

TIGH BEAG

The Causer, Nethy Bridge, PH25 3DR

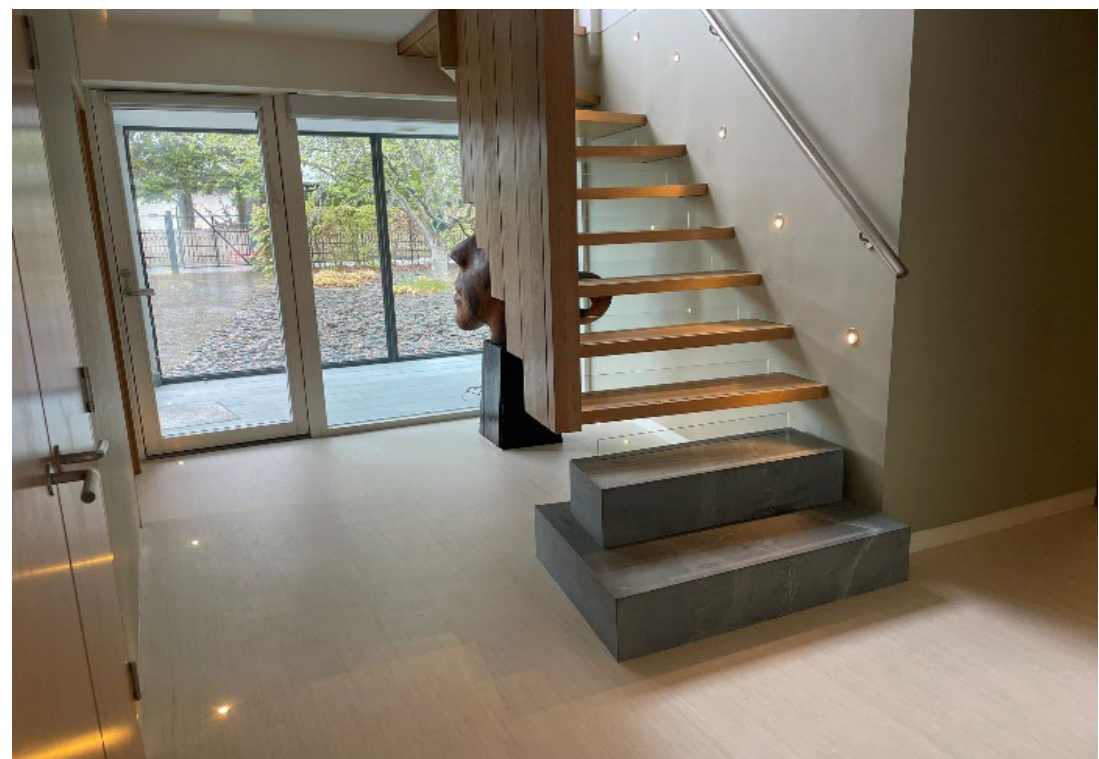
OFFERS OVER

£750,000



AN EXCEPTIONAL CONTEMPORARY HOME

- ❖ Superb award-winning energy-efficient property
- ❖ Beautifully appointed open plan living / dining / kitchen
- ❖ 4 Bedrooms (3 double, and 1 bunk bedroom)
- ❖ 4 Bathrooms (family bathroom, 2 en-suite shower rooms and a separate cloakroom/WC)
- ❖ Laundry, boot and utility room
- ❖ Climate control system (combination of MVHR and underfloor heating)
- ❖ Solar water heating system
- ❖ Triple glazing / Gira smart home server / Miele appliances
- ❖ Double garage / workshop / sheltered hot tub
- ❖ 2 bamboo and resin decked balconies / landscaped gardens
- ❖ Boundary to woodland walks
- ❖ Walking distance to all local amenities including local Primary School
- ❖ Close to golf course / River Spey

