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Moidart Cottage, ., Nethy Bridge, PH25 3ED
Offers Over £335,000

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

Moidart is a very well presented and positioned three-bedroom detached bungalow in Nethy Bridge, set beside Balnagowan Woods and offering practical single-level living with a strong sense of space and connection to the outdoors. From the entrance vestibule, the hallway leads into the heart of the house, where the kitchen/breakfast area is fitted with a bespoke range of contemporary units, integrated appliances and a large central island providing generous worktop space and informal seating. This opens directly into the substantial sitting and dining area, creating an impressive open-plan living space equally suited to everyday family life and entertaining. Windows on several sides bring in excellent natural light, while glazed doors open directly to the garden and patio, extending the living space outside in warmer weather. The sitting area is arranged around a wood-burning stove, with ample room for relaxed seating alongside a full dining table. The bedroom accommodation includes a generous principal bedroom, in addition to comfortable second and third double bedrooms and the stylish bathroom, which is fitted with a freestanding bath and separate shower. Outside, gravelled and paved areas provide useful seating and outdoor living space around the house, while the detached garden room, extending to approximately 4.89m x 3.24m, offers a valuable additional space for home working, hobbies, exercise or general leisure use. The setting is an important part of Moidart's appeal, with Balnagowan Woods immediately alongside for walking and cycling and a pleasant route through the trees leading towards Nethy Bridge Golf Club and well respected primary school. With woodland, village amenities and outdoor recreation all close at hand, Moidart offers a relaxed Highland lifestyle in a highly convenient village setting. EPC D, Council Tax D, Home report 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 & Hallway

The outer door opens into a practical entrance vestibule with a side window that draws in natural light, while built-in coat hooks offer ideal storage for outerwear. A glazed door opens directly into the inner hallway, is finished with carpet flooring and provides a bright, central access to most of the accommodation. Further doors provide access to two bedrooms and the principal living areas.

Kitchen & Breakfast

5.85m x 4.84m (19'2" x 15'10")

Positioned at the heart of the home, the impressive open-plan kitchen and breakfast area is a generously proportioned, bright space well-suited to modern family living. The room benefits from dual aspect windows that flood the space with natural light and there is tile effect laminate flooring, recessed down lighting and a feature light suspended directly over the central island. The high quality kitchen is fitted with a range of contemporary base, drawer and wall units, composite countertops, a sink with drainer and mixer tap while a substantial central island provides further storage and a wide timber worktop, offering an informal breakfast bar with seating for four. Integrated appliances include a washing machine, dishwasher, and fridge-freezer, alongside a built-in double oven, an induction hob with extractor over. The room offers a fantastic social space and flows seamlessly on open plan into the adjoining sitting and dining areas.

Sitting Room & Dining Area

5.10m x 5.40m (16'8" x 17'8")

Forming a continuation from the kitchen, the sitting room and dining area offer a layout ideal for relaxed family life and entertaining. Timber flooring extends throughout the space, and there is ceiling lighting with further natural light entering from multiple aspects, including two side windows and large sliding patio doors that open directly onto a sheltered patio area. A focal point of the living area is the recessed fireplace with an inset wood-burning stove and the layout comfortably accommodates a full dining set alongside generous lounge seating.

Bedroom One

3.64m x 5.21m (11'11" x 17'1")

This is a spacious double room featuring carpet flooring, ceiling lighting and a window to the front bringing in natural light. The room also features ample floor space to accommodate freestanding wardrobe storage alongside a bed and additional furnishings. There is a hatch providing access to the insulated attic space.

Bedroom Two

2.80m x 3.65m (9'2" x 11'11")

Another well-proportioned room finished with carpet flooring and ceiling lighting with natural light entering through a rear-facing window. The space benefits from built-in storage, with twin fitted wardrobes and the layout comfortably accommodates a double bed along with additional desk or bedroom furniture.

Bedroom Three

3.84m x 2.38m (12'7" x 7'9")

The third bedroom is a bright double finished with timber flooring and ceiling lighting and a side-facing window overlooking the garden area. A built-in wardrobe offers convenient hanging and shelved storage as well as housing the hot water tank and associated air source heat pump plumbing. The layout provides a versatile space suitable for a single bedroom, nursery, or home working.

