

masson cairns LTD

solicitors and estate agents

Capullach, Nethy Bridge, PH25 3ED

Offers Over £270,000

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

Occupying an outstanding and rarely available rural position at Sliemore, just outside the popular forest village of Nethy Bridge, this attractive two-bedroom detached home sits within approximately 0.25 acres and enjoys far-reaching views across the surrounding countryside towards the Cairngorm Mountains. The accommodation is arranged on one level and centres around a particularly appealing open-plan kitchen, living and dining space, where timber-lined walls and a vaulted ceiling create a warm characterful interior, complemented by wood flooring, large windows and glazed doors opening directly onto the extensive decking. The sitting area provides ample room for comfortable furniture around a wood-burning stove set against a tiled feature fireplace, while the adjoining kitchen is fitted with a comprehensive range of contemporary units, work surfaces, a substantial range-style cooker and sink positioned beneath a window overlooking the grounds, with space alongside for dining. A central hallway leads to two well-proportioned double bedrooms, with built-in storage, together with a modern bathroom fitted with a bath and overhead shower, WC and wash hand basin, finished with extensive natural-toned tiling. Outside, broad areas of timber decking wrap around the property, providing several places to sit and enjoy the stunning outlook, while the surrounding grounds extend to around a quarter of an acre with lawn, established planting and space for further landscaping or outdoor use. A substantial detached outbuilding incorporates a workshop, store and utility area, providing excellent practical storage and workspace. The surrounding landscape is particularly rich in wildlife, with red kites, eagles, deer and a wide variety of other native birds and animals. The combination of privacy, grounds and exceptional views towards the Cairngorms makes this a distinctive home in a highly sought-after location close to Nethy Bridge. EPC E, Council Tax B

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

Open Plan, Kitchen, Living & Dining
5.86m x 5.41m (19'2" x 17'8")
This bright and sociable open-plan space serves as the heart of the home, featuring triple-aspect windows and double doors that flood the room with natural light and open directly onto the decking as well as providing stunning views towards the Cairngorm Mountains. The kitchen area is well-equipped with fitted units and work surfaces, flowing effortlessly into the living and dining zones. A central wood-burning stove provides a cosy focal point, complemented by durable flooring and there is an integral double storage wardrobe.

Hallway
The central hallway connects the primary accommodation and is finished with tiled flooring, it provides access to the living areas, bedrooms, and bathroom. There is access to the attic space which is boarded.

Bedroom One
2.86m x 3.97m (9'4" x 13'0")
A comfortable and bright double bedroom benefiting from a side-facing window that captures natural light and garden views. The room features a fitted integral wardrobe with hanging and shelved storage and the room is finished with carpet flooring, ceiling and wall lighting.

Bedroom Two
2.86m x 2.79m (9'4" x 9'1")
Positioned adjacent to the first bedroom, this versatile second double bedroom is ideal as a guest room or home office. It includes built-in wardrobe storage and benefits from natural light filtering through from the side elevation. The room is finished with carpet flooring and ceiling lighting.

Bathroom
1.66m x 2.19m (5'5" x 7'2")
The well-arranged and stylish bathroom features a modern three-piece suite, including an P-shaped bath with overhead rainfall shower, a floating vanity unit with stone washbasin, and a WC. Thoughtfully designed, it incorporates contemporary tiling, an illuminated mirror cabinet, and pebble-style mosaic flooring. Extractor fan ventilation and ceiling lighting complete this space.

Outside
The property occupies a generous plot extending to approximately 0.25 acres, with grounds arranged around the house to make the most of its particularly attractive rural setting. There are areas of lawn, mature trees and established planting, together with extensive timber decking which provides a choice of outdoor seating and dining areas immediately beside the house. The open position allows for exceptional views across the surrounding countryside and

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Abernethy Nature Reserve towards the Cairngorm Mountains, creating a strong sense of space and connection with the landscape. The grounds also provide ample room for parking and general outdoor use, while a substantial detached outbuilding incorporates workshop, store and utility areas, offering excellent practical storage and workspace.

Workshop, Store & Utility
Positioned separately from the main accommodation, this dedicated outbuilding block provides a useful and practical space. Comprising a designated utility area with laundry facilities, a generous workshop equipped with fitted workbenches and tool racks, and an adjoining store, it is ideally suited for hobbyists, storage, or garage use

Services
It is understood that there is mains electricity, private water and drainage. There is electric central heating which is connected to the internet and underfloor heating in the hall and bathroom.

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
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Fax: (01479) 874806
Email: property@lawscot.com
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What Three Words Location
What3Words Location: ///overlook.sticky.porridge

Council Tax
The property is currently assessed as Council Tax Band B, with an annual charge of £1778.24 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.