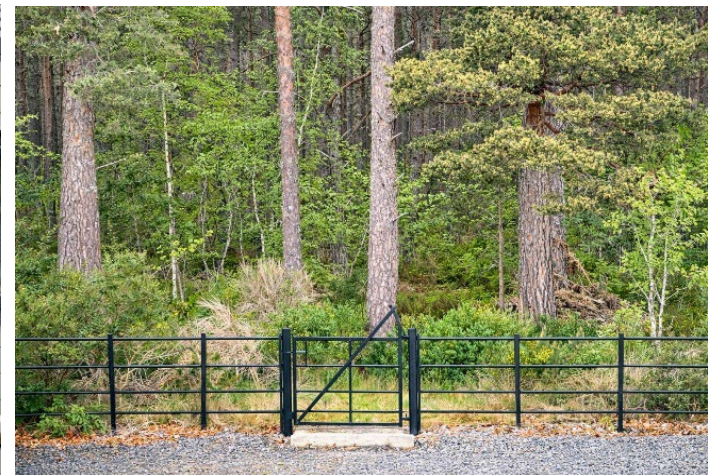


SITUATION

Nethy Bridge is a picturesque village set within the heart of the Cairngorm National Park and is perfectly located to benefit from the many recreational and sporting facilities which this beautiful area has to offer.

With the scenic backdrop of the Cairngorm mountain range and the RSPB forest of Abernethy, the village benefits from a 9-hole golf course with championship 18-hole courses at nearby Grantown on Spey, Boat of Garten and Aviemore. There is fishing on the Rivers Nethy and Spey, a local primary school with education to University level at Grantown on Spey, a village shop and hotel.

Within easy reach, there are winter sports activities at Cairngorm and Lecht, and the golden beaches of the Moray Firth are also close by.



DIRECTIONS

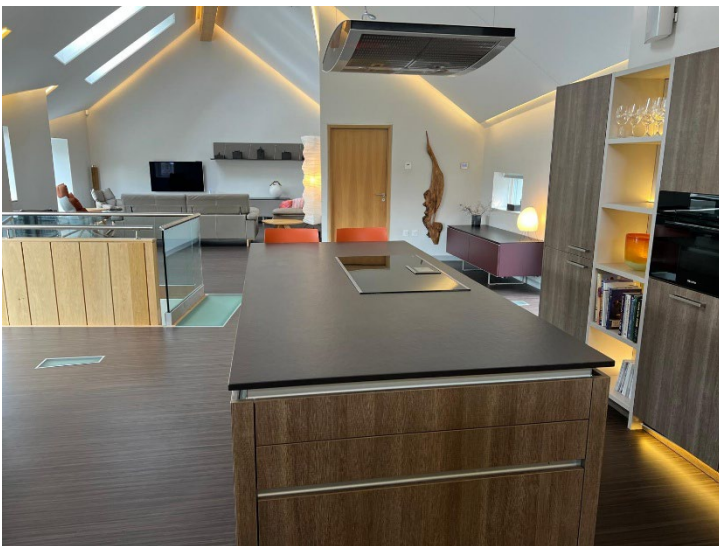
From Aviemore, take the A95 heading north towards Grantown on Spey. Take the first turning to the village of Boat of Garten, and after driving through the village, follow the road round to the right –under the steam railway bridge, past the Golf Course and over the River Spey to the T-junction of the B970. Turn left and head to Nethy Bridge. Once in the village, go across the stone bridge over the River Nethy and turn right by the Nethy Bridge Hotel. Tigh Beag is approximately 2/3 up the road on the left-hand side.

Distances from Nethy Bridge. Grantown on Spey 6 miles, Aviemore 8 miles, Inverness 36 miles, Aberdeen 83 miles, Edinburgh 138 miles, Glasgow 158 miles. The main intercity rail line goes through Aviemore, while the A9 and Inverness Airport provide ease of access to all parts of the UK.

DESCRIPTION

Tigh Beag is a quite exceptional, award-winning family home, having received a prestigious Cairngorms National Park Design Award for residential new build in 2016. Thoughtfully designed to the highest specification, the property is as practical and easy to live in as it is beautiful - offering outstanding flow for family life, generous storage throughout, and interiors that are as simple to maintain as they are to admire.

The interior is supremely stylish and contemporary, with considered architectural lighting which highlights the home's design features to striking effect. Barrisol sound-absorbing acoustic ceiling linings in the living area add a refined finish that is both beautiful and functional. The triple glazing, high levels of insulation, and a combination of underfloor heating and an MVHR heat recovery system contribute to the exceptional thermal comfort and impressively low running costs. All heating, ventilation, lighting and security are managed seamlessly via the integrated Gira smart home system, controllable remotely by smartphone.