Bathroom

2.69m x 2.40m (8'9" x 7'10")

The stylish bathroom features tile effect flooring and recessed ceiling lighting with natural light entering via an opaque side-facing window. The suite includes a double-ended freestanding bath with a floor-mounted chrome mixer tap, a pedestal wash hand basin, and a dual-flush WC. A separate walk-in shower enclosure is fitted with sliding glass doors, wet wall panelling, and a chrome rainfall showerhead with a hand-held attachment.

Garden Room

4.89m x 3.24m (16'0" x 10'7")

Located separately from the main house, this versatile detached garden room features rubber flooring, insulated walls, and recessed down lighting, with access provided via external double doors. The generous space offers excellent potential to adapt into a home office, gym, creative studio, or independent garden retreat.

Outside

The property features wrap-around grounds framed by timber fencing and mature trees. A long gravel and tarmac driveway to one side of the home, provides ample off-street parking for multiple vehicles. To the rear, a private and sheltered patio offers an ideal spot for outdoor dining and entertaining, bordered by low-maintenance gravelled areas, established shrubbery, and raised beds as well as a covered wood store and shed.

Services

It is understood that there is mains water and electricity with drainage to a septic tank. There is air source heat pump central heating.

Entry

By mutual agreement.

Price

Offers over £335,000 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

What Three Words Location

What3Words Location: [///saved.tracks.combines](https://www.what3words.com/saved.tracks.combines)

Council Tax

The property is currently assessed as Council Tax Band D, with an annual charge of £2286.31 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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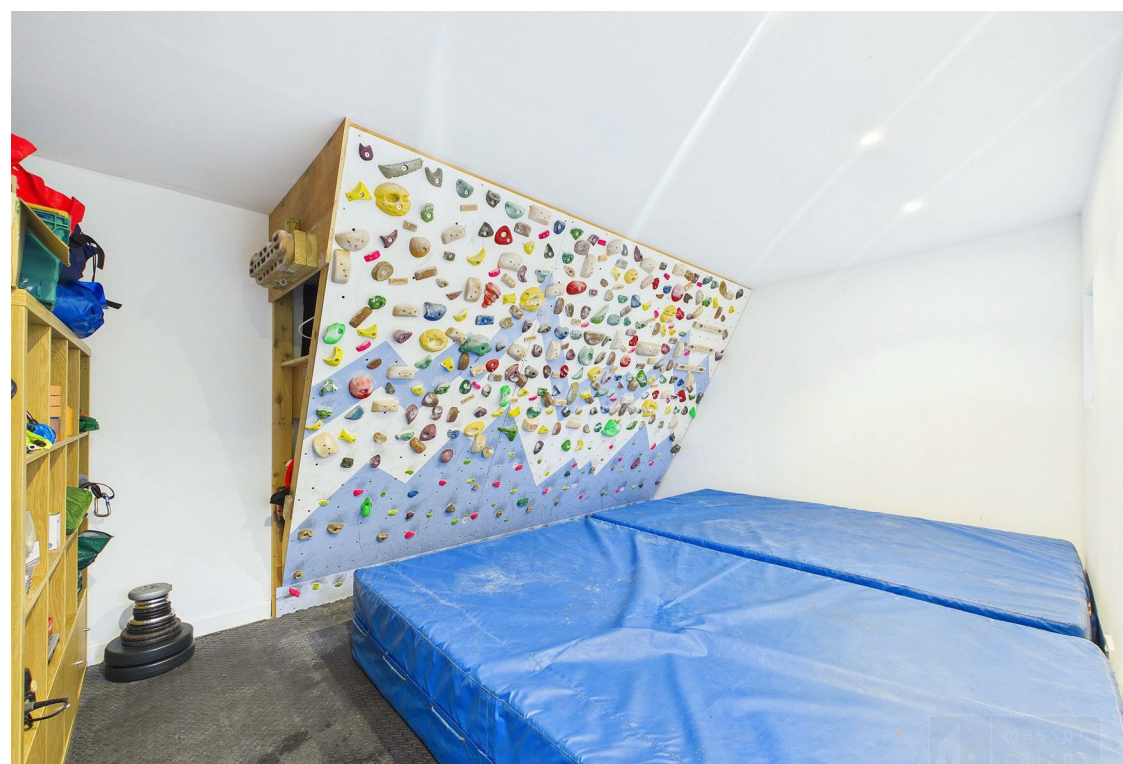