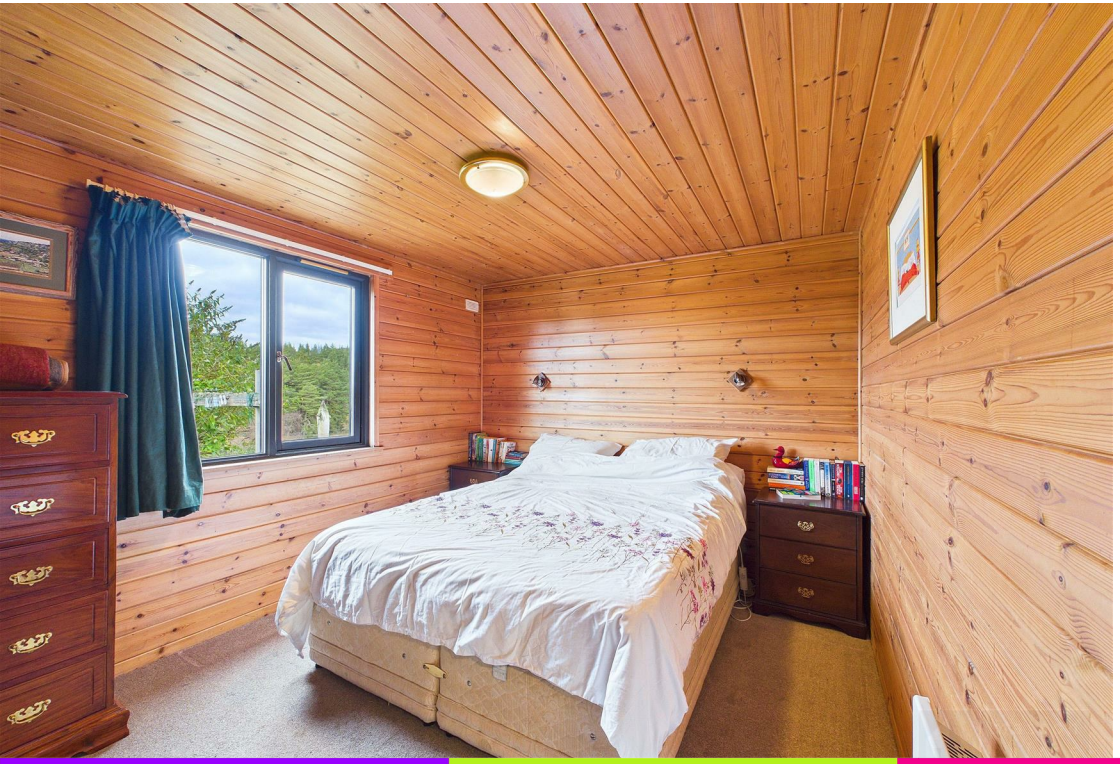
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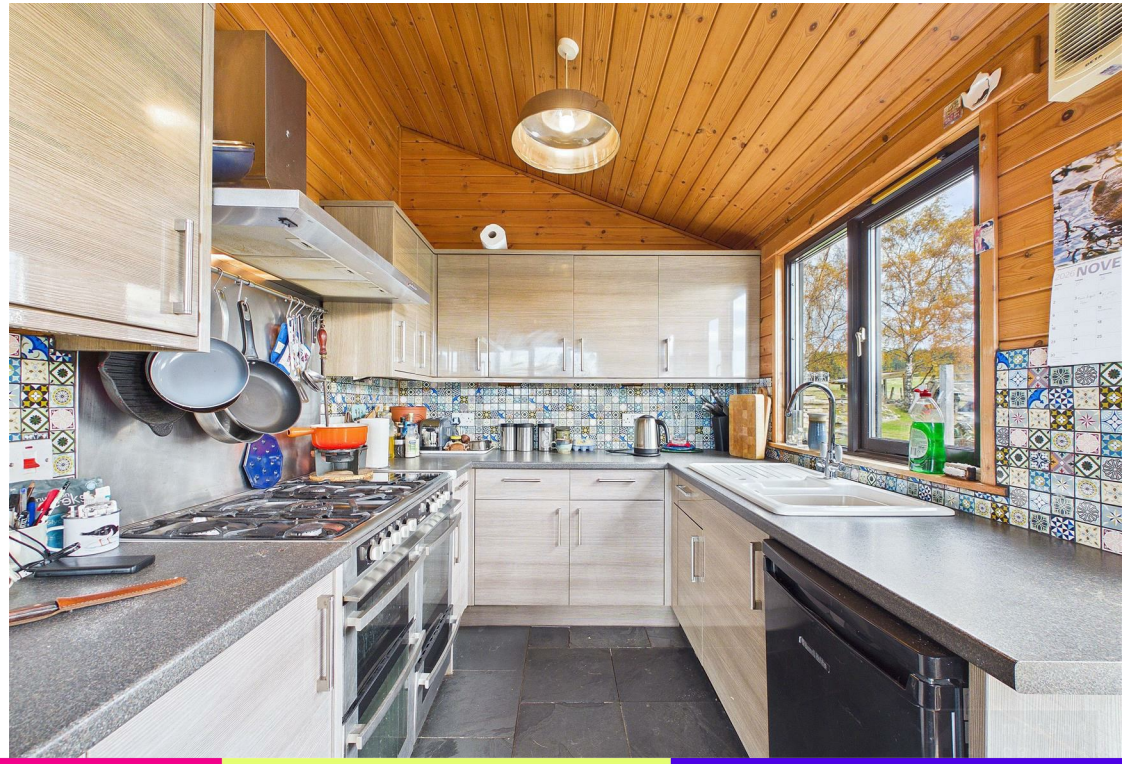




