



masson
cairns ESTD 1985

solicitors and estate agents

Kimberley, Nethy Bridge, PH25 3DB
Offers Over £285,000

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

A charming and deceptively spacious four-bedroom detached home, Kimberley enjoys an enviable position within the highly sought-after village of Nethy Bridge, surrounded by the natural beauty of the Cairngorms National Park. The property offers well-balanced accommodation over two floors, ideally suited to modern family living. The ground floor is centred around a generous sitting room, filled with natural light and providing a comfortable space for relaxation, while a separate dining room offers an ideal setting for more formal entertaining. The kitchen and breakfast area is well-proportioned and functional, complemented by a useful utility room and a dedicated home working space. A welcoming entrance vestibule and WC complete the ground floor accommodation. Upstairs, the property continues to impress with four well-sized bedrooms, including a two bedrooms with en-suite facilities, family bathroom and separate shower room ensure excellent practicality for family life or visiting guests. Externally, Kimberley is set within attractive garden grounds, offering a mix of lawn, patio and planted areas, ideal for outdoor enjoyment. The home enjoys an elevated setting while still being within easy reach of local amenities. The surrounding area, with its woodland, open countryside and mountain backdrop, further enhances the appeal of this delightful home. Kimberley represents a rare opportunity to acquire a substantial family home in a peaceful Highland setting, combining space, versatility and location within this ever popular forest village. EPC C, Council Tax E, Home report available online at massoncairns.com

Offers Over £285,000



masson
cairns LTD

solicitors and estate agents

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

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 E

Entrance Vestibule & Hallway

The property is entered via a bright and welcoming entrance vestibule, offering a practical space for coats, boots and outdoor wear, with pleasant views across the garden. This in turn leads through to a spacious and characterful reception hallway, where a staircase rises to the first floor. The hall provides an immediate sense of warmth and personality, with ample wall space and natural light enhancing the feeling of space. It also offers excellent connectivity to the principal ground floor rooms, creating a natural flow throughout the home while maintaining a welcoming first impression.

Sitting Room

4.52m x 3.62m (14'9" x 11'10")

The sitting room is a warm and inviting principal reception space, offering generous proportions and a comfortable feel. A large picture window allows natural light to pour in while enjoying outlooks across the surrounding gardens, enhancing the room's bright yet cosy atmosphere. At its heart, a feature fireplace with a wood-burning stove creates an attractive focal point, providing both character and a welcoming ambience. The room is well laid out to accommodate a variety of seating arrangements, making it ideal for both relaxed family living and entertaining.

Dining Room / Family Room

3.33m x 3.66m (10'11" x 12'0")

Currently arranged as a playroom, this versatile reception room offers excellent flexibility and could equally serve as a formal dining room or additional family space, depending on individual requirements. The room benefits from good natural light, with twin aspect windows providing a pleasant outlook, while its proportions comfortably accommodate a range of uses.

Kitchen / Breakfast Room

5.45m x 2.93m (17'10" x 9'7")

The kitchen is arranged as a sociable open-plan kitchen and breakfast room, forming the heart of the home and well-suited to modern family living. Fitted with a range of wall and base units, the space is

complemented by generous worktop areas, a generous pantry and integrated appliances, while twin windows and a glazed door to the rear garden allow for good natural light. The layout provides ample space for the breakfast area, where there is space for a substantial table, ideal for both everyday meals and informal entertaining.

Utility Room & Home Working Space

2.03m x 1.19m & 3.21m x 1.74m (6'7" x 3'10" & 10'6" x 5'8")

The property further benefits from a practical utility room, thoughtfully configured to incorporate both laundry facilities and a dedicated home working area. Fitted with additional storage and work surfaces, the space provides an ideal setting for day-to-day household tasks, while also accommodating a compact office setup with room for desk and equipment. A window ensures natural light and there is a door to the wc.

WC

1.78m x 1.04m (5'10" x 3'4")

Fitted with a WC and wash hand basin, the space also benefits from a high level window providing natural light and ventilation.

Landing

The first floor is accessed via a central landing, providing access to all bedrooms and bathroom facilities. The space is well-proportioned and naturally bright with an access hatch leading to the attic.

