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Luibeg, 1 Lynstock Park, Nethy Bridge, PH25 3EL
Offers Over £595,000

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

Set in grounds extending to approximately 0.46 acres and enjoying spectacular open views to the Cairngorm Mountains, Luibeg is a beautifully appointed 4/5 bedroom detached home located in the peaceful forest village of Nethy Bridge. This spacious and flexible family home is finished to a high standard throughout and offers well-balanced accommodation over two floors. At the heart of the property is the stunning open-plan kitchen/dining/living area with wood-burning stove and expansive glazing that fills the space with natural light and perfectly frames the surrounding landscape. A separate sitting room provides a welcoming and cosy retreat whilst two additional rooms on the ground floor offer a home working space (or fifth bedroom) and a further large bedroom—as well as a modern bathroom, utility room with internal access to the integral double garage and plant room. Upstairs, the principal bedroom boasts excellent proportions and an en-suite shower room. Two further double bedrooms and a second shower room complete the upper floor, along with a versatile landing space ideal for study or play. The property sits in beautifully maintained and generously sized gardens that back onto open countryside, with lawned areas, mature planting, a patio, and timber shed. The views to the rear are outstanding, offering a rare sense of privacy and connection to nature. With contemporary styling and a sought-after setting within the Cairngorms National Park, Luibeg offers a superb opportunity to secure a high-quality home in an exceptional Highland location. EPC D, Council Tax G

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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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

1.30m x 1.47m (4'3" x 4'9")

Entry is through a high-performance timber and glazed door into a welcoming vestibule, complete with a hanging rack for outerwear, solid wood flooring, dado rail, and ceiling lighting. A further door leads through to the hallway.

Hallway

A welcoming and spacious central hallway featuring elegant natural stone tile flooring, windows that flood the space with natural light and recessed downlighting that enhances the bright, airy feel. With access to most ground floor rooms and the staircase to the upper level, the hallway offers a practical flow throughout the home whilst a large understairs cupboard offers excellent storage.

Sitting Room

4.55m x 3.92m (14'11" x 12'10")

This inviting sitting room is a warm and comfortable space, perfect for relaxing or entertaining. A large bay window to the front of the home allows natural light to pour in while offering lovely views of the garden. The room features a wood-burning stove with slate tiled hearth and the room is tastefully decorated with calming tones, the space is complemented by engineered oak flooring, ceiling lighting and ample room for varied seating arrangements.

Kitchen / Dining / Family Area

7.02m x 5.72m (23'0" x 18'9")

The heart of the home, this stunning open-plan kitchen, dining, and family space is beautifully designed to make the most of the breathtaking views across open fields to the Cairngorms. Bathed in natural light from expansive windows and glazed doors which lead to the garden area, the space is both welcoming and functional, ideal for entertaining or relaxed family living. The kitchen is fitted with high-quality units and sleek silestone worktops, complemented by a large central island with integrated sink and breakfast bar seating. Appliances include a Neff double oven and induction hob with stylish overhead extractor, integrated fridge-freezer, and deep drawers, wall and larder units for optimal storage. The open plan extends to a generous dining area and comfortable living space arranged around a wood-burning stove, making this a truly versatile and inviting environment. The space is completed with quality solid wood flooring and a mixture of ceiling and recessed down lighting with a further opening leading to the utility room.

Utility Room

1.57m x 4.57m (5'1" x 14'11")

Conveniently located just off the kitchen, the utility room provides excellent additional storage and functionality. Fitted with a range of wooden wall and base units, the space offers a ceramic Belfast sink with mixer tap and is beneath a window

with lovely garden views, as well as a washing machine a tumble dryer and space for a dishwasher. The worktops, tiled splash backs and solid wood flooring echo the kitchen's style, and the room provides direct internal access to the garage. A further door leads to the rear garden and there is ceiling lighting. Practical and well-appointed, this is an ideal space for laundry, boot storage, and day-to-day household tasks.

