

**8 The Causer, Nethy Bridge  
PH25 3DS**



Opportunity to acquire a spacious three bedroom detached bungalow with conservatory and integral garage in a pleasant, secluded location within this popular village. This desirable property would benefit from refurbishment and is in a large plot amidst established woodlands. The property offers spacious accommodation which maybe ideal as a family home or has investment potential. There is a useful extended garage / utility, all set within an extensive garden with lawn area / mature trees.

- Entrance vestibule
- Bright lounge with fireplace
- Open plan kitchen / dining area
- Conservatory overlooking rear garden
- Family bathroom / shower
- Electric night storage heating
- Double glazed
- Extensive garden / shed



12

STATION SQUARE GRAMPIAN ROAD  
AVIEMORE PH22 1PD  
T: (01479) 811 463 / 810 020

**OFFERS OVER £295,000 ARE INVITED**

sales@highlandpropertyservices.co.uk  
www.highlandpropertyservices.co.uk



**NETHY BRIDGE** is a popular rural village located in the beautiful area of Badenoch and Strathspey, within the Cairngorms National Park. It benefits from its own primary school and has a popular café and general store together with local hotels/restaurants. Aviemore rail station is 7 miles and Inverness City is 30 miles (via the A9). Nearest Airport is at Inverness/Dalcross 35 miles.

### THE PROPERTY

**PH25 3DS**

In a secluded location on the fringe of the popular village this detached spacious bungalow with integral garage is pleasantly located on a large plot with an attractive mature garden with lawn and mixed shrubs / conifer trees. The property would benefit from modernisation and has been vacant for some time so no warranty is available for any appliances and services which are all un-tested. The property has spacious accommodation together with electric night storage heating and double glazing. All carpets / floor coverings, curtains, blinds and lights are included.

The property requires extensive refurbishment.

This property is being sold on the express instructions of the owner's Financial Guardian and accordingly, no warranty or guarantees are available for this property including any appliances or services. Please be aware of this prior to viewing.

### ENTRY

High security external door into vestibule.

### VESTIBULE

**(1.35m x 1.95m)**

Entrance with glazed panelled door into T shaped hallway. Fusebox.

### HALL

Twin storage cupboards. Telephone point. Radiator. Attic hatch. Smoke alarm.

### LIVING ROOM

**(5m x 4.8m)**

Bright, large spacious double aspect room with panoramic windows to the gardens. Feature fireplace. Radiator. TV point. Ceiling cornice.



### OPEN PLAN KITCHEN

**(6.25m x 3.45m)**

Bright room with views to the rear garden. Range of kitchen wall and base units with breakfast bar. Stainless steel sink, Hygena electric hob, oven and extractor. Radiator x 2. Shelving.



**DINING AREA** - Window to front garden. Adequate space for family dining. Radiator. TV point.





**MASTER BEDROOM****(5m x 3.65m)**

Bright room with an open fireplace overlooking front garden. Fitted wardrobe & shelves. Radiator.

**FAMILY BATHROOM****(2.4m x 1.8m)**

Opaque window to rear garden. Suite comprising bath, separate electric shower cubicle, wash basin and WC. Mirror cabinet. Radiator.

**BEDROOM 2****(3.88m x 3.35m)**

Double bedroom with window to rear garden. Built-in double wardrobe. Radiator.

**CONSERVATORY****(4.25m x 2m)**

Bright room with tiled floor and double glazed roof panels. External door to garden. Electric radiators x 2. Window blinds. Recessed roof lights.

**BEDROOM 3****(3m x 2.35m)**

Bedroom with window overlooking rear garden. Fitted wardrobe. Radiator.

**INTEGRAL GARAGE****(5.75m x 3.25m)**

Extended / workshop space situated to the side of the property of concrete block construction with up and over steel doors, window, and door to rear with power and light sockets. Plumbing connections for washing machine. Wall cupboards.







Contains Ordnance Survey data © Crown copyright and database right 2015.

[Click for google pin location](#)

## GARDEN

There is an extensive garden with driveway parking to the front - integral extended garage with utility area. Mature hedges border the property together with a variety of native and non-native trees & shrubs with lawn area. Timber garden shed.



## COUNCIL TAX & ENERGY PERFORMANCE RATING

This property is rated Band D for council tax. The energy efficiency rating for the house is band E (44).

## DATE OF ENTRY

The seller is seeking a prompt settlement date.

## VIEWING

Viewings are strictly by arrangement with the selling agents by minimum 48 hour pre-appointment only. To avoid disappointment when travelling, please always confirm any viewing with our office prior to setting off.

## HOME REPORT

Linked from our website or available on request from our offices.

## OFFER / SERVICES

Highland Property Services are pleased to provide any potential purchaser of this property with a full legal service from an established Scottish solicitor to act in the purchase. All offers from your solicitor in the standard Scottish style must be made direct to Highland Property Services. Our client reserves the right to accept an offer at any time. In the event that a closing date is set, we are only able to liaise with clients who have instructed their solicitor to note interest on their behalf.

## SERVICES

Mains electricity, water and drainage. Telephone.

## ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding residential letting/rental rates and a comprehensive property management service is available on request. Our sister company, Highland Holiday Homes, specialising in holiday rentals can offer holiday letting advice, they manage a range of high quality privately owned holiday properties in the Aviemore area and throughout the Cairngorms National Park

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the selling agents have not tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc. included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.



STATION SQUARE GRAMPIAN ROAD  
AVIEMORE PH22 1PD

T: (01479) 811 463 / 810 020

F: (01479) 811 577

sales@highlandpropertyservices.co.uk

[www.highlandpropertyservices.co.uk](http://www.highlandpropertyservices.co.uk)

Monday - Friday 9.00 am - 5.00 pm