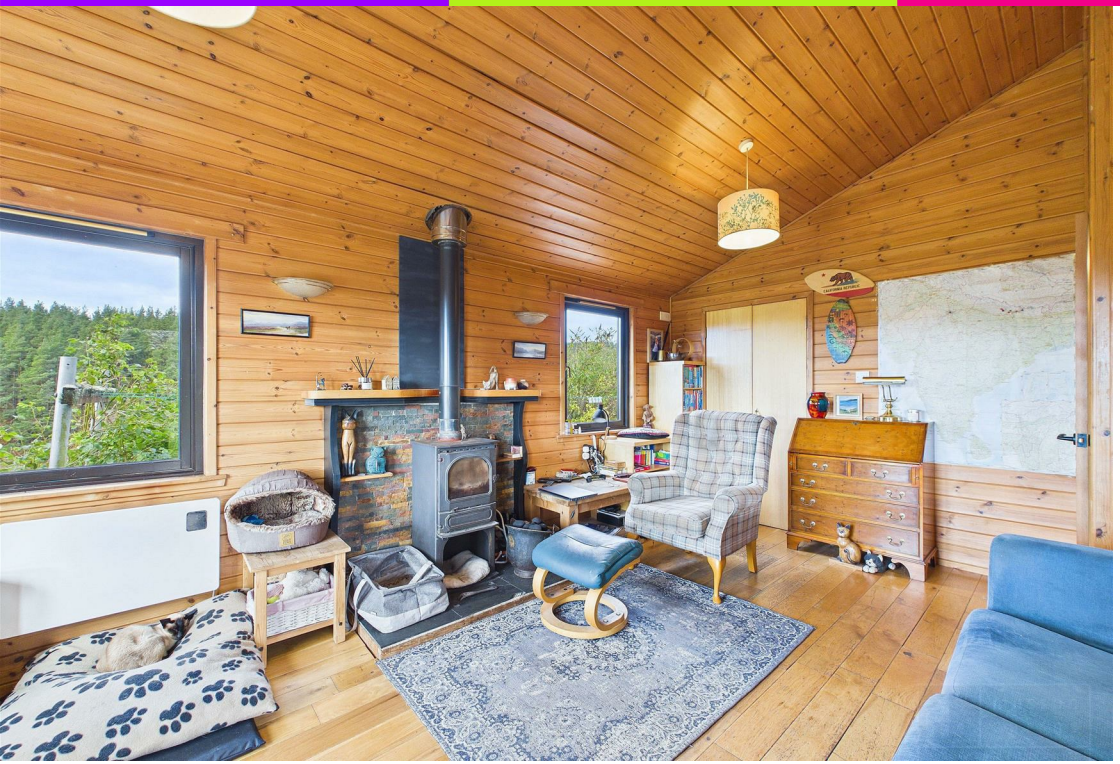




























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Approximate total area(1)

76.1 m²
819 ft²

Balconies and terraces

50.9 m²
548 ft²

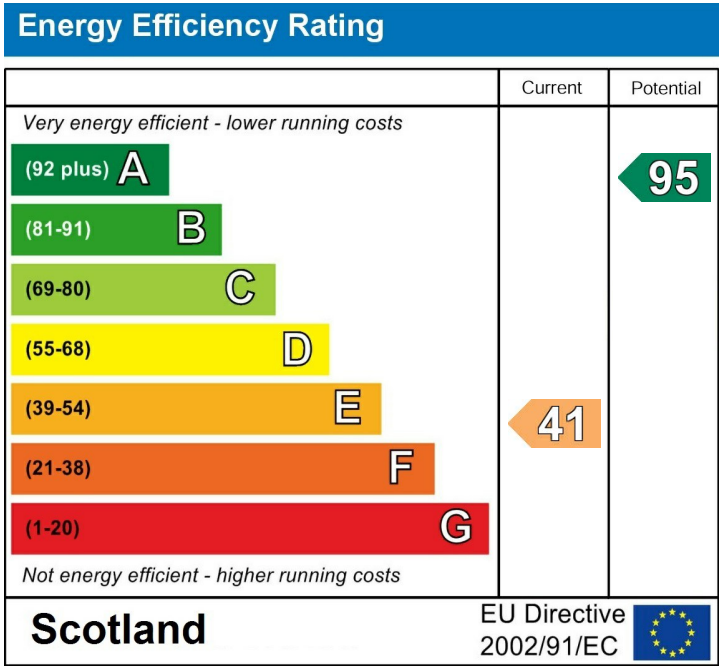
(1) Excluding balconies and terraces

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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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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