Principal Bedroom & En-suite

3.30m x 3.48m & 2.01m x 2.21m (10'9" x 11'5" & 6'7" x 7'3")

The principal bedroom is a well-proportioned double, offering a comfortable and restful retreat with space for freestanding furniture alongside built-in wardrobes providing excellent storage. A window enjoys an open outlook, allowing for good natural light and the bedroom is further enhanced by an en-suite shower room, fitted with a shower enclosure, WC and wash hand basin. The en-suite benefits from natural light and ventilation.

Bedroom Two & En-suite

3.36m x 2.43m & 1.22m x 2.41m (11'0" x 7'11" & 4'0" x 7'10")

Bedroom two is a well-proportioned room, currently arranged as a bunk room but offering ample space to accommodate a double bed if preferred. A window to the front provides good natural light along with an open outlook, creating a bright and comfortable environment. The room benefits from its own en-suite shower room, fitted with a modern



masson
cairns ESTD 1994

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents

white suite comprising WC, wash hand basin with twin taps, and a double shower enclosure with sliding doors housing a mains shower. The space is finished with complementary wall tiling around the sanitary areas, together with a heater, shaver point, ceiling light and ventilation.

Bedroom Three

2.56m x 3.79m (8'4" x 12'5")

Bedroom three is a generous double bedroom, benefiting from a window to the side which floods the space with natural light.

Bedroom Four

3.78m x 3.31m (12'4" x 10'10")

Located to the rear of the house with a large picture window, this spacious bedroom is bright and airy.

Bathroom

2.31m x 2.40m (7'6" x 7'10")

The family bathroom is well-proportioned and serves the remaining bedrooms, fitted with a suite comprising a bath, WC and wash hand basin. A window provides natural light and ventilation, while the space offers good storage and functionality for everyday use.

Shower Room

1.48m x 1.78m (4'10" x 5'10")

The property also benefits from an additional shower room, enhancing the overall practicality of the accommodation. Fitted with a shower enclosure, WC and wash hand basin, the room is finished with tiled walls for ease of maintenance. A window provides natural light and ventilation, while a heater adds further comfort.

Outside

Externally, Kimberley enjoys a generous and well-defined plot, offering an attractive setting. A gravel driveway leads to the property, providing ample off-street parking for several vehicles. The front garden is predominantly laid to lawn and enclosed by fencing, with thoughtfully arranged flowerbeds. A decked seating area offers an ideal vantage point to enjoy the outlook over the garden and open fields beyond. To the rear, the garden has been designed with family living in mind with areas of lawn which is fully enclosed by timber fencing, offering a good degree of privacy and a safe environment for children and pets.

Services

It is understood that there is mains water, drainage and electricity. There are PV solar panels and air source central heating. There is a PIV (Positive Input Ventilation) unit in the attic space providing filtered, fresh air into the property

