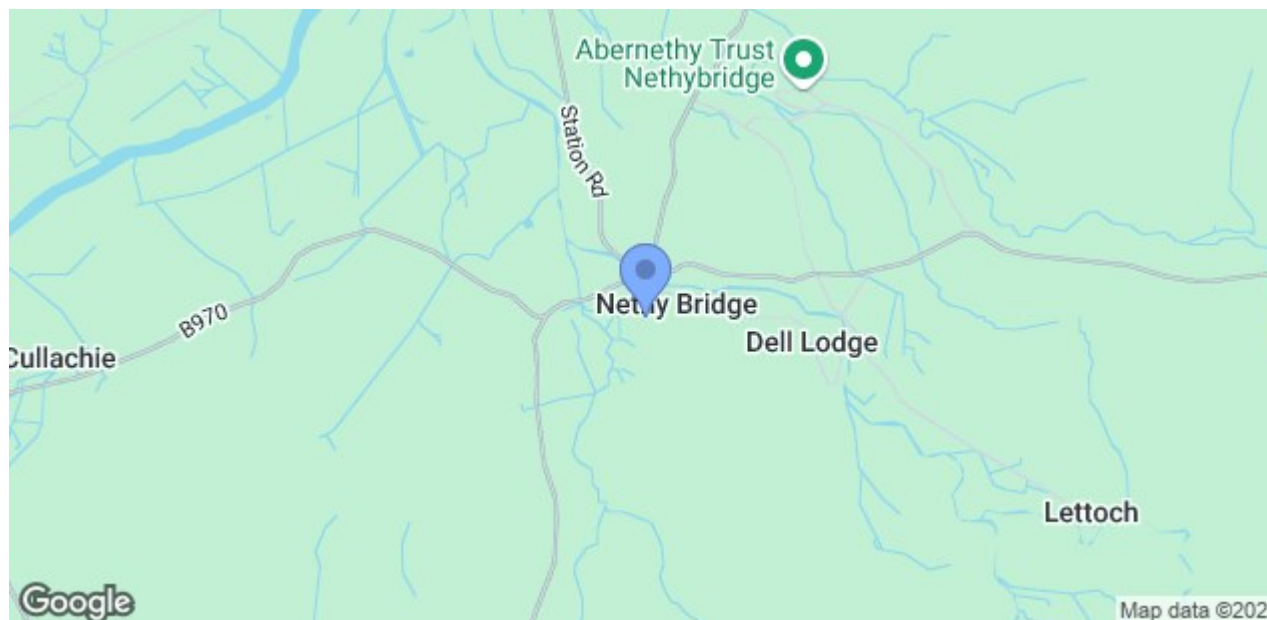
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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