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solicitors and estate agents

6 School Place, Dulnain Bridge, PH26 3PZ  
Offers Over £150,000

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

Located in the quiet village of Dulnain Bridge within the Cairngorms National Park, this three-bedroom semi-detached home provides accommodation over two floors and benefits from gardens to the front and rear. The property is situated on a peaceful street and enjoys a good degree of privacy, making it suitable for a range of purchasers. The ground floor includes an entrance hallway giving access to the main living areas. To the front, the sitting room features a window overlooking the garden and to the rear, the kitchen/dining area offers space for both cooking and dining, with a range of units, worktop space, plumbing for appliances, and two windows providing natural light. On the first floor, a bright landing leads to three well-proportioned bedrooms. The main bedroom overlooks the front garden, while the remaining rooms provide flexible space suitable for family use, guests, or home working. A family bathroom with bath, WC, and wash hand basin completes the accommodation. Outside, the front garden is enclosed and laid mainly to gravel with fencing for privacy. The rear garden is also enclosed and includes timber storage sheds and a grassed area. This property presents a good opportunity to create a comfortable home in a sought-after village, conveniently located for local amenities and within easy reach of Grantown on Spey and Aviemore. EPC E, Council tax C, Home report available at [massoncairns.com](http://massoncairns.com)

## Offers Over £150,000



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Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

[property@lawscot.com](mailto:property@lawscot.com)

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### Dulnain Bridge

Near Grantown On Spey, and in the Cairngorms National Park, the village is comprised of two communities, Dulnain 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 Dulnain 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 Dulnain 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 Dulnain Bridge to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.

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

With these options, Dulnain 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](http://massoncairns.com) where an online copy is available to download.

EPC Rating E

### Entrance Hall

A bright hallway provides access to the sitting room and kitchen/dining area as well as to the first floor via a carpeted staircase with timber balustrade.

### Sitting Room

3.85m x 4.02m (12'7" x 13'2")

This generously proportioned sitting room enjoys excellent natural light from a window overlooking the front garden. A central wall mounted fireplace creates a focal point for the space, which is finished with laminate wood flooring and ceiling lighting. A gated opening provides access to the kitchen/dining area and there is a further door to the hallway.

### Kitchen / Dining Area

5.73m x 3.05m (18'9" x 10'0")

The kitchen is open plan with the dining area and is well-equipped, featuring a range of fitted units providing ample storage, complemented by worktops and a laminate splashback. There is space for a cooker unit with extractor over, a stainless-steel sink with a mixer tap, and space and plumbing for a washing machine. A large window allows natural light to flood the space, offering a pleasant view of the rear garden. The adjoining dining area provides ample room for a dining table with chairs, making it suitable for both relaxing and entertaining. There is laminate flooring and ceiling lighting.

### Landing

The first-floor landing provides access to all three bedrooms and bathroom with two built-in cupboard spaces as well as



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a hatch to the attic space. The area is carpeted and features ceiling lighting.

#### **Bedroom One**

2.57m x 4.51m (8'5" x 14'9")

This well-proportioned double bedroom offers excellent natural light through a window to the front. The room is large enough to accommodate a range of freestanding storage furniture and is finished with carpet flooring and ceiling lighting, creating a calm and comfortable space.

#### **Bedroom Two / Home Working Space**

2.03m x 3.11m (6'7" x 10'2")

Currently utilised as a home working space, this is a bright and versatile room with a picture window to the front offering a good source of natural light. There is an integral storage wardrobe. The room is finished with timber laminate flooring and ceiling lighting.

#### **Bedroom Three**

2.58m x 2.57m (8'5" x 8'5")

Another double bedroom with a window that provides excellent natural light. There is carpet flooring, ceiling lighting, and a recessed storage space with shelving.

#### **Bathroom**

2.12m x 1.67m (6'11" x 5'5")

The bathroom is fitted with a three-piece suite comprising a WC, pedestal wash hand basin with mixer tap, and a bath with electric shower over. An opaque window provides a source of natural light and ventilation, while the space is finished with vinyl flooring, ceiling lighting and wet wall panelling tiling for easy maintenance.