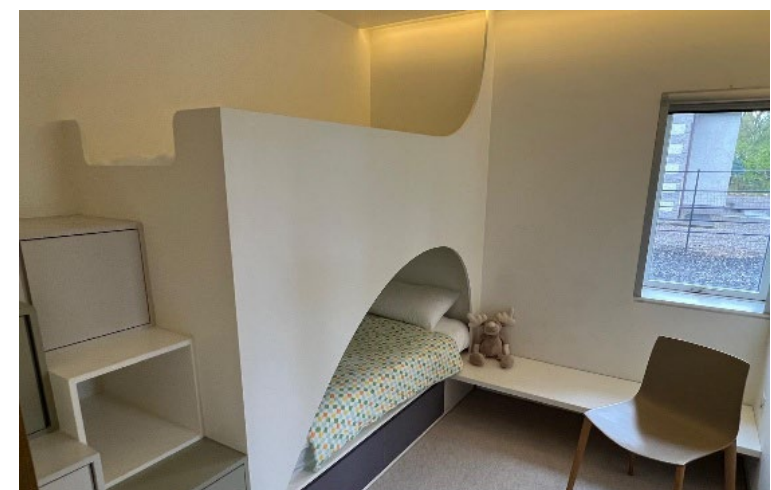


ACCOMMODATION

GROUND FLOOR

The glass-enclosed entrances to the front and rear open into a light and spacious double-aspect hallway giving access to four beautifully appointed bedrooms, two of which are en-suite, all with blackout blinds. A separate family bathroom and a generous laundry, boot and utility room - with sliding doors housing the MVHR system, water tank and solar water heating system, washing machine and tumble dryer.

Throughout the bedrooms, the overall look remains natural and consistent with the original design, with lighting and textures carefully chosen to preserve a calm, relaxing space. One bedroom is currently configured as a wonderfully imaginative children's room, featuring bespoke custom-built cabin bunk beds with a cosy arched alcove, integrated under-bed storage drawers and a staircase unit incorporating additional shelving and cupboards.



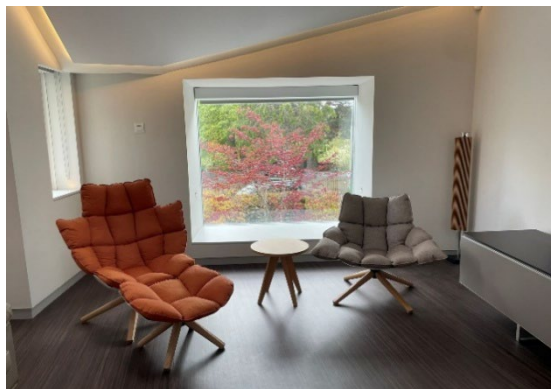
ACCOMMODATION

FIRST FLOOR

From the moment you reach the top of the striking suspended glass and timber staircase, you are immediately struck by the quality and attention to detail which defines every corner of this exceptional home. An impressive and multi-functional open-plan living area unfolds before you, encompassing a spacious seating area and study/reading space, luxury kitchen, dining area and a statement cloakroom with WC and a travertine vessel basin on a zebrano timber vanity shelf.

The superb kitchen is comprehensively equipped with an extensive range of stylish units and top-of-the-range Miele appliances, centred around a generous island and breakfast bar with a Dekton heat-resistant surface, induction hob and overhead extraction. A door leads to a separate, well-equipped pantry, with extensive storage, two freezers and a wine cooling fridge.

The thoughtful design continues throughout, with ambient lighting recessed into both the ceiling and floor. Full-height triple-glazed doors open onto two balconies finished in bamboo and resin composite decking, seamlessly blending the interior with the natural woodland setting beyond - a space that truly suits every lifestyle and every occasion.



OUTSIDE

GROUNDS

The grounds are beautifully landscaped and enclosed with estate fencing with double gates opening to a stone chipped access driveway and parking area suitable for several cars.

