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Craigowrie, Skye Of Curr, Dulnain Bridge, PH26 3PA

Offers Over £270,000

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solicitors and estate agents

This well proportioned three bedroom detached bungalow enjoys a private position with excellent outside space, useful outbuildings and attractive views, including glimpses of the Cairngorm Mountains. The accommodation is arranged on one level and begins with an entrance vestibule leading into a central hallway, giving access to the principal rooms. The sitting room and dining area is a comfortable, generous reception space with dual aspect windows bringing in natural light and framing the outlook, with ample room for both relaxed seating and formal dining as well as a feature open fireplace. The kitchen sits adjacent and is fitted with a range of wall, drawer and base units with worktop space, integrated and freestanding appliances, and direct access through to the sun porch. The sun porch provides a bright additional living area with windows on more than one side and French doors opening out to the garden, making the most of the setting and views. There are three bedrooms, with bedroom one enjoying the benefit of a Jack and Jill en-suite shower room, while bedrooms two and three are served by the main bathroom. The bathroom includes a bath, WC and wash hand basin, while the en-suite provides a convenient shower facility. Externally, the property sits within generous garden grounds extending to circa 0.25 acres with lawned areas, mature planting, driveway parking and open views across the surrounding landscape. A detached timber garage provides secure parking or storage, with adjoining workshop and office space offering excellent flexibility for hobbies, home working, garden equipment or further storage. The overall plot, setting and arrangement of accommodation make this an appealing home for those seeking single level living in a well connected location with privacy and scenic outlooks. EPC D, Council Tax E, Home report available online at massoncairns.com

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Skye of Curr

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 where an online copy is available to download.

EPC Rating D

Entrance Vestibule

1.31m x 1.77m (4'3" x 5'9")

Accessed from the front through a high performance timber door with glazed insert, the entrance vestibule provides a welcoming first impression, with carpet flooring, ceiling lighting and space for hanging outerwear. Doors lead to the Jack and Jill shower room and through to the hallway.

Hallway

A spacious L-shaped hallway provides access to the principal accommodation, with carpet flooring, ceiling lighting and doors leading to the sitting room and dining area, kitchen, bedroom one, bedroom two, bedroom three and the bathroom. There are two useful built-in cupboards, one shelved and one airing cupboard with shelving and hot water cylinder, together with a loft hatch and ladder giving access to an insulated attic.

Sitting Room & Dining Area

5.18m x 4.20m (16'11" x 13'9")

A generous and comfortable sitting room with dining area, enjoying excellent natural light from a series of dual aspect windows with attractive garden, woodland and some mountain views. The room offers ample space for both lounge and dining furniture, with carpet flooring, ceiling lighting, a feature fireplace with stone surround, display shelving and built-in cabinetry. Doors connect back through to the hallway and kitchen.

Kitchen

5.09m x 2.38m (16'8" x 7'9")

Fitted with a range of wall, drawer, base and display units with

complementary work surfaces and tiled splash backs, the kitchen enjoys good natural light from a window overlooking the garden, together with ceiling lighting. There is a stainless steel sink with drainer, freestanding electric cooker with hob and extractor above, plumbing and space for a washing machine and dishwasher, and space for a freestanding fridge freezer. The room also provides generous worktop and storage space, vinyl flooring, a radiator, and direct access through to the sunroom, with a further door returning to the hallway.

Sun Porch

3.50m x 2.44m (11'5" x 8'0")

Accessed from the kitchen, the sun porch is a bright and versatile space with extensive timber-framed glazing on three sides, making the most of the outlook across the garden, woodland edge and towards the Cairngorm Mountains. A glazed external door opens directly to the garden, while fitted blinds provide privacy and shade when required. There is fitted storage with a window seat, power, ceiling lighting, and ample space for informal seating, garden storage or use as a practical boot room.

Bedroom One

3.78m x 3.29m (12'4" x 10'9")

A comfortable principal double bedroom with excellent natural light from dual aspect windows, including a broad picture window with an open outlook towards the front and woodland beyond. The room provides space for freestanding bedroom furniture, has carpet flooring, ceiling lighting and a door connecting directly to the Jack and Jill shower room in addition to an integral wardrobe with hanging and shelved storage.

