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Tanera Mor Station Road, Nethy Bridge, PH25 3DN
Offers Over £290,000

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

This attractive three-bedroom semi-detached home located within a very private position within the popular Cairngorms village of Nethy Bridge offers versatile, well-proportioned accommodation extending to approximately 100Sqm. Offered in move-in condition throughout, the home represents an ideal opportunity for buyers looking to put their own cosmetic stamp on a property with minimal initial work required. The property also benefits from roof-mounted solar PV panels, contributing to lower running costs and improved energy efficiency. The ground floor features a bright and spacious open-plan living, dining, and kitchen area that serves as the central hub of the home. The kitchen is fitted with wall and base units, worktops, vinyl flooring, and an integrated oven and hob. The carpeted lounge and dining space enjoys floor-to-ceiling windows and glazed doors that open directly onto a raised timber deck. Completing this level is a comfortable ground-floor double bedroom overlooking the front, a shower room with wet-wall panelling, and a practical rear vestibule providing utility space and both stepped and level-ramp external access. A stairwell with a daylight-filling Velux window leads up to the first-floor landing. On this floor, you will find two further bedrooms, both finished with carpeted flooring, sloped ceiling coombs, and built-in or eaves storage. A second, upper shower room services these bedrooms, complete with a walk-in shower cubicle, pedestal wash hand basin, WC, and a Velux skylight. Outside, the property is positioned within generous grounds featuring a gravel driveway for multiple vehicles with lawn areas that wrap around the home, bordered by mature trees, shrubbery, and paved walkways. Within the garden there is also a very useful timber summerhouse with glazed doors and an adjoining store room for equipment. EPC B, Council Tax D, Home report available online at massoncairns.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.

Nethy Transport

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

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

EPC Rating B

Entrance Vestibule & Hallway

1.49m x 2.56m (4'10" x 8'4")

A glazed front door opens into a practical entrance vestibule with wood laminate flooring, pendant lighting, and a window to the side. A partial-glazed door leads into a central carpeted hallway where a timber staircase rises to the first floor, with useful space beneath for furniture. Further doors lead to the rest of the ground floor accommodation.

Open Plan Kitchen, Dining & Living Area

5.55m x 7.29m (18'2" x 23'11")

This expansive, light filled open-plan space serves as the main hub of the home, combining kitchen, dining, and sitting areas. The kitchen features vinyl flooring, fitted wall and base units with contrasting worktops, a stainless steel sink, an integrated electric oven and hob with extractor hood, and space for free-standing appliances. A window overlooks the rear, and a door leads out to the rear vestibule. The living and dining area is carpeted, with wall-mounted lighting and large floor-to-ceiling windows alongside glazed doors opening onto the timber decking and offering views across the garden.

Bedroom Three

3.76m x 3.10m (12'4" x 10'2")

Located on the ground floor, this double bedroom is finished with carpeted flooring and pendant lighting. The room offers comfortable proportions with space for free-standing bedroom furniture while a window to the side provides excellent natural light. This space is ideal for a number of uses alongside being a comfortable bedroom it could be utilised as a home working, hobby space or single level living.

Shower Room (Ground Floor)

3.30m x 1.59m (10'9" x 5'2")

Situated on the ground floor, this spacious shower room features a white WC, wash hand basin set into a vanity unit, and a walk in shower. The space is finished with vinyl flooring, central ceiling lighting, wet-wall panelling around the shower area, and a wall-mounted heated towel rail. Natural light is provided by an opaque window to the front.

Rear Vestibule

2.28m x 1.37m (7'5" x 4'5")

Serving as a practical secondary entrance, the rear vestibule features tiled flooring, ceiling lighting, and space for additional white goods, including a washing machine. A picture window provides natural light, and an external door opens out to the side of the property and there is the benefit of level ramp access as well as steps to the exterior.

Landing

0.96m x 1.75m (3'1" x 5'8")

The first-floor landing features laminate flooring and provides access to the upper floor accommodation, including the two bedrooms and main shower room. A Velux window allows natural daylight to illuminate the stairwell and hallway area in addition to the ceiling lighting.