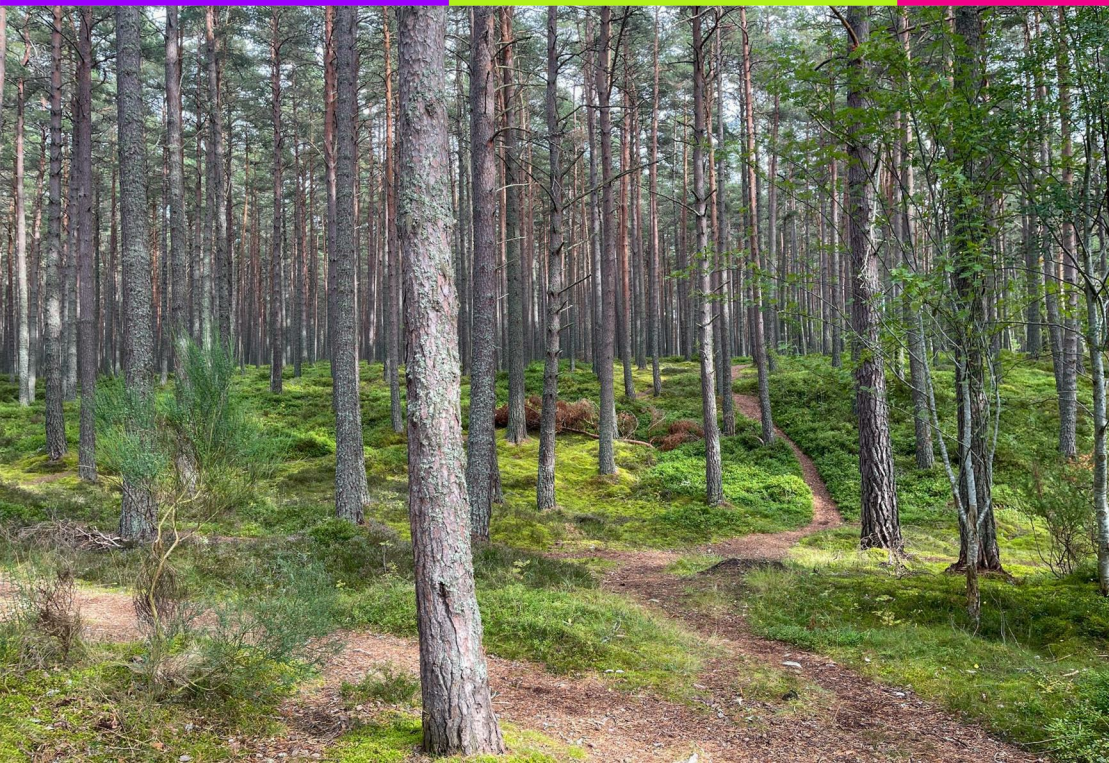


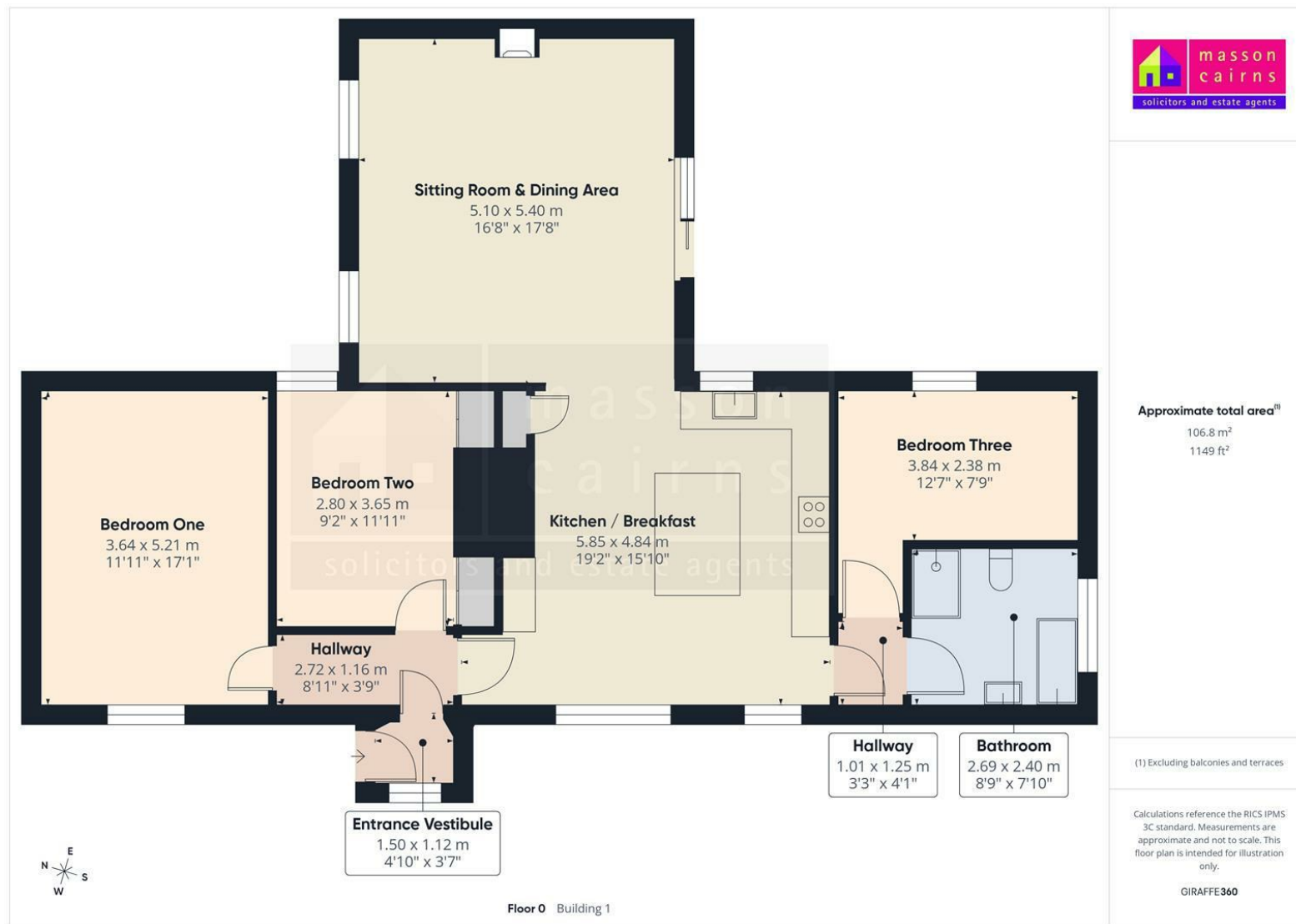












Approximate total area⁽¹⁾
106.8 m²
1149 ft²

(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.