Jack & Jill En-Suite

1.26m x 2.10m (4'1" x 6'10")

Accessed from both bedroom one and the entrance vestibule, this practical en-suite is fitted with a shower enclosure with electric shower, WC and pedestal wash hand basin. A opaque window provides natural light, with ceiling lighting, tiled wall finishes around the sanitaryware, fitted mirror and shelf and towel rail.

Bedroom Two

3.30m x 3.21m (10'9" x 10'6")

Another well-proportioned double bedroom positioned to the front of the property, enjoying a large window which brings in good natural light and takes in views towards the driveway and woodland beyond.



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The room is finished with carpet flooring, ceiling lighting, wall-mounted bedside lights and benefits from fitted wardrobes with sliding doors, providing excellent built-in storage.

Bedroom Three

2.08m x 3.88m (6'9" x 12'8")

A versatile front-facing single bedroom, well suited for use as a guest room, study or home office. A window draws in natural light and looks towards the front of the property, while the room also includes carpet flooring, ceiling lighting and fitted shelving provides useful storage and display space.

Bathroom

1.70m x 2.38m (5'6" x 7'9")

Accessed from the hallway, the bathroom is fitted with a bath with shower over and glazed screen, WC and pedestal wash hand basin. An opaque window provides natural light while maintaining privacy, with additional ceiling lighting, wall tiling and vinyl flooring completing the space.

Outside

The property is approached via a private driveway providing off-street parking and access to the detached timber garage/workshop. The gardens are a particular feature of the property and extend to circa 0.25 acres providing superb amenity. The front garden is enclosed and attractively planted, with mature shrubs and timber ranch fencing helping to create a private setting. To the rear, the garden enjoys a generous lawn bordered by mature trees, shrubs and seasonal planting, with a patio area immediately adjoining the house providing a natural space for outdoor seating and dining. The rear garden enjoys a private, open feel with wonderful outlooks across the surrounding greenery and with glimpses of the Cairngorm Mountains tops to the South. The overall plot offers excellent space around the bungalow, with scope for extension or further development if desired, subject to the necessary consents.

Timber Garage / Workshop / Office

Set to the front of the property on the driveway, the detached timber garage provides useful covered parking or storage and is served by power and light. Adjoining this are a workshop and office area, both lined and insulated, offering excellent flexibility for hobbies, home working, practical storage or general utility use. The

workshop benefits from windows overlooking the driveway and garden, while the office provides a dedicated space away from the main house, making the outbuilding a valuable addition to the property.

Services

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

Entry

By mutual agreement.