#### **Outside**

The property benefits from gardens to the front and rear, offering excellent outdoor space for relaxation and recreation. The front garden is mostly laid to gravel and is bordered by fencing, with a concrete ramp leading to the front door. There is a paved path around the side leading to the rear. The rear garden is fully enclosed for privacy and security with timber fencing, predominantly laid to grass. There are two sheds, one timber, one metal profile providing practical external storage, and the space enjoys good levels of sunlight throughout the day.

#### **Services**

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

#### **Entry**

By mutual agreement.

#### **Price**

Offers over £150,000 are invited

#### **Viewings and Offers**

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

Strathspey House

Grantown on Spey

Moray

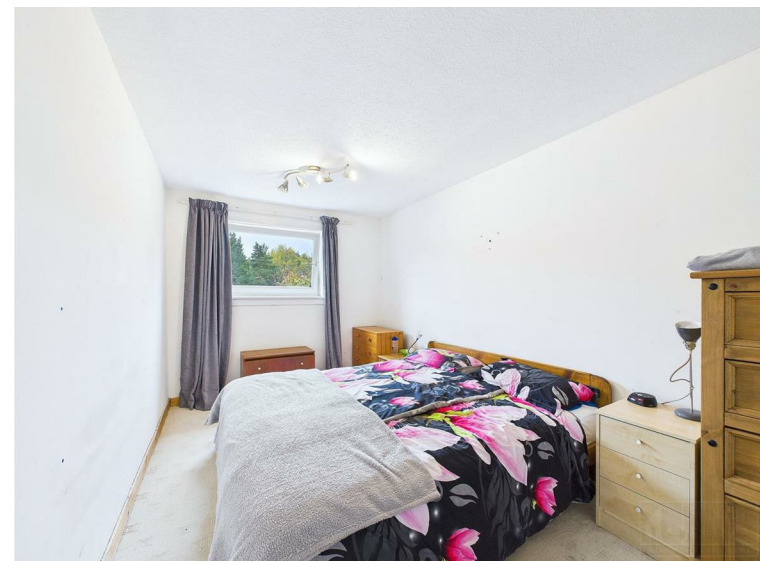
PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: [property@lawscot.com](mailto:property@lawscot.com)

