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Tigh Sheonaid, Culvardie, Nethy Bridge, PH25 3DH
UNDER OFFER £425,000

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

UNDER OFFER - Tigh Sheonaid is an attractive three-bedroom detached home is set within generous, mature grounds and offers bright, well-proportioned accommodation in a wonderful and peaceful location within this popular village in the Cairngorms National Park. An entrance vestibule opens into a long central hallway with useful built-in cupboards and access to all rooms. The standout sitting and dining room is an impressive, light-filled space with a vaulted ceiling, Velux windows, extensive glazing and a wood-burning stove forming a welcoming focal point. There is ample room for relaxed seating and a full dining table, while glazed doors open directly onto the patio and garden, creating an excellent flow for everyday living and entertaining. The adjoining kitchen is fitted with timber units, contrasting worktops, a gas hob and double oven with extractor and a breakfast bar linking the cooking space to the main living area. Beyond, a practical utility room provides further storage and workspace, with access to the gardens and an adjacent WC. The principal bedroom is a comfortable double with fitted wardrobe storage and its own en-suite shower room while the two further well-proportioned bedrooms, each with integral wardrobes, offer flexibility for family, guests or home working. The family bathroom includes a bath with shower over, wash hand basin and WC, while the hallway cupboards add valuable storage. Outside, the property occupies a woodland-edge setting with extensive gravelled parking, lawns, mature trees and shrubs, a timber shed and a gated garden area. The raised decking and patio provide excellent space for outdoor dining, with the surrounding forest creating a peaceful backdrop. EPC D, Council Tax E, 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.

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

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

1.43m x 1.22m (4'8" x 4'0")

The property is approached across a broad gravelled frontage to a sheltered entrance beneath a pitched canopy supported by a substantial timber post, with external lighting and a timber front door incorporating a glazed panel. Inside, the entrance vestibule has tiled flooring, ceiling lighting and useful space for storing shoes and hanging coats and other outerwear, with a further timber and glazed door opening into the main hallway.

Hallway

The bright and spacious hallway extends through the centre of the property, providing access to the sitting room, kitchen, three bedrooms, family bathroom, utility room and WC. A tiled entrance area gives way to soft carpeting, while recessed ceiling lighting and attractive timber doors create a warm, well-finished appearance. Excellent storage is provided by several integral cupboards, including useful shelving, space for coats and footwear, and a separate services cupboard. A ceiling hatch with ladder also gives access to the substantial insulated and largely floored attic, offering valuable additional storage space.

Sitting Room / Dining Area

5.44m x 6.61m (17'10" x 21'8")

An impressive open-plan sitting room and dining area forms the heart of the home, with a striking vaulted ceiling and Velux windows creating an exceptional sense of light and space. Expansive windows and glazed doors frame attractive views across the garden and open directly onto the patio, providing an excellent connection between the interior and outdoor entertaining areas. The sitting space is arranged around a wood-burning stove set on a slate hearth, creating a warm focal point, while the adjoining dining area comfortably accommodates a large table for family meals and gatherings. Oak flooring, wall and recessed down lighting and generous proportions complete this bright, welcoming and highly sociable living space with steps leading up to the kitchen.

Kitchen

2.12m x 5.48m (6'11" x 17'11")

The well-appointed kitchen is arranged in an open-plan layout adjoining the sitting and dining area, creating a sociable setting where meal preparation, dining and relaxation flow naturally together. A generous range of oak fronted base, drawer and glazed wall units provides excellent storage, complemented by dark worktops and a stainless-steel sink with drainer positioned beneath the window. Appliances include a five-burner gas hob with double oven below, stainless-steel splash back and extractor hood, dishwasher and an integrated fridge/freezer, alongside useful pull-out larder storage. Tiled flooring, a high ceiling and track lighting complete this bright and practical space, while a raised timber-topped divide maintains a natural connection with the main living accommodation. There is tiled flooring, a plinth heater, door to the utility room and steps down to the sitting room / dining area and hallway.

Utility Room

1.72m x 2.51m (5'7" x 8'2")

The practical utility room is fitted with oak base units, a dark worktop and a stainless-steel sink with drainer beneath the window. There is plumbing and space for a washing machine, room for a compact tumble dryer, a ceiling-mounted drying dolly and the oil-fired boiler. There is tiled flooring and an external door offers direct access to the garden while a further door opens into the WC.

WC

1.37m x 1.75m (4'5" x 5'8")

The WC is fitted with a white suite comprising a pedestal wash hand basin and WC, complemented by tiled flooring, ceiling lighting, an extractor fan and a wall-mounted mirror.