Bedroom Four

2.61m x 3.82m (8'6" x 12'6")

A peaceful and well-proportioned double bedroom enjoying lovely views across the garden through a large window that floods the space with natural light. The room is tastefully decorated in soft tones and features a fitted mirrored wardrobe offering generous storage. There is also space for freestanding furniture, ceiling lighting and cosy carpet underfoot.

Bedroom Five / Home Working Space

3.15m x 4.08m (10'4" x 13'4")

Currently utilised as a bright and well-proportioned home office, this versatile room could easily function as a fifth bedroom if desired. A large window frames open views across the garden and fields beyond, allowing natural light to flood the space. With neutral décor, fitted carpet, ceiling lighting and ample room for furniture or storage, this space is ideal for flexible family living or remote working.

Bathroom

1.83m x 2.73m (6'0" x 8'11")

A stylish and well-appointed bathroom featuring elegant stone tiled flooring and recessed down lighting for a clean and contemporary finish. The space is fitted with a white three-piece suite comprising a WC, a modern countertop basin with a chrome mixer tap set on a glass and wood vanity unit, and a full-size bath with overhead rainfall shower and tiled surround.

Landing

A bright and inviting upper landing, naturally lit by twin Velux roof windows and a further large double window to the front. The area is finished with warm timber flooring and offers a versatile space ideal for reading, gaming or creating a quiet seating nook with a combination of ceiling and wall lighting. Doors lead to the upstairs bedrooms and shower room in addition to a large cupboard offering ample hanging and shelved storage. A loft hatch provides access to the insulated attic space.

Principal Bedroom

4.68m x 4.78m (15'4" x 15'8")

A beautifully bright and spacious principal bedroom, bathed in natural light from dual-aspect windows including two Velux roof lights and a large picture window



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framing spectacular views across open fields to the Cairngorm mountains beyond. The décor is enhanced by warm timber flooring, and the generous proportions provide ample space for both sleeping and sitting areas. A door leads through to a stylish en-suite shower room.

Ensuite

2.26m x 3.44m (7'4" x 11'3")

A bright and well-appointed en-suite shower room serving the principal bedroom. It features a walk-in corner shower enclosure with mains pressure shower and full height tiling, pedestal wash hand basin with tiled splash back and mirror above, in addition to a WC. There is wood flooring, recessed downlighting, a wall-mounted heated towel rail, and ample space for storage.

Bedroom Two

4.20m x 5.65m (13'9" x 18'6")

A very generously proportioned and exceptionally bright bedroom, currently set up as a versatile multi-use space with sleeping, study, lounge area and ideal as a teenager's retreat. Twin Velux windows on either side flood the room with natural light while also framing views of the surrounding countryside. The room features warm timber flooring and offers ample space for freestanding furniture, along with a dedicated open wardrobe/dressing area providing excellent storage.

Bedroom Three

4.76m x 3.80m (15'7"m x 12'5")

Bedroom Three is a charming and inviting double room with a dual aspect filled with natural light from twin Velux windows to the rear and a further large picture window to the front with a deep sill that doubles as a cosy window seat — the perfect spot for reading or relaxing. There is light wood flooring and neutral décor which help to create a fresh, tranquil atmosphere. A built-in mirrored wardrobe provides excellent storage, and the room has ample space for both sleeping and play or study.

Shower Room

2.00m x 2.33m (6'6" x 7'7")

This bright shower room is finished in soft tones and features a curved glass shower enclosure with tiled surround, pedestal wash hand basin with tiled splash back and chrome mixer tap, and WC. A Velux window brings in natural light, creating a light and airy atmosphere,

Garage & Plant Room

5.26m x 6.86m - 1.57m x 2.18m (17'3" x 22'6" - 5'1" x 7'1")

The garage is a superbly equipped and highly practical space, ideal for a variety of uses beyond vehicle storage. Extending to over 36m², it features a large

up-and-over door and ample floor space for a variety of uses. Extensive shelving provide excellent organisation for tools, equipment, and supplies, while a dedicated workshop area with benches and power points makes it perfect for hobbies, DIY, or bike maintenance. Adjacent is a plant room housing the hot water tank and boiler system, neatly tucked away but easily accessible for maintenance.