Entry

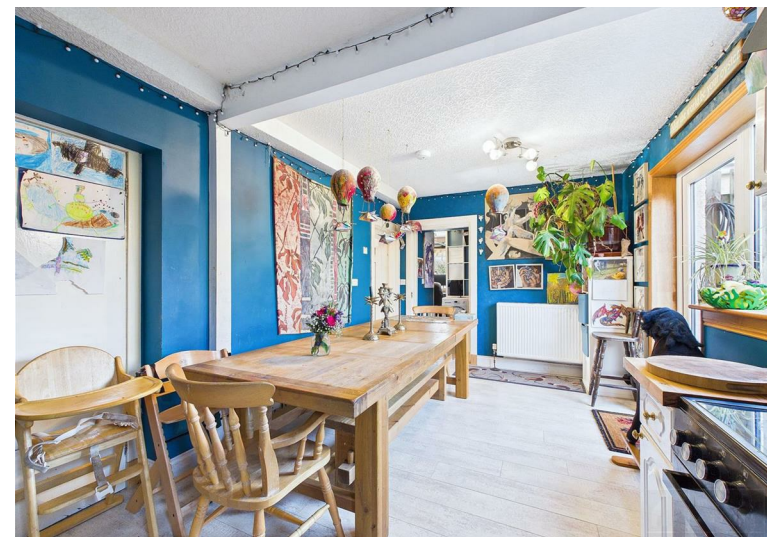
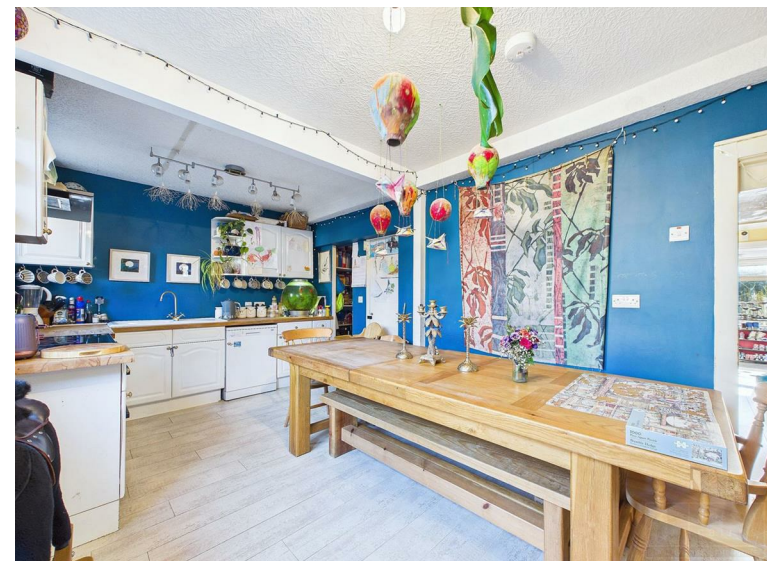
By mutual agreement.

Price

Offers over £285,000 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
www.massoncairns.com



masson
cairns ESTD 1984

solicitors and estate agents

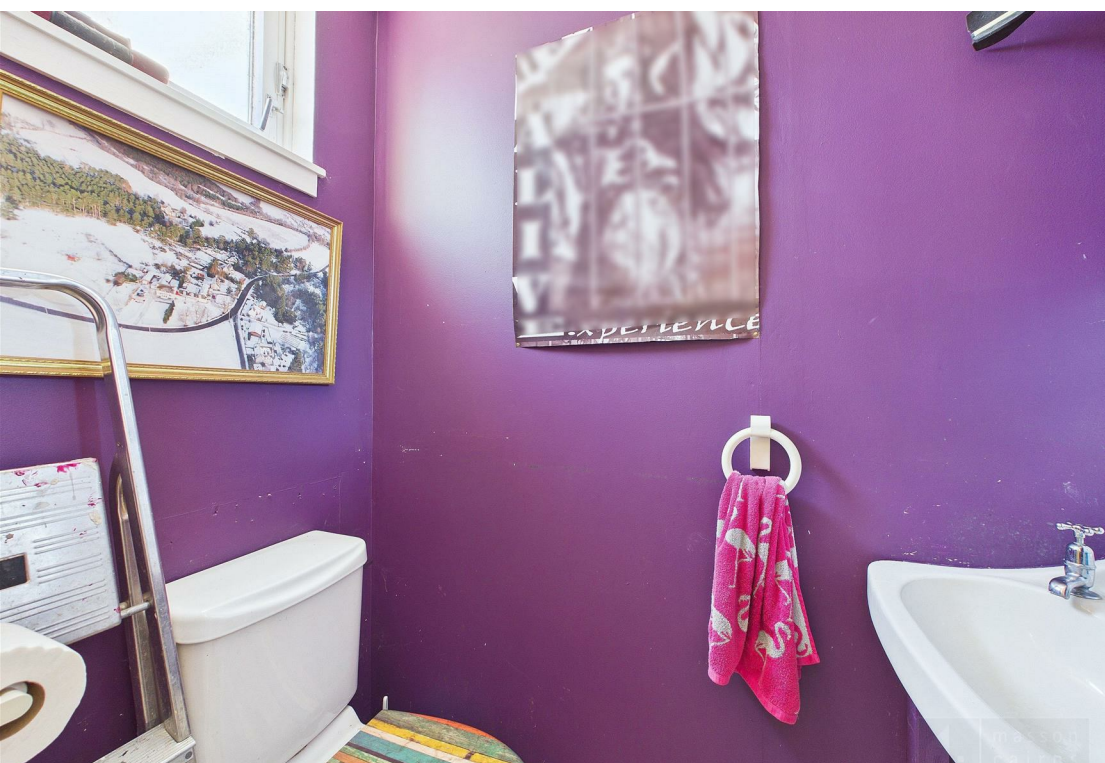
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