Bedroom One

4.56m x 3.06m (14'11" x 10'0")

This double bedroom features carpeted flooring, pendant lighting and a Velux window that brings in good natural light. The room provides comfortable proportions with ample space for freestanding bedroom furniture.

Bedroom Two

4.54m x 2.28m (14'10" x 7'5")

This bedroom has a window that provides excellent natural light and there is space for a bed and furniture. A ceiling hatch gives convenient access to the insulated loft space. There is also an integral storage cupboard as well as carpet flooring and ceiling lighting.

Shower Room (First Floor)

1.97m x 1.73m (6'5" x 5'8")

This shower room comprises a white three-piece suite, including a WC, pedestal wash hand basin, and a shower cubicle with tiled surrounds and a glass enclosure. Laminate flooring runs throughout, complemented by a Velux window that fills the room with natural light in addition to ceiling lighting and an extractor fan.

Outside

A real feature of the property is its secluded location within the village but with easy access to all amenities. Set within grounds extending to circa 0.14 acres, the property features a generous shared gravel driveway providing ample off-street parking for vehicles. The



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well-maintained garden areas are predominantly laid to lawn, accented by mature trees, shrubbery, paved footpaths, and a timber summerhouse with additional storage. A spacious timber decking area which can also be accessed directly from the living space, extends into the garden offering an ideal setting for outdoor dining or relaxation.

Garden Room & Store

2.70m x 2.15m & 1.23m x 2.13m (8'10" x 7'0" & 4'0" x 6'11")

Situated in the garden, the timber summerhouse offers excellent amenity and features a light-filled garden room alongside a dedicated store room. Fully glazed double doors and a side window look over the lawn towards the main house, allowing plenty of natural light into the seating area which could easily be insulated and utilised for home working with the addition of power and lighting. Attached to the side, the store room provides useful space for garden tools and equipment, complete with built-in shelving.

Services

It is understood that there is mains water, drainage and electricity. There is electric heating. A solar PV array compliments the electricity supply and has a feed in tariff

Entry

By mutual agreement.

Price

Offers over £290,000 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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What Three Words Location

What3Words Location: [///sourcing.drives.deferring](https://www.what3words.com/sourcing.drives.deferring)

Council Tax

The property is currently assessed as Council Tax Band D, with an annual charge of £2,286.31 for 2026/27, including water charges. A 25% discount is currently available to single occupiers.

Purchasers intending to use the property as a second home should be aware that, for 2026/27, Highland Council charges Council Tax at 300% of the standard rate for second homes.