Price

Offers over £270,000 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

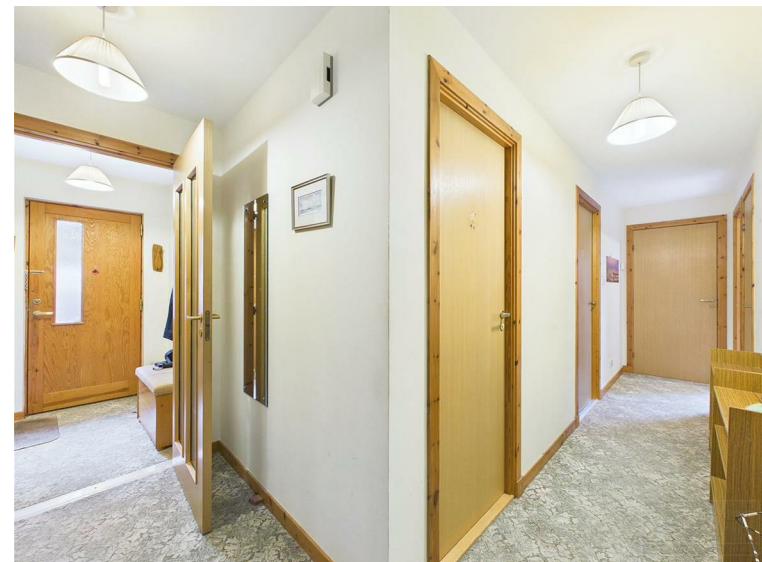
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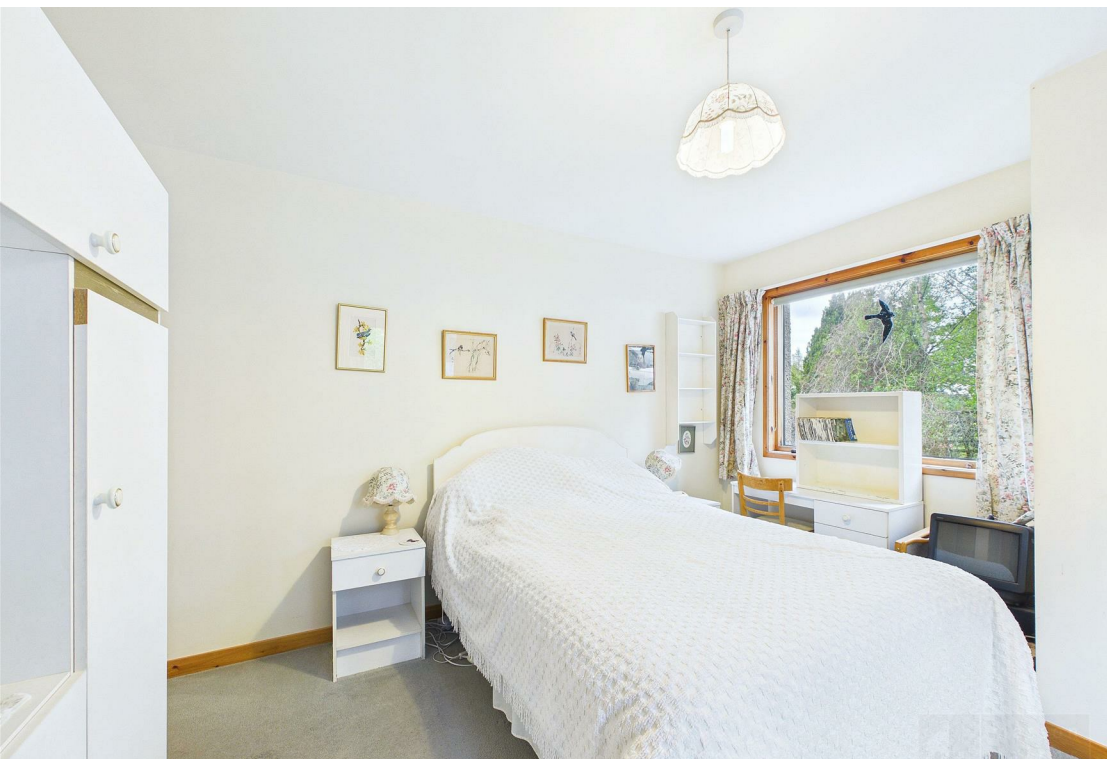