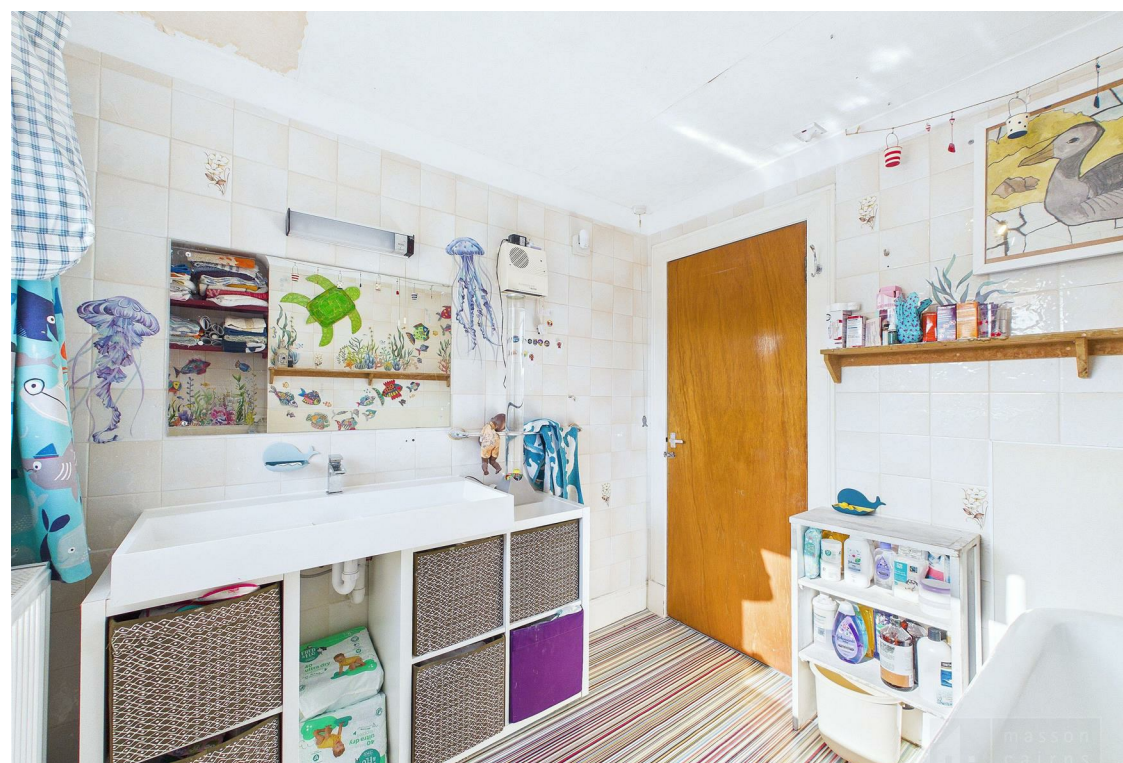
property@lawscot.com

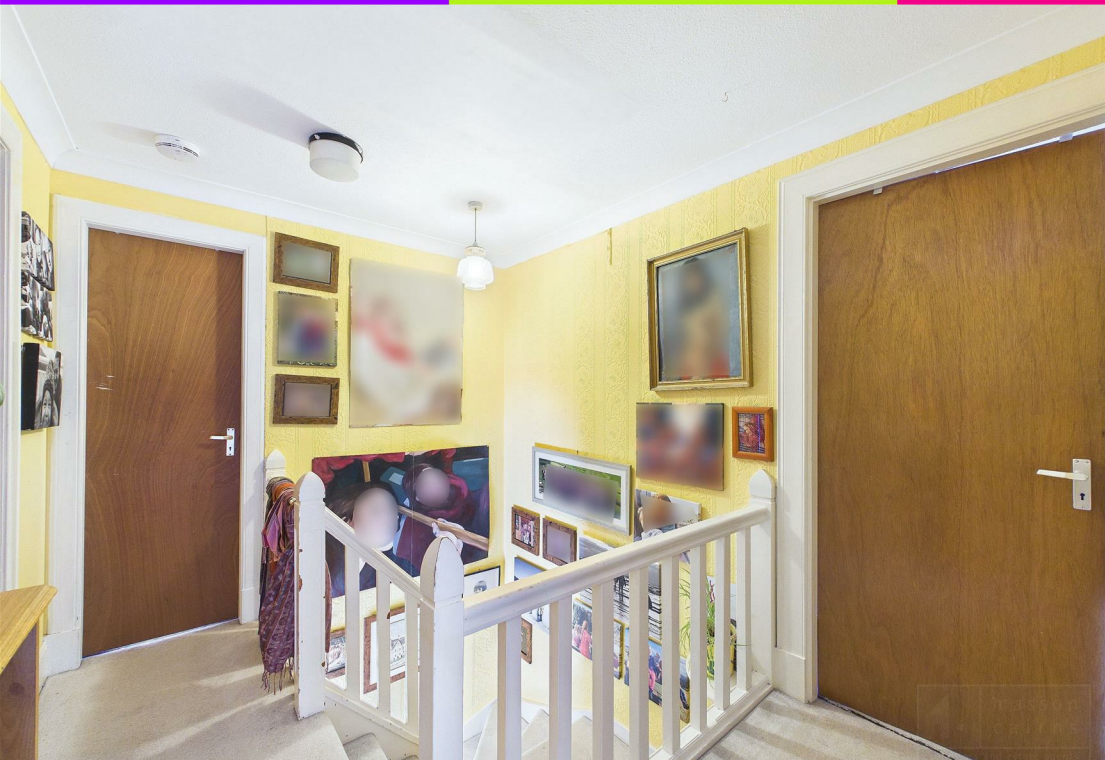