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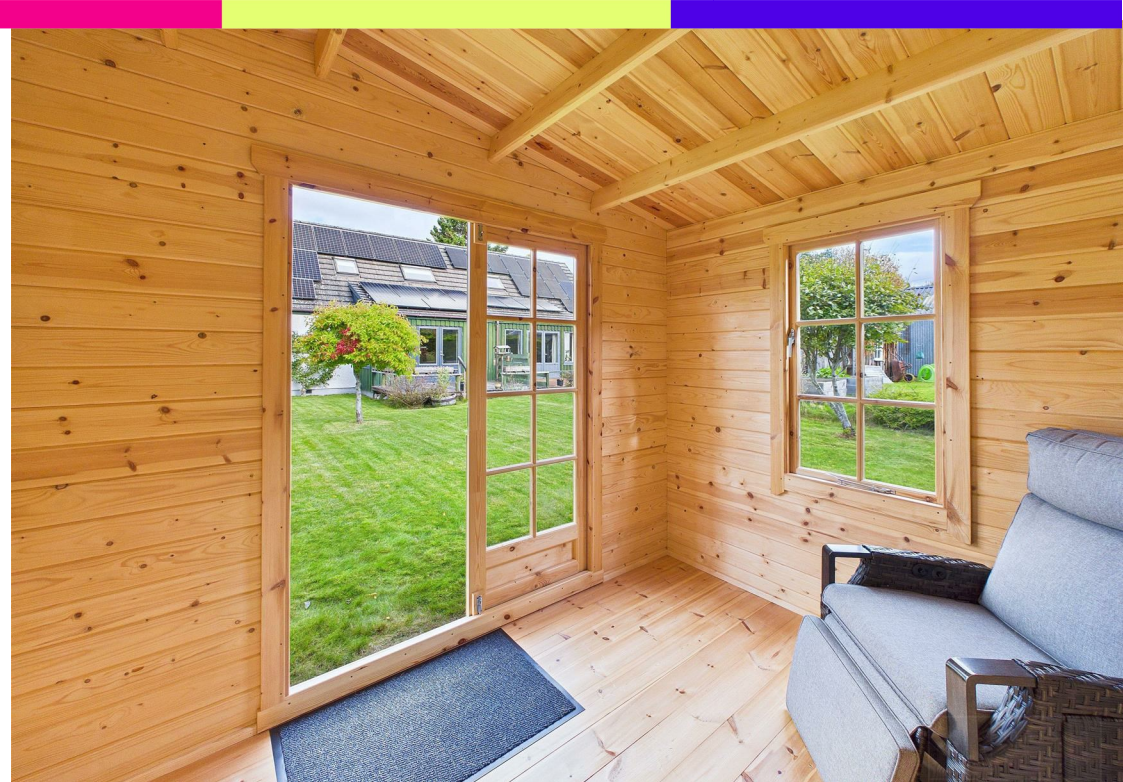