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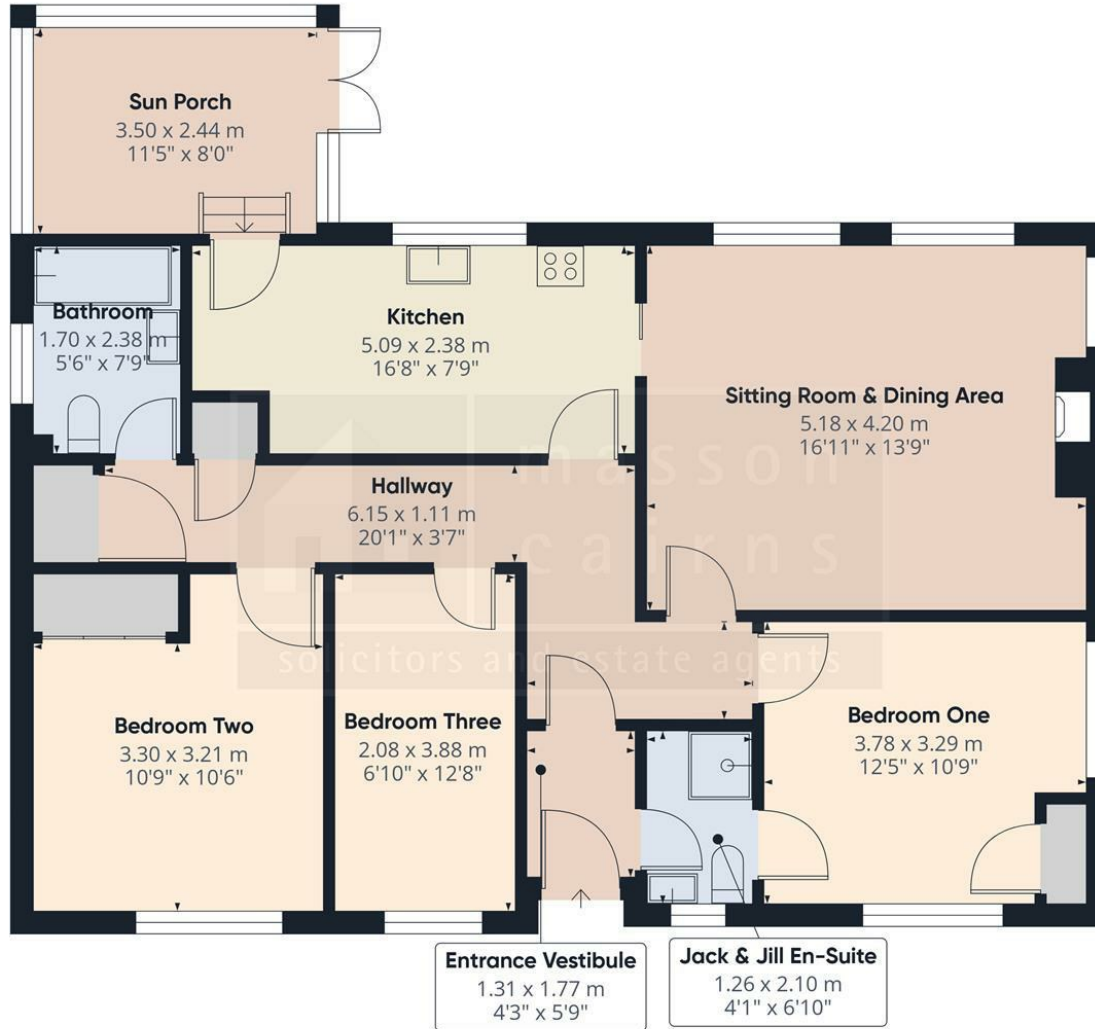
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Floor 0 Building 1