Bedroom One & En-Suite

3.25m x 2.47m & 1.72m x 2.46m (10'7" x 8'1" & 5'7" x 8'0")

Bedroom One is a comfortable double room with carpeted flooring, a large front-facing window providing excellent natural light and a fitted wardrobe with mirrored sliding doors. A door leads directly into the en-suite shower room, which is fitted with a generous glazed shower enclosure, WC and wash hand basin set within a useful vanity unit. The room is completed by tiled flooring, partial wall tiling, an opaque window, extractor fan, ceiling lighting and an illuminated mirror with shaver point.

Bedroom Two

3.54m x 3.49m (11'7" x 11'5")

Another well-proportioned and versatile room, currently arranged with both a bunk bed and a separate single bed, while still retaining useful floor space. A broad rear-facing window provides good natural light and enjoys an attractive outlook across the gardens towards the neighbouring woodland. The room also benefits from carpeted flooring, ceiling lighting and a generous fitted wardrobe with double doors providing excellent hanging and shelved storage.

Bedroom Three

2.84m x 2.89m (9'3" x 9'5")

Bedroom Three is a comfortable double room with a window bringing in good natural light and providing an attractive outlook towards the surrounding garden. The room is finished with carpet flooring, ceiling lighting and a generous fitted wardrobe with double doors, while retaining ample space for bedside furniture.

Bathroom

2.35m x 2.45m (7'8" x 8'0")

The bright bathroom is fitted with a bath and shower over, WC and pedestal wash hand basin. Mosaic-style tiling surrounds the bath and forms a matching splash back to the wash hand basin, while tiled flooring, recessed downlighting, a large wall mirror with shaver light and an opaque window complete the room.

Outside

The property occupies generous grounds extending to approximately one third of an acre, with a broad gravel driveway providing ample off-street parking and convenient access to the entrance. The gardens are principally laid to expansive, well-maintained lawns, complemented by mature trees, established shrubs and colourful planting that create an attractive and private setting against a woodland backdrop. A paved patio adjoining the house provides an excellent space for outdoor dining and entertaining, while a further raised timber deck offers a more secluded seating area. The grounds also include a timber garden shed and a mixture of gravelled and natural areas, providing useful storage and easily managed outdoor space.

Services

It is understood that there is mains water and electricity with drainage to a septic tank. There is oil fired underfloor heating throughout the property. Gas for the hob is supplied from external bottles.

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
www.massoncairns.com

Council Tax

Currently Band E £2944.16 p.a. (2026/27) including water rates. Single occupiers currently receive a 25% discount.

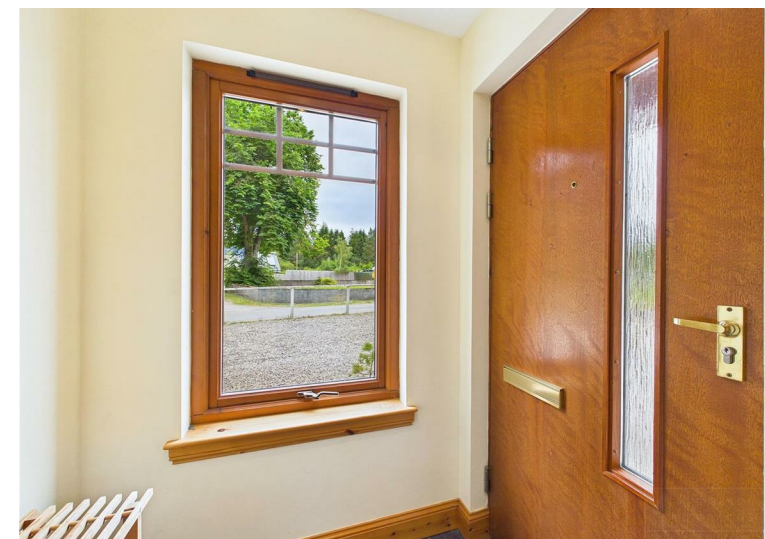
For 2026/27, the Highland Council charges a 300% council tax premium on second homes, meaning owners pay four times (400%) the standard council tax rate (the base council tax plus a 300% surcharge).