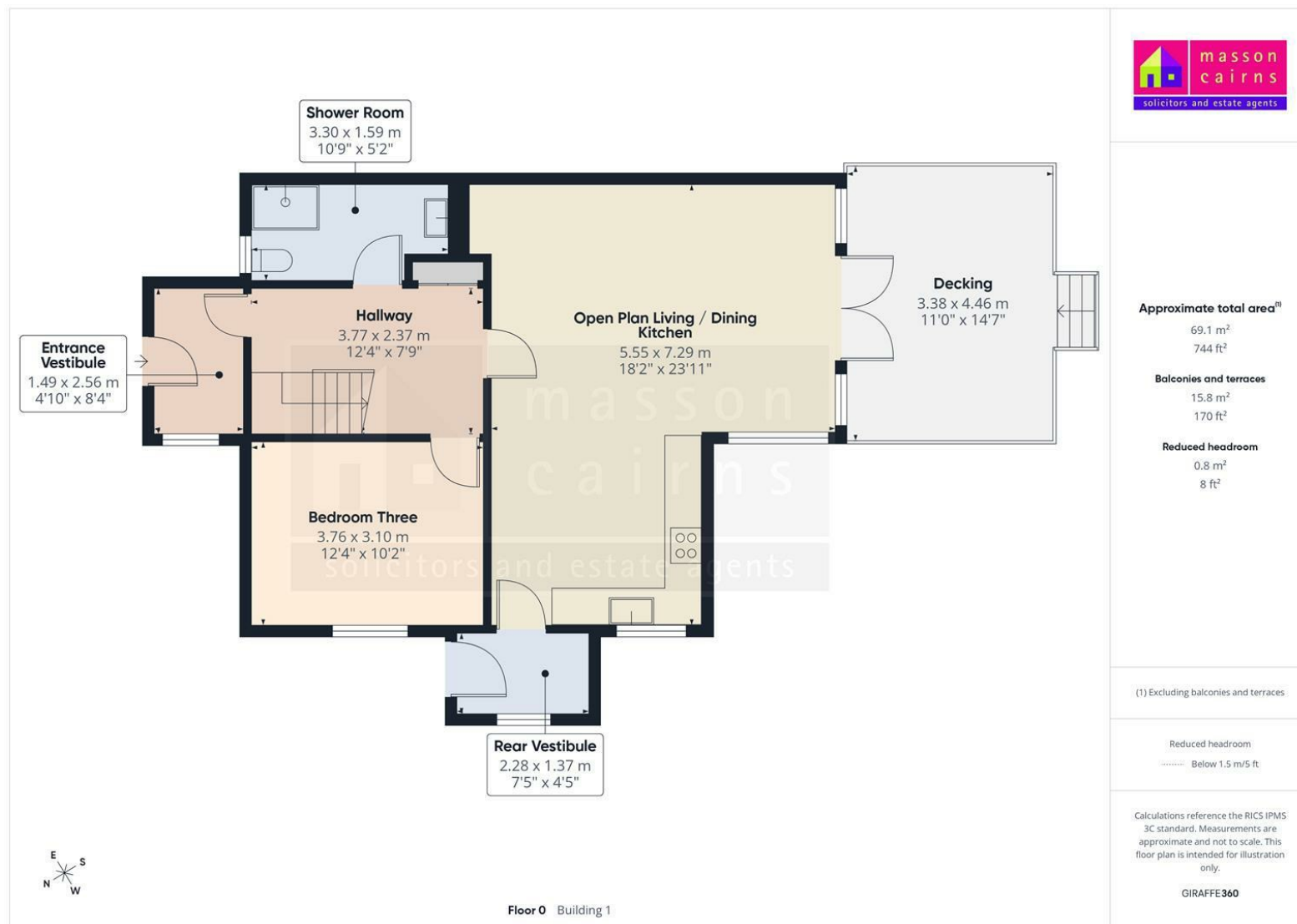












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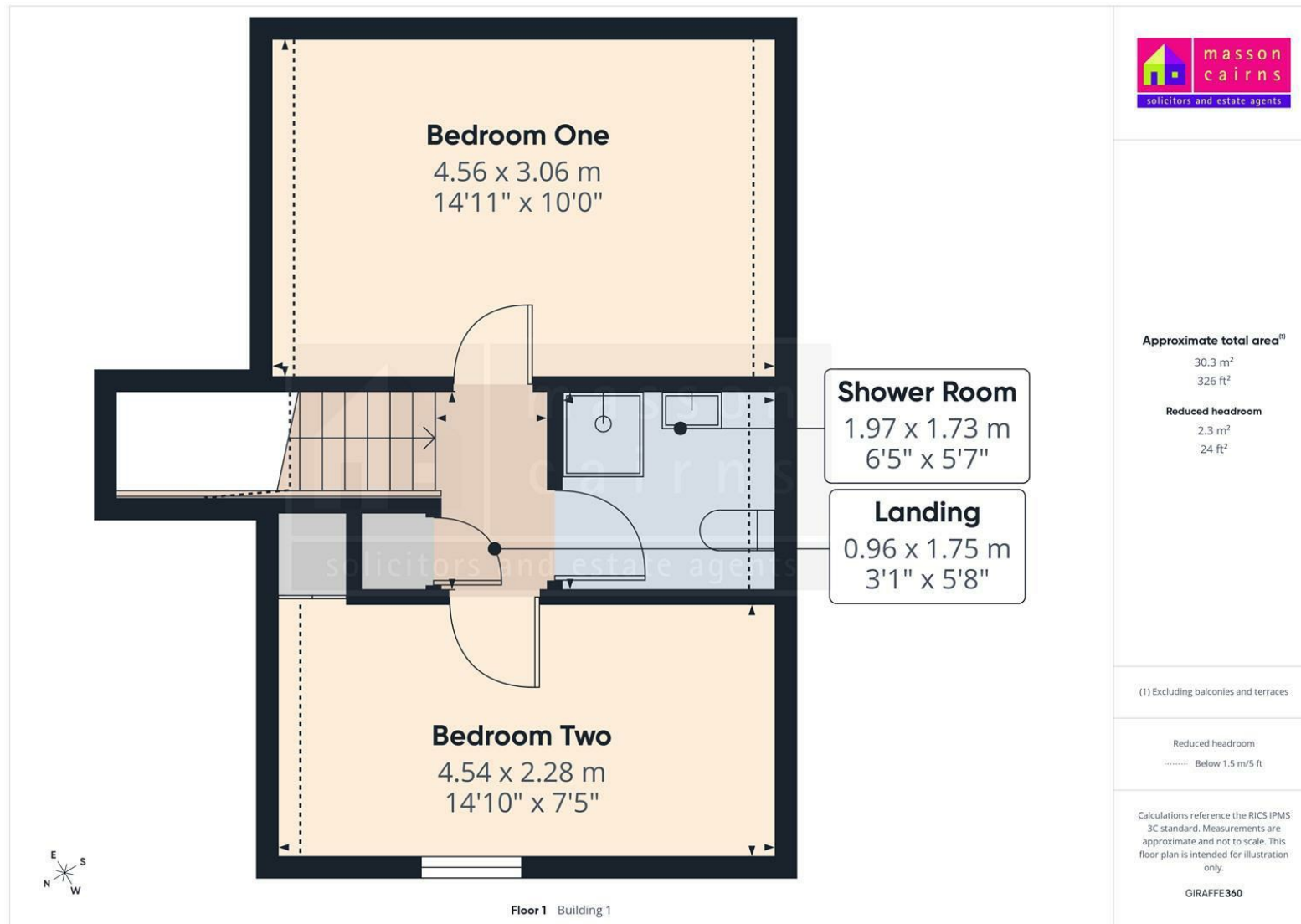