Approximate total area⁽¹⁾
96 m²
1035 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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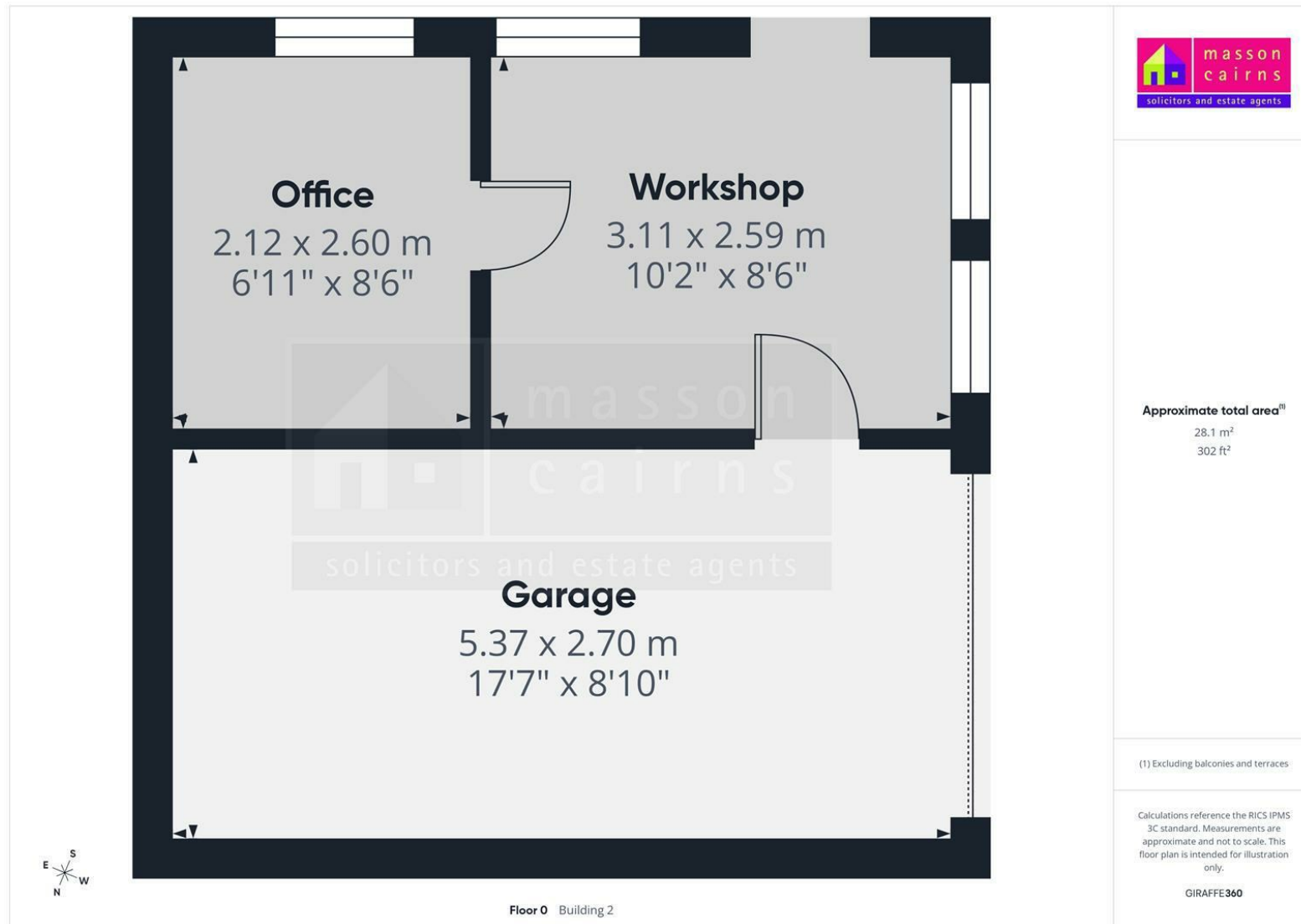
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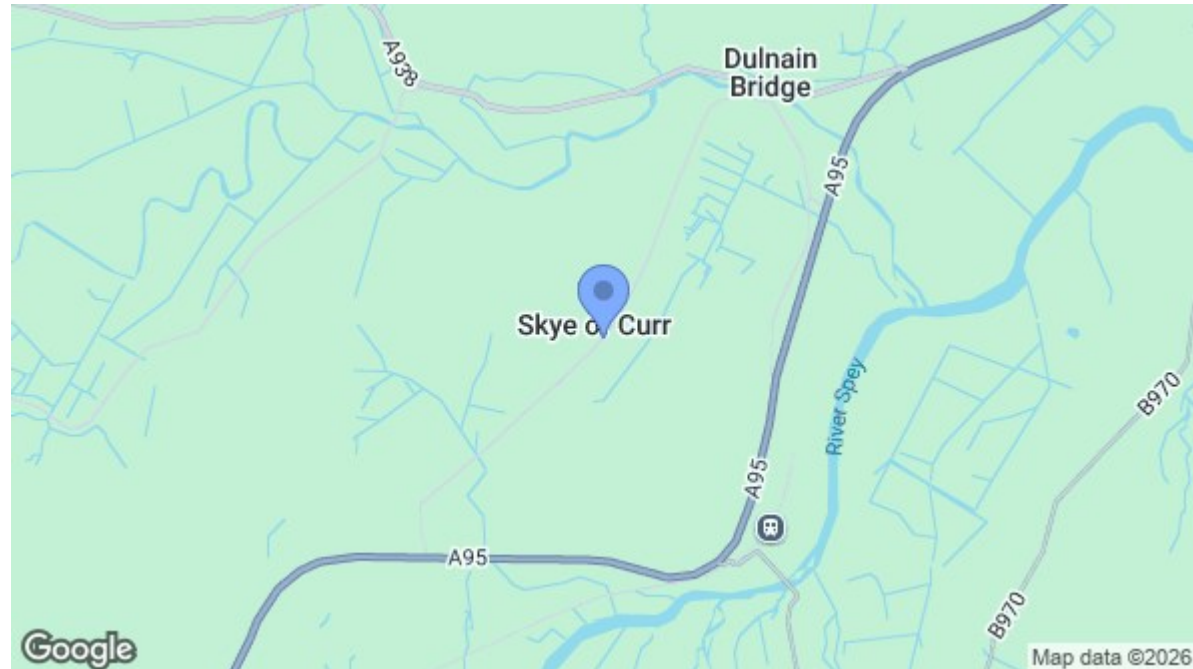
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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