GIRAFFE360

Floor 0 Building 1



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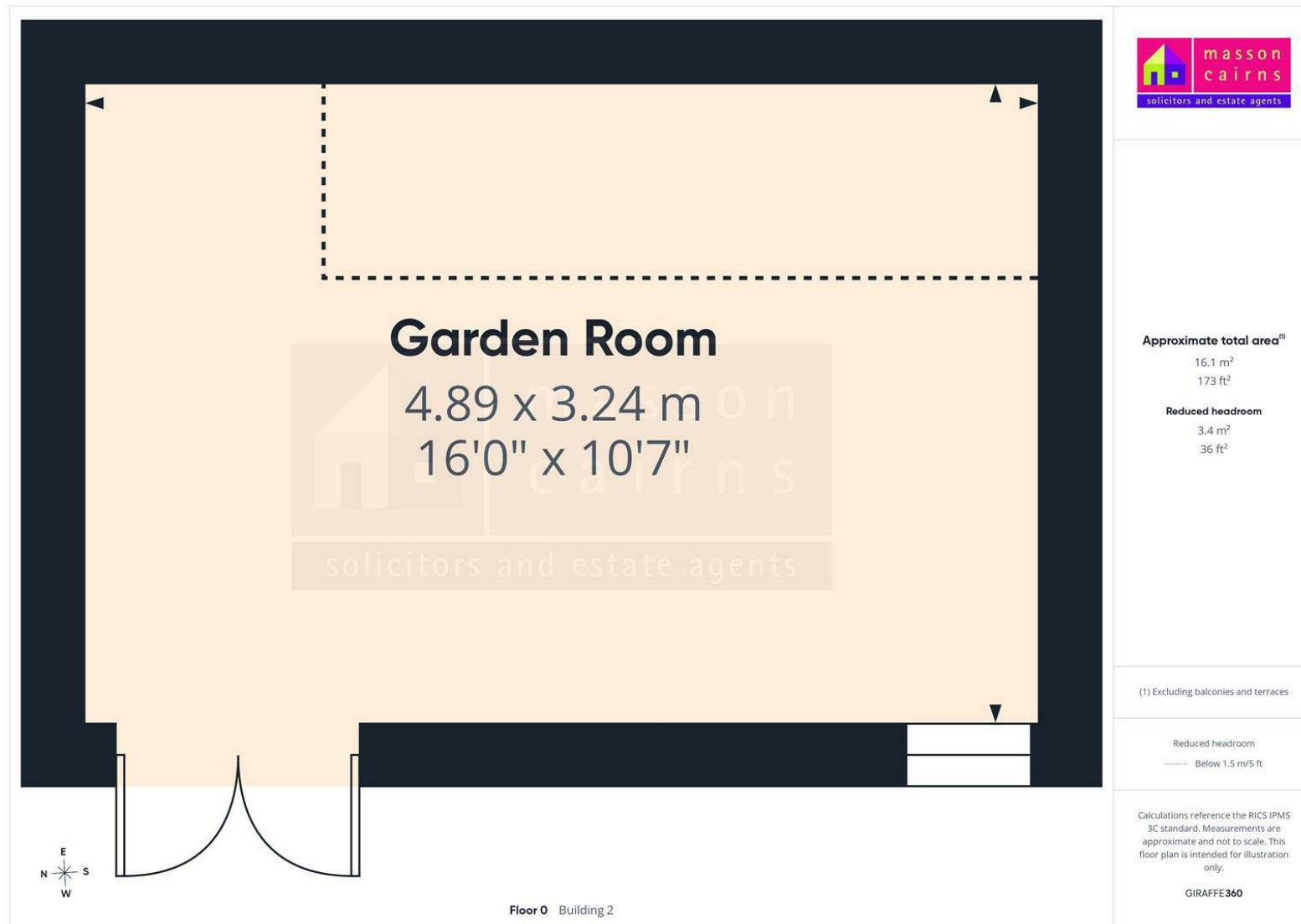
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Approximate total area⁽¹⁾