Outside

Luibeg is set within beautifully maintained grounds extending to approximately 0.46 acres, offering a fantastic blend of open lawn, mature planting, and outdoor living space. To the rear, the garden opens up to breathtaking panoramic views across open fields to the Cairngorm Mountains beyond—an ever-changing backdrop. The outdoor area has been thoughtfully landscaped, featuring a large timber deck ideal for al fresco dining or relaxing in the sunshine, with French doors leading directly into the main living space. A charming rockery and gravelled paths create visual interest, while the extensive lawn is ideal for children, pets, or gardening enthusiasts. To the side, there is a generous paved patio offering a more sheltered seating area, with a timber garden shed providing practical storage. The gravel driveway to the front is accessed through wooden gates and offers ample space for parking and turning, in addition to the integrated double garage. The house is attractively fronted with a traditional picket fence and a wooden gate that enclosed the large front lawn and tree planting.

Services

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

Entry

By mutual agreement.

Price

Offers over £595,000 are invited

Viewings and Offers

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

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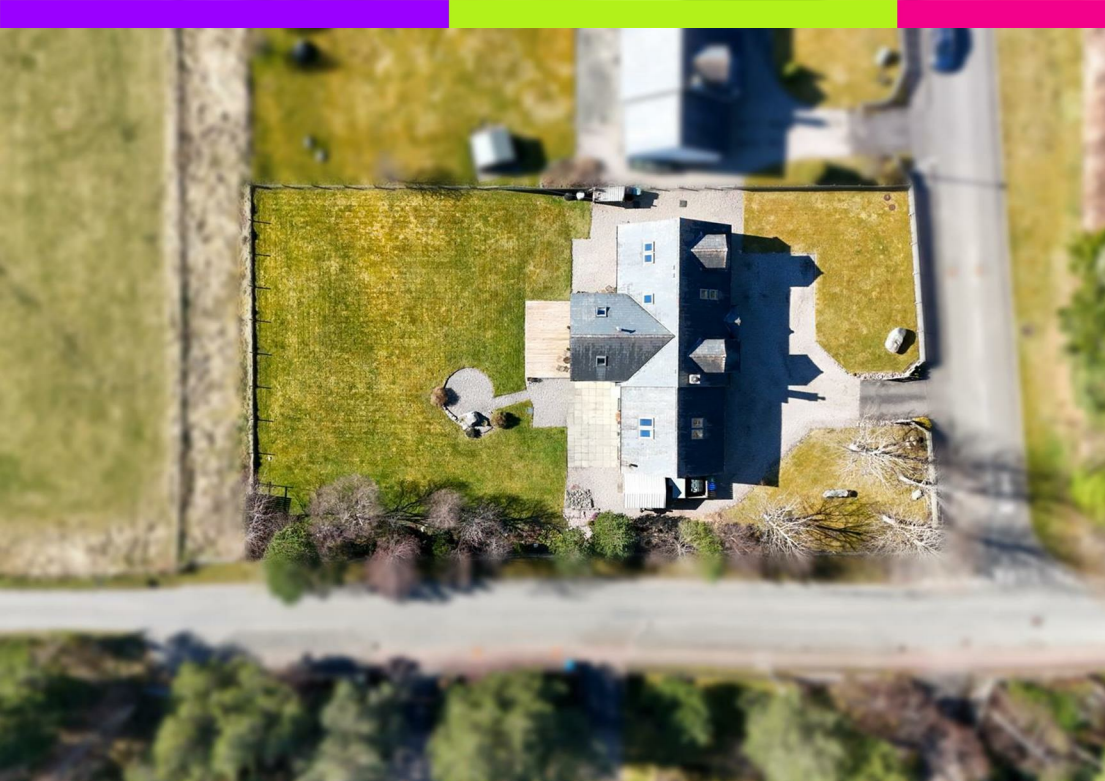
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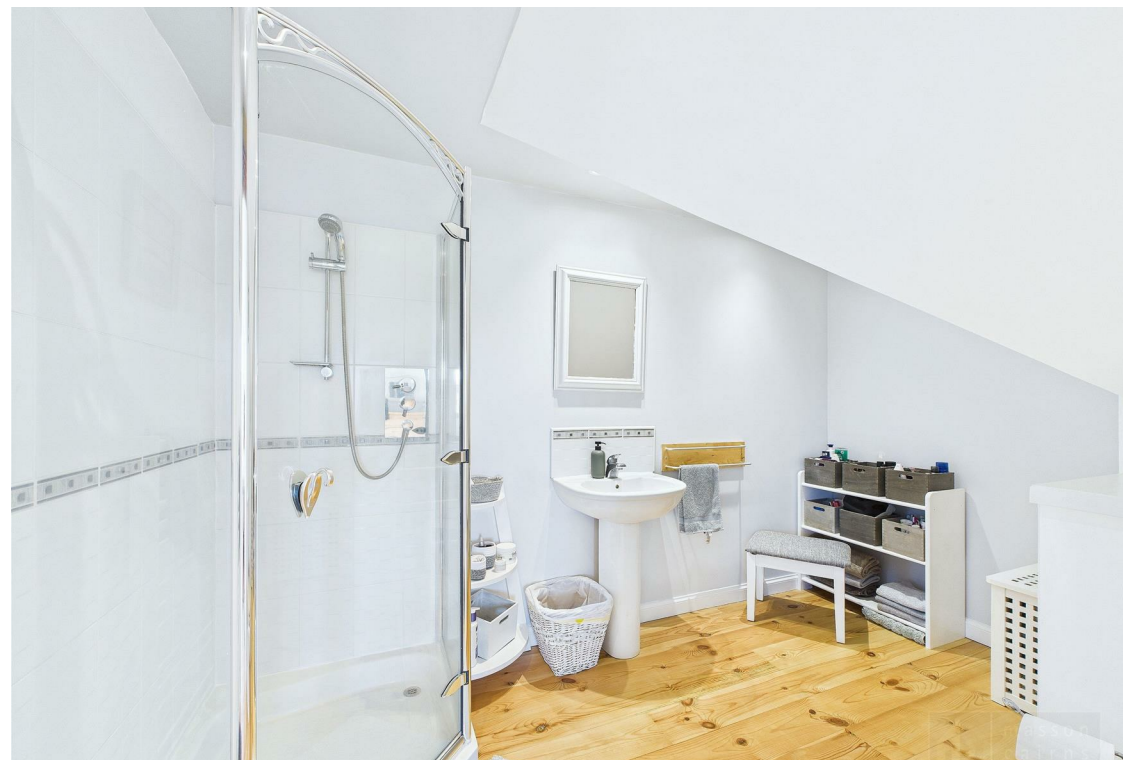