<https://www.massoncairns.com>







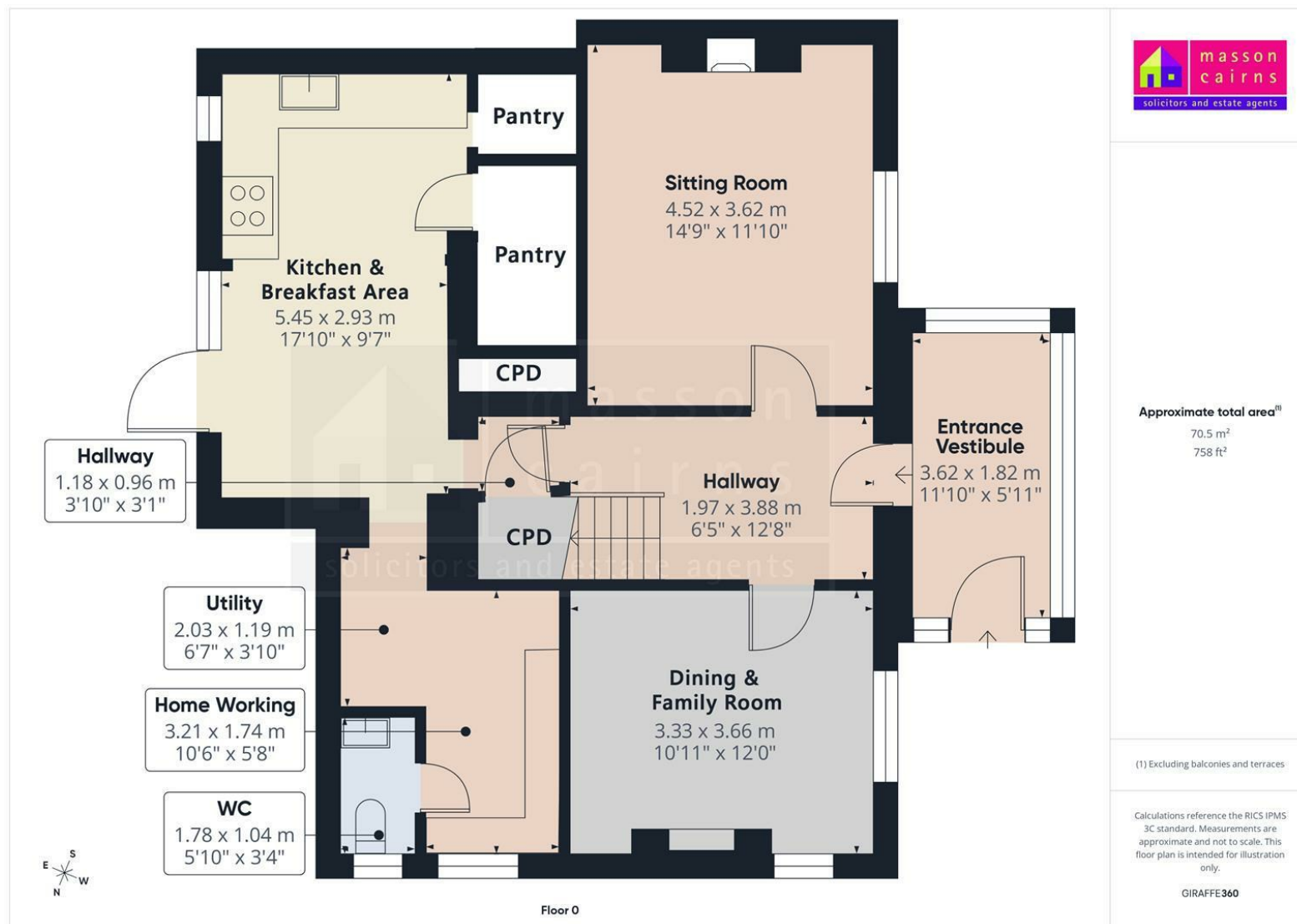












**masson
cairns**