16.1 m²
173 ft²

Reduced headroom

3.4 m²
36 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.

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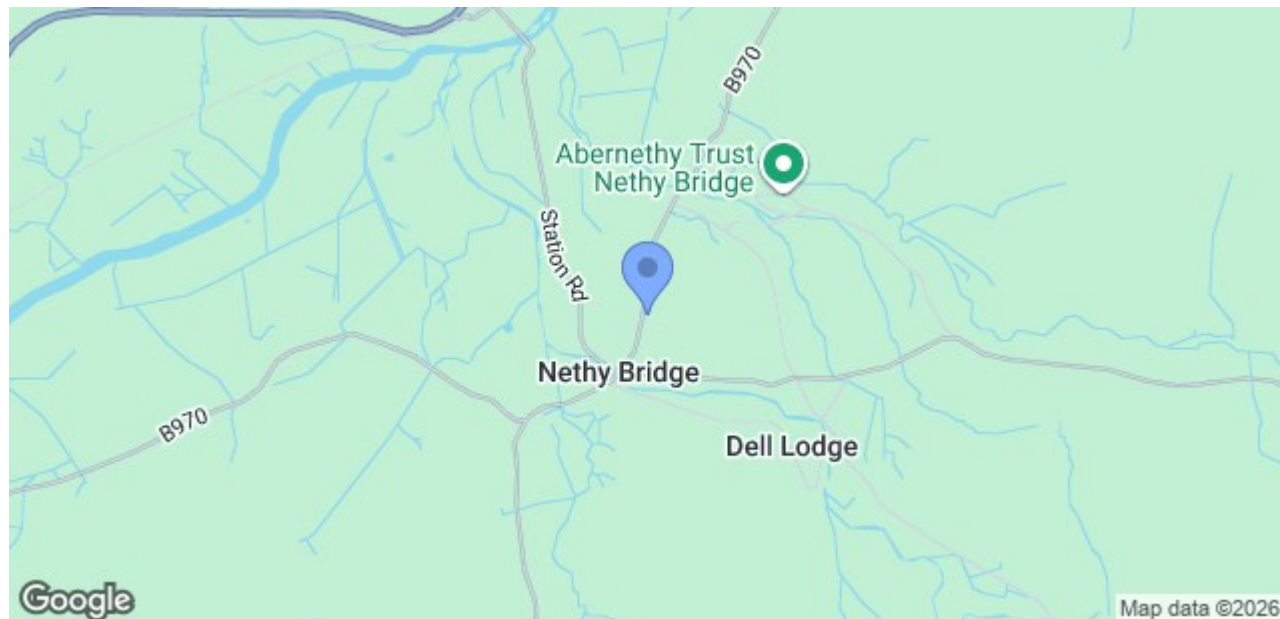
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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