There are numerous ornamental shrubs, trees and plants ensuring colour throughout the year.

To the rear of the property there is a sheltered deck area with hot tub. Every detail has been considered for relaxation and enjoyment.

The property also benefits from a gate in the rear fence which opens up to walks through mature woodland.

SERVICES

Mains water, electricity and drainage. Sky satellite dish. Security alarm system. Gira Home Server providing remote access for heating, lighting and security.

COUNCIL TAX

The property is in Council Tax Band G.

VIEWING

Is strictly by arrangement with the sole selling Agents – Highland Property Services.

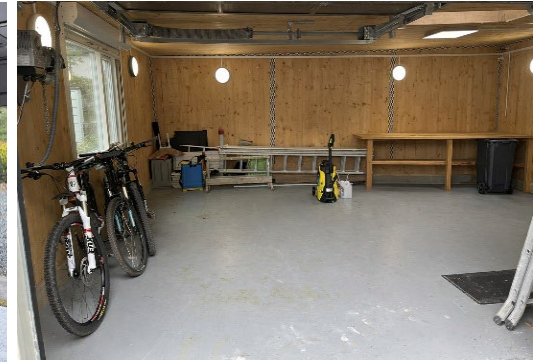
HOME REPORT

Link available on our website:

www.highlandpropertyservices.co.uk
or available by request.

ENTRY

By arrangement with the subscribers.

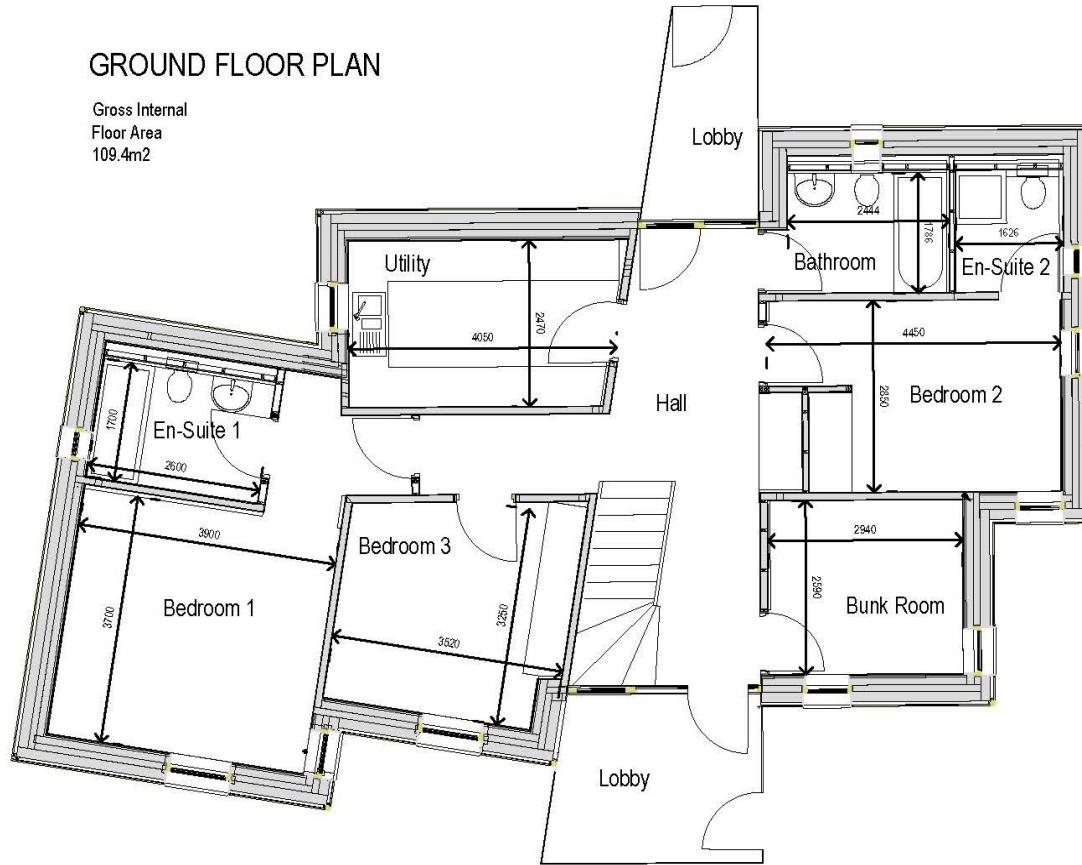


GARAGE: A timber clad double garage/workshop with sedum roof, up and over door and pedestrian door. Power, light and water supply with handy sink (43.2sqm /455sqft).