solicitors and estate agents

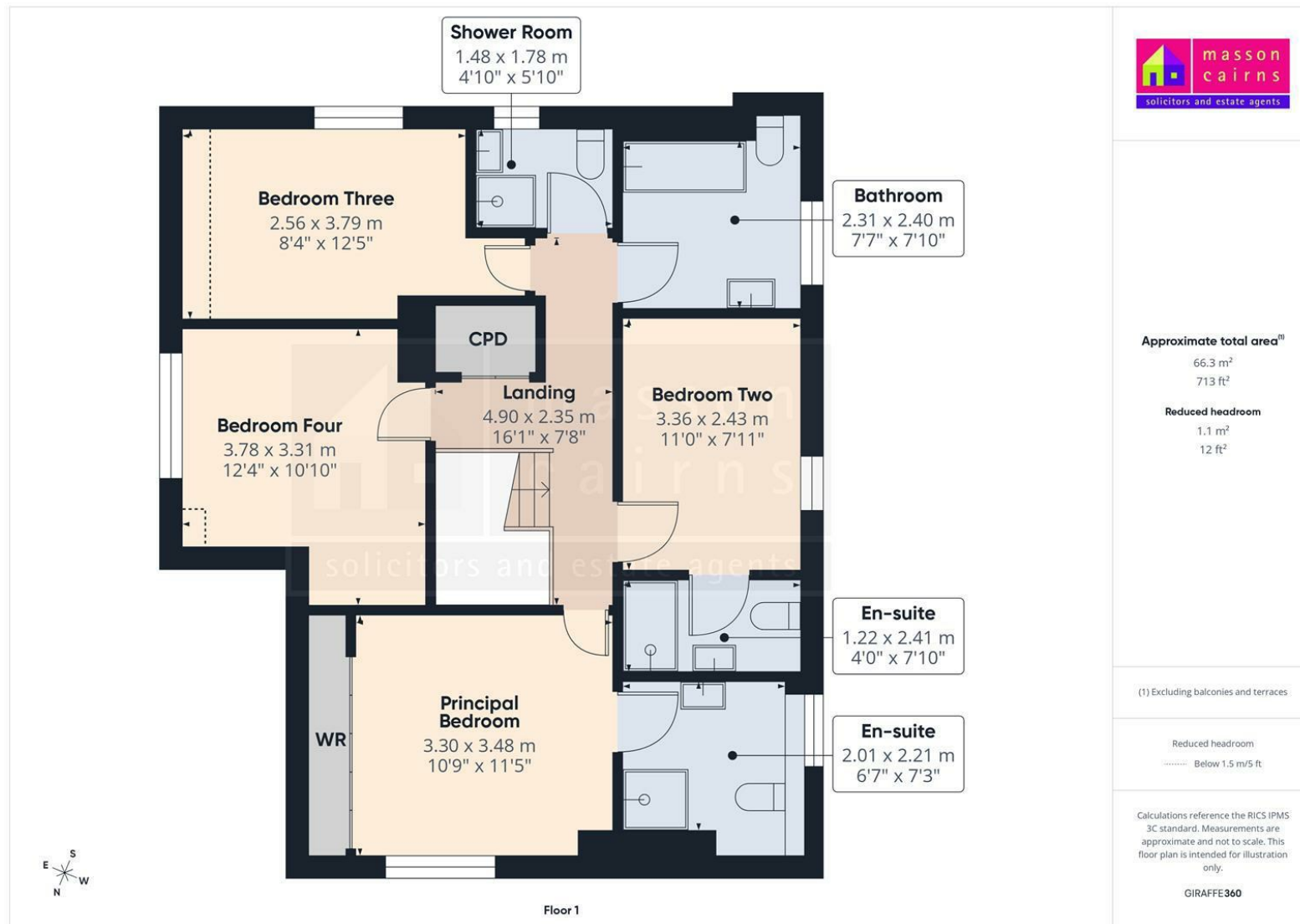
Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>