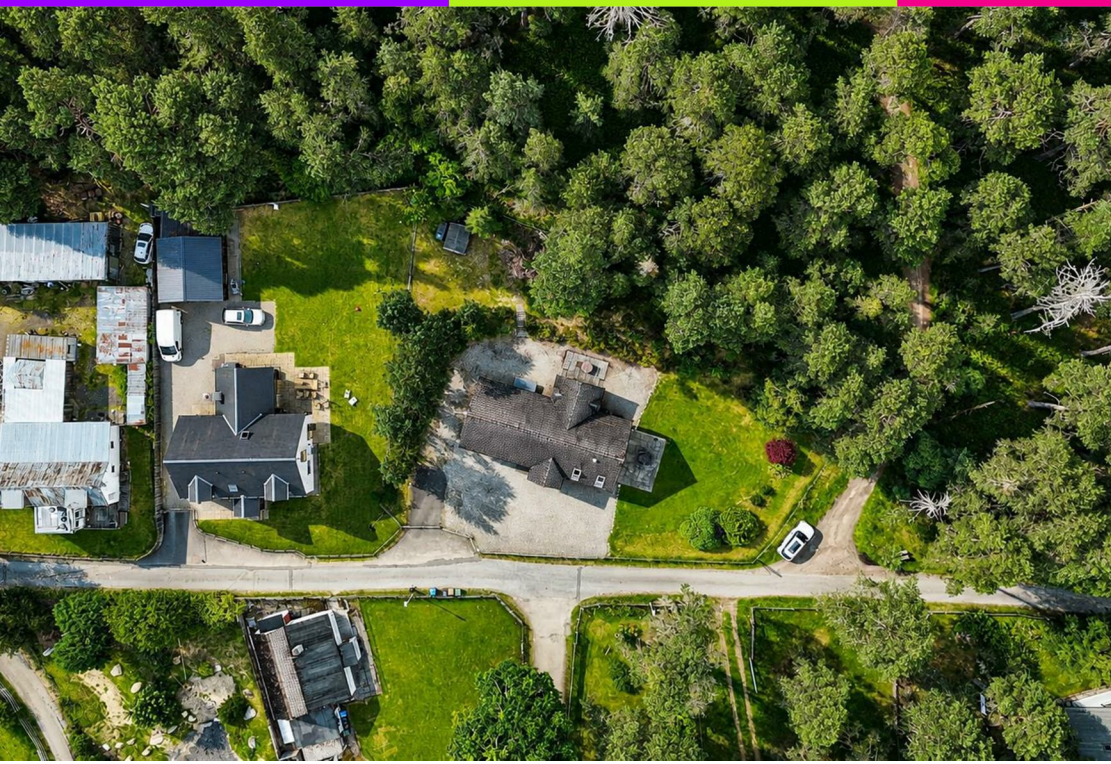
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Approximate total area⁽¹⁾

113.7 m²
1225 ft²

Balconies and terraces

14.4 m²
155 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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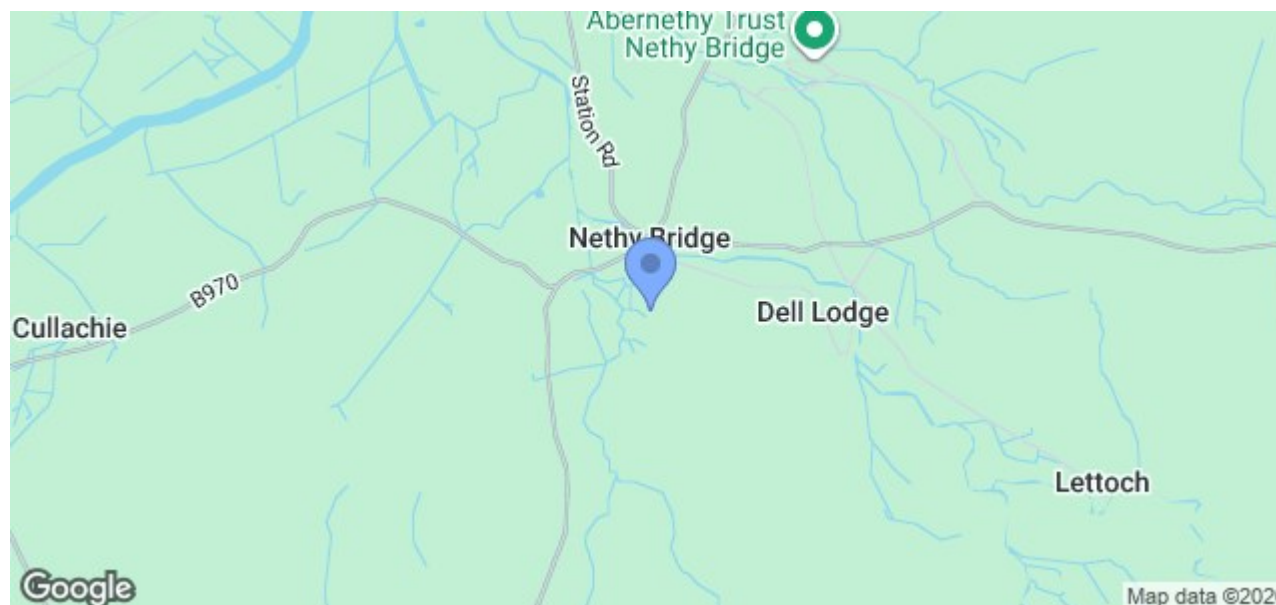
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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