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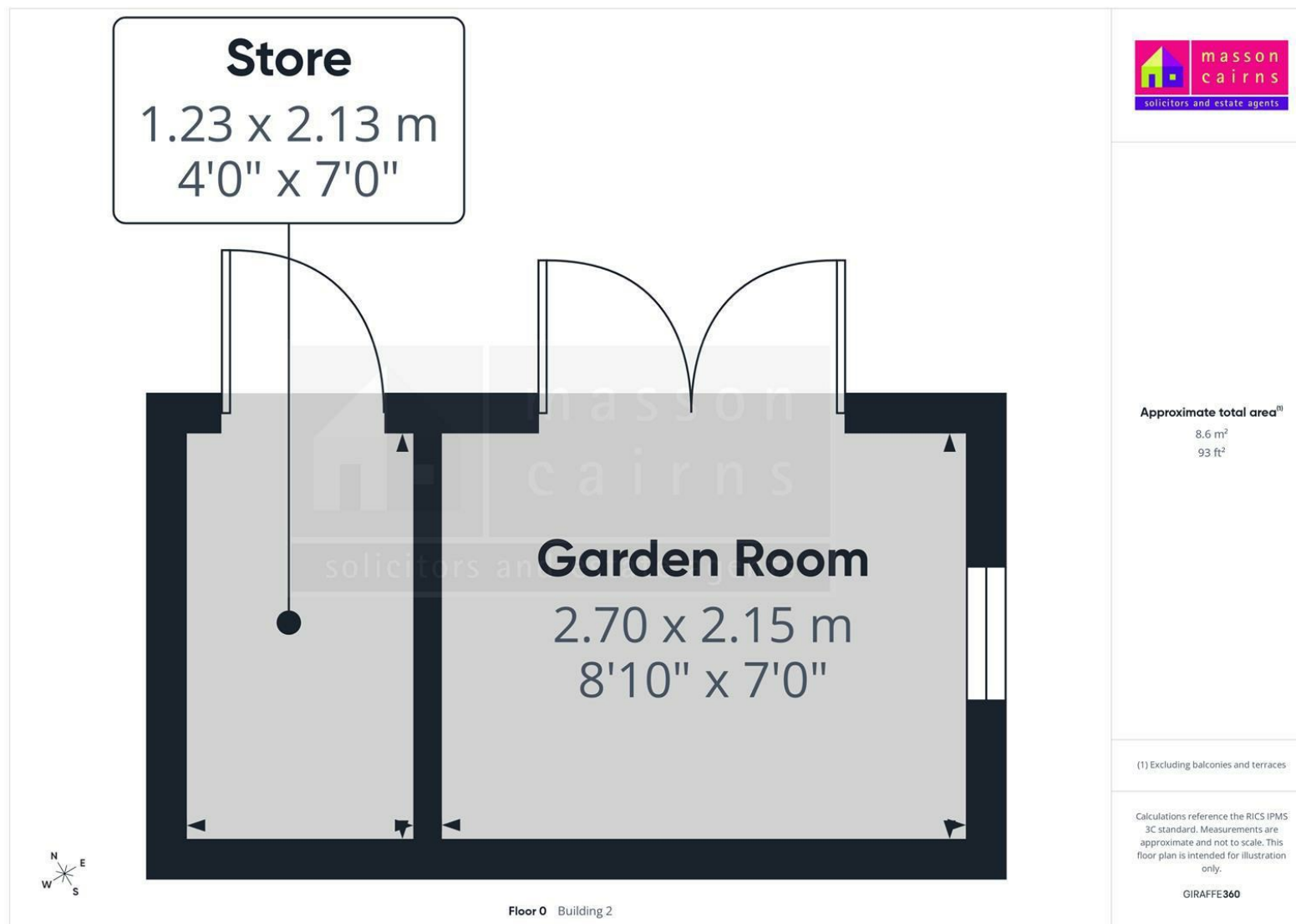
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