GROUND FLOOR PLAN

Gross Internal
Floor Area
109.4m²



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PRICE

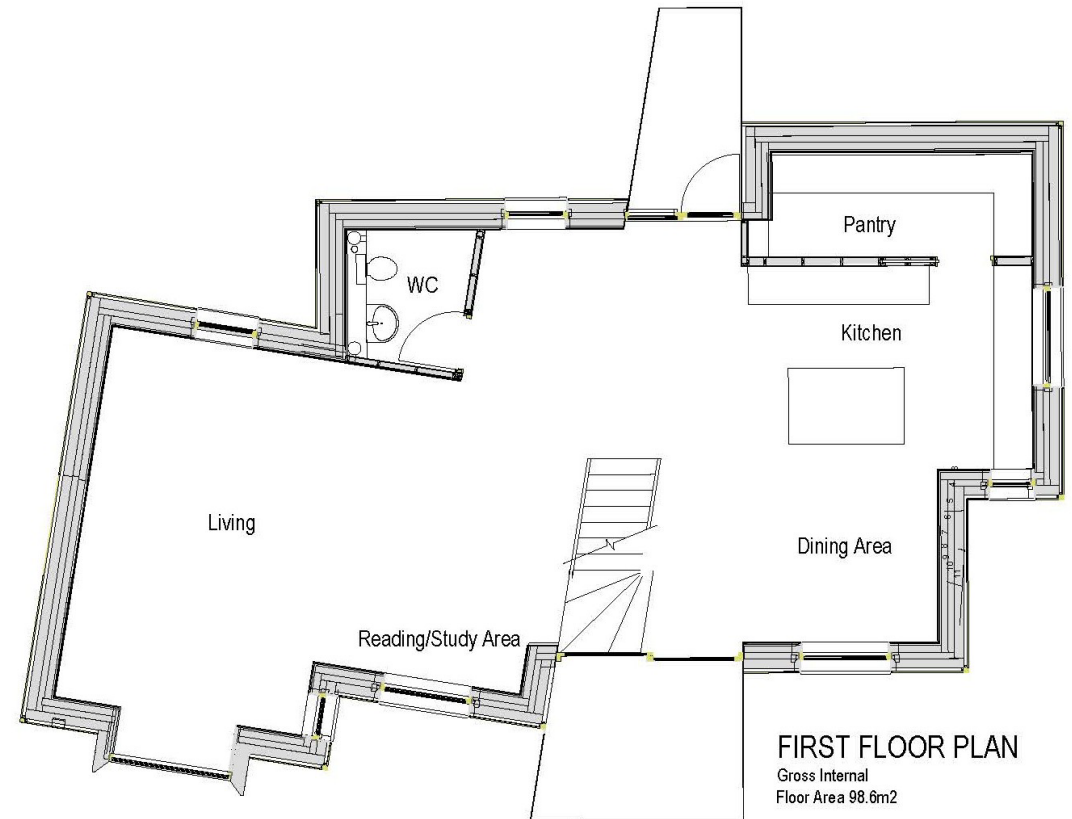
Offers over £750,000 are invited.

OFFERS

Offers should be in writing in the correct Scottish legal form to Highland Property Services. Should a closing date be set, we are only able to liaise with Clients who have instructed their Solicitor to Note Interest on their behalf. Our Office will be pleased to arrange for an experienced Scottish Solicitor to act for any purchaser.

CONDITIONS OF SALE

All fitted furniture, carpets, blinds, Bang and Olufsen television / sound system and integrated kitchen appliances are included. Separate items of furniture, furnishings and electrical equipment may be available by separate negotiation with the vendors.



FIRST FLOOR PLAN

Gross Internal
Floor Area 98.6m²