Approximate total area⁽¹⁾
66.3 m²
713 ft²

Reduced headroom
1.1 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE360



**masson
cairns** LD

solicitors and estate agents

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

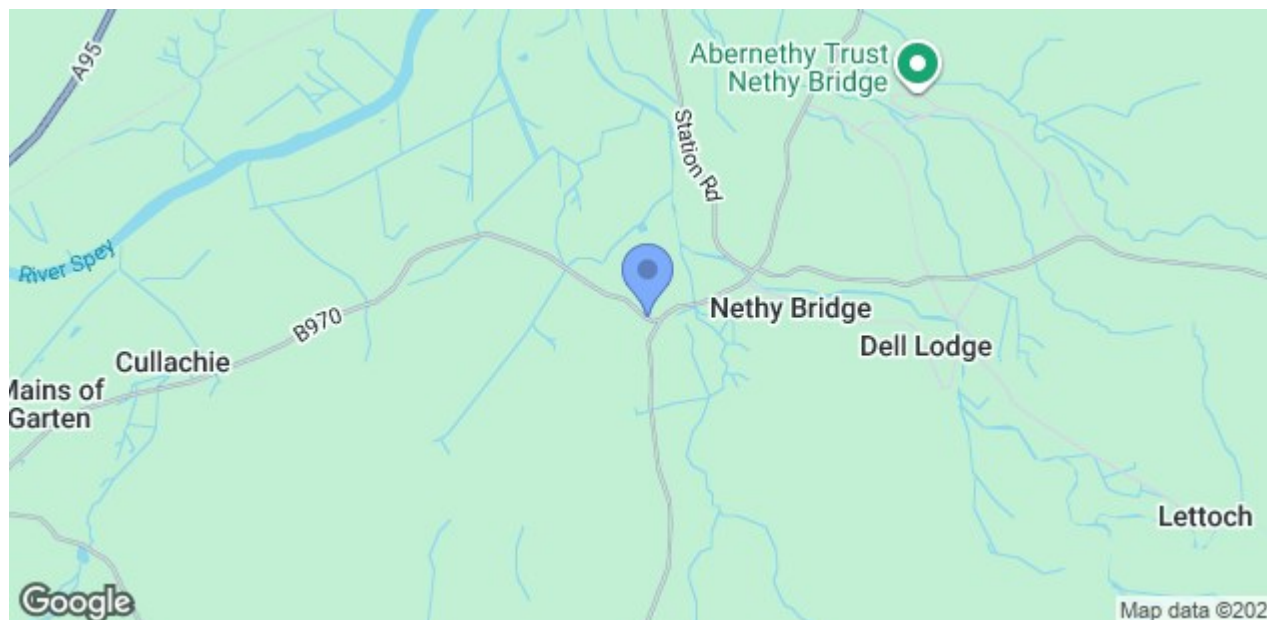
Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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



masson
cairns PLC

solicitors and estate agents

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>