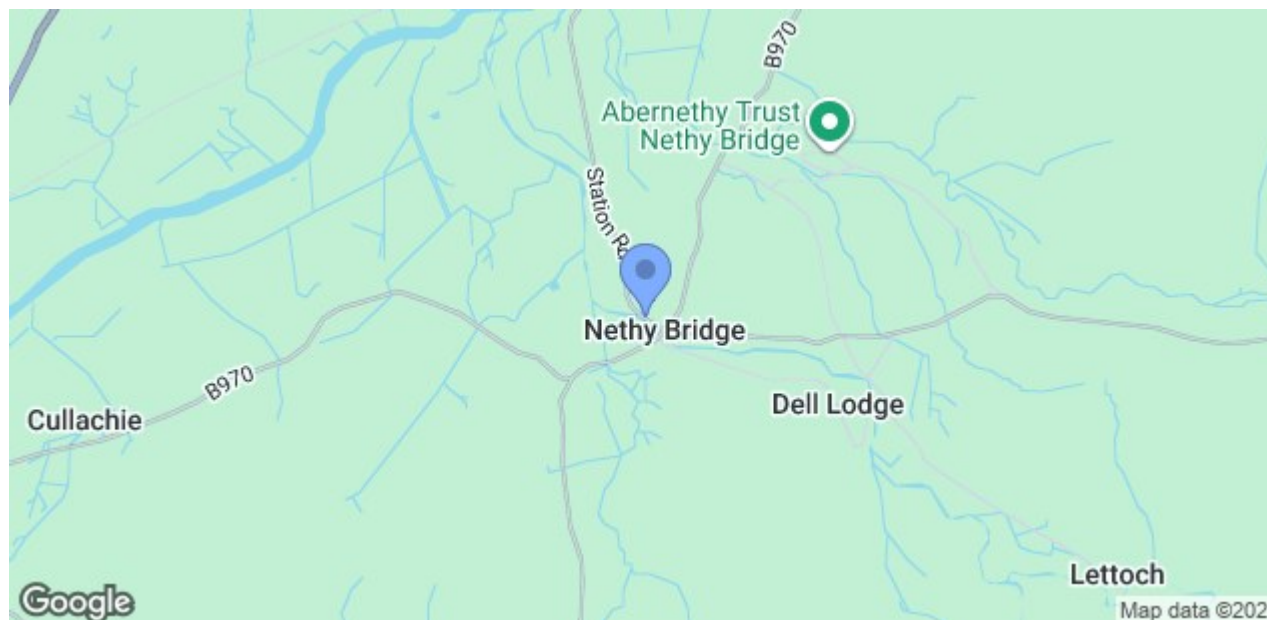
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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