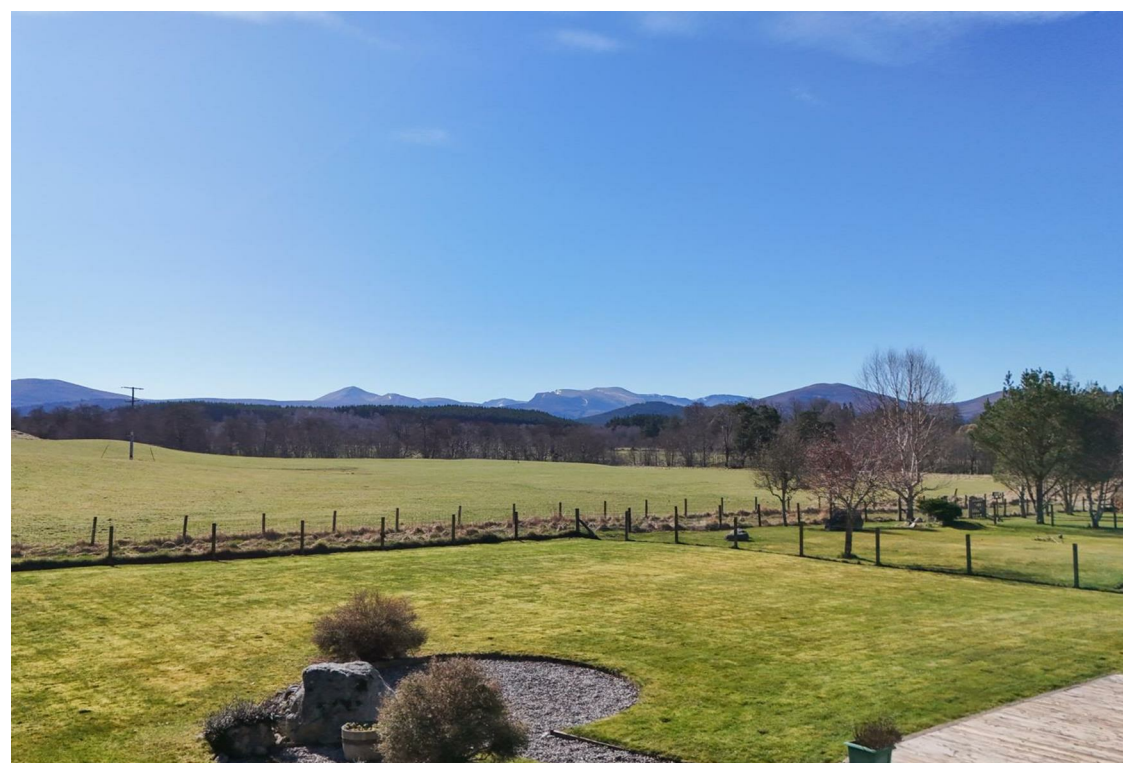
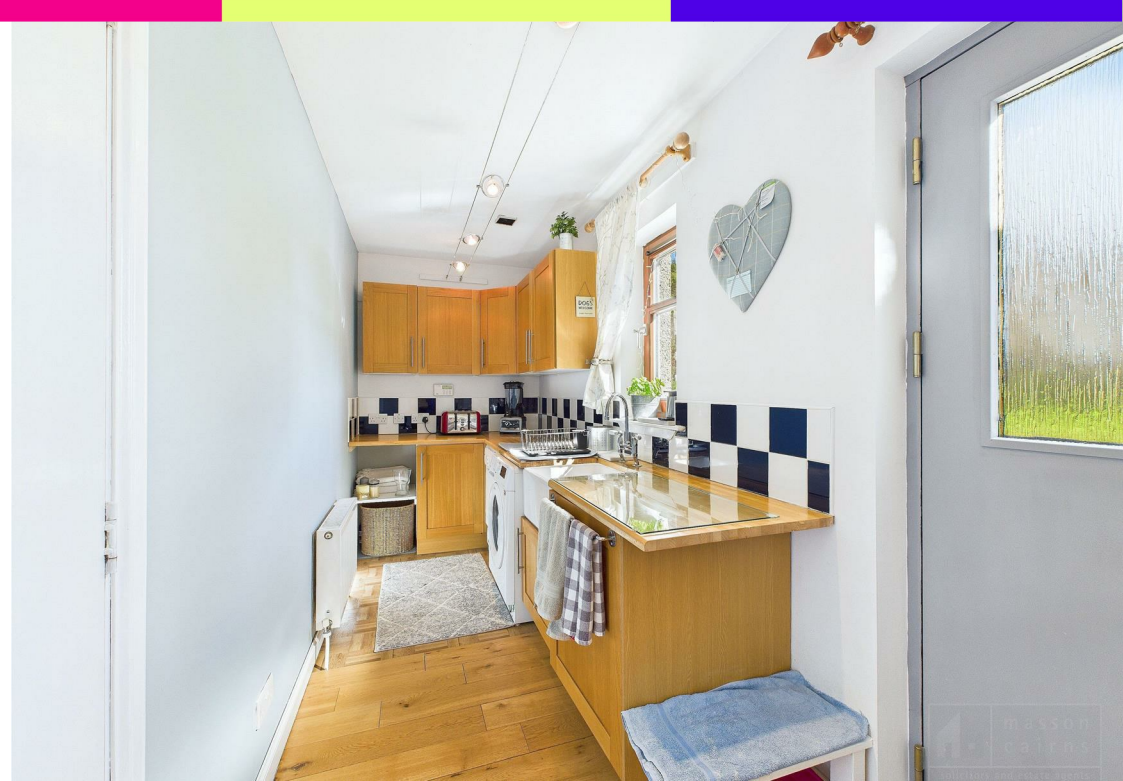