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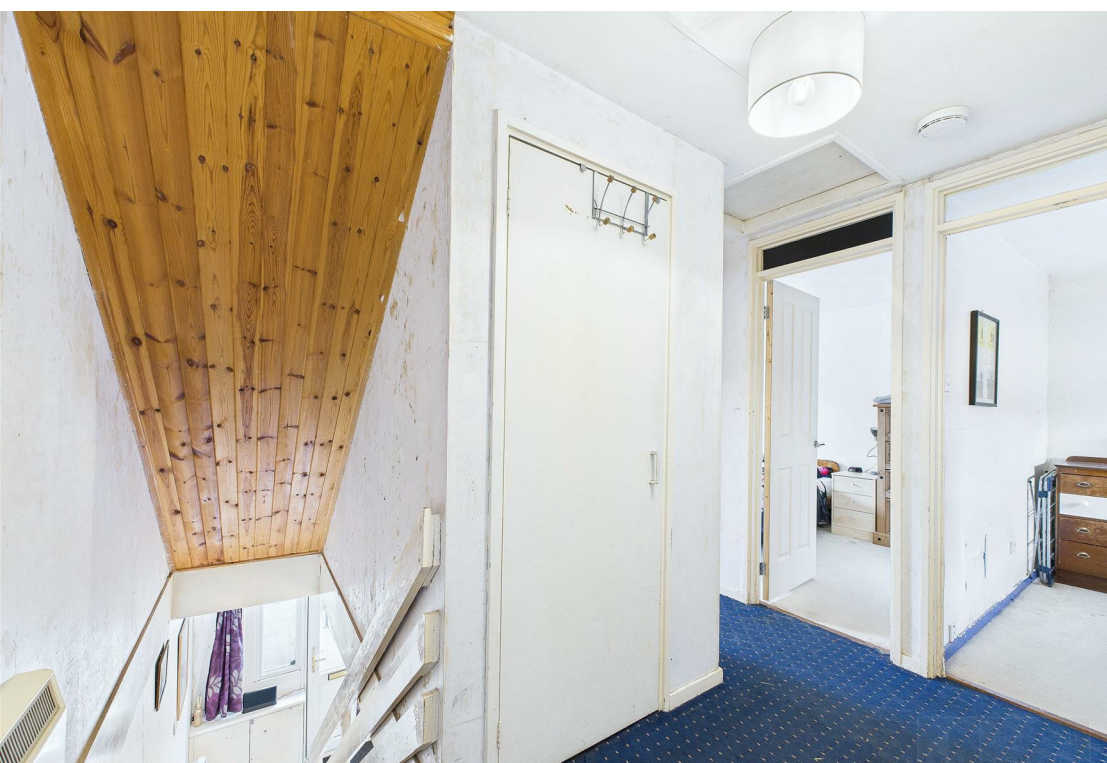
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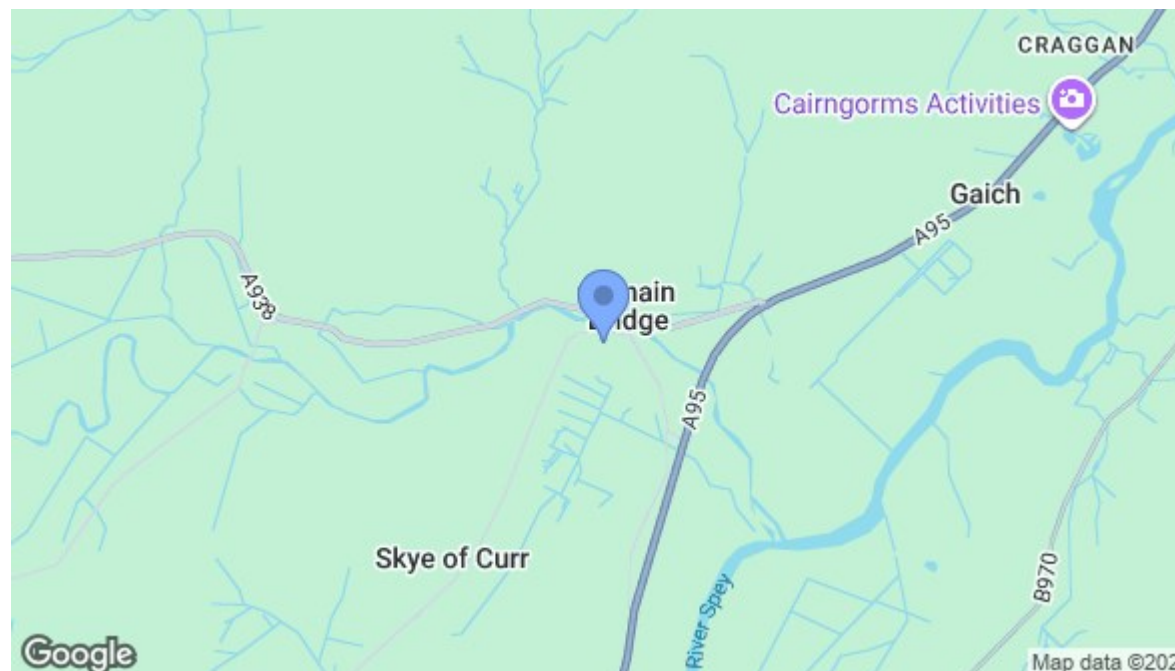
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| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            |                            | 61                                                                                |
| (39-54) <b>E</b>                            | 42                         |                                                                                   |
| (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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