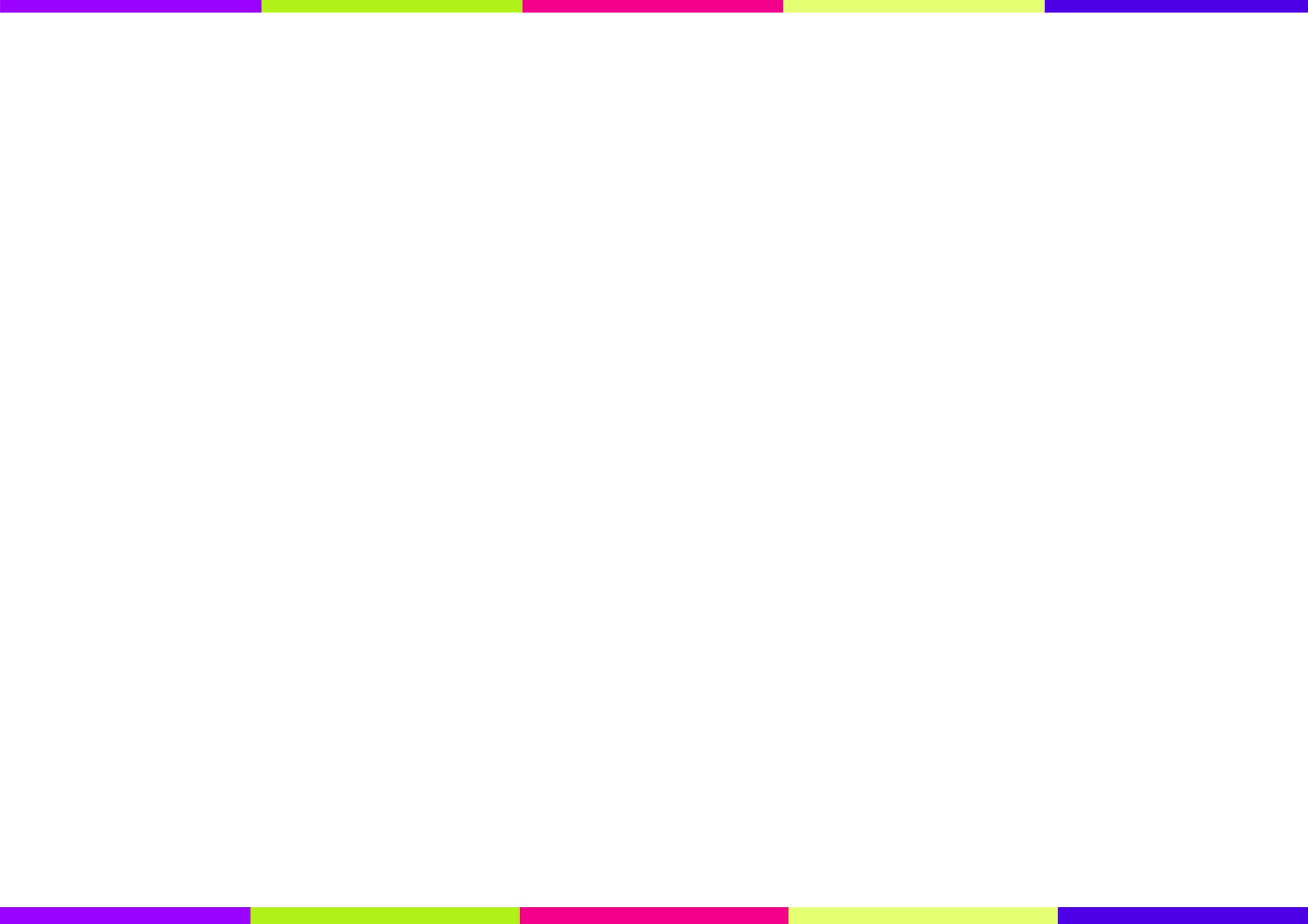














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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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