

Blairgorm Cottage, Nethy Bridge PH25 3ED



In a superb location approximately 3 kms from the village, with great views to neighbouring forest and mountains, this detached three bedroom family house is offered for sale as a family home with considerable scope for further development. The property is in a secluded location within a wild garden in a woodland setting. The property would benefit from refurbishment.

- Entrance porch / vestibule
- Good sized sitting room and feature fireplace with wood burning stove
- Spacious open plan kitchen / dining
- Ground floor annex with lounge with kitchenette, bedroom and en-suite shower
- First floor - two additional bedrooms
- Family bathroom / shower
- Oil central heating / Double glazed
- Large driveway, space for garage
- Extensive garden bordering onto neighbouring woodlands

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

OFFERS OVER £275,000 ARE INVITED

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

NETHY BRIDGE

This is a popular village in the heart of the Cairngorms National Park with a range of local services including a primary school, general store and post office, butcher shop with deli, and café. There is a popular 9 hole golf course and a range of trails that links into Abernethy forest with its network of waymarked paths which joins the Speyside Way and an all abilities riverside trail. The area is famed for its range of outdoor pursuits and is well placed for the ski resorts of the Cairngorm and the Lecht. Grantown-on-Spey is located 6 miles away with its Grammar School and medical centre / dental practice. Inverness Airport (approx 35 miles) offers an excellent range of domestic and European flights and the mainline rail station at Aviemore links into the national network.

THE PROPERTY

This detached property occupies a pleasant woodland position approx. 3 kms from the centre of the village in a generously proportioned plot which includes some useful outbuildings. There is nearby access to the Abernethy woodlands.

The spacious accommodation is on two levels and the entire property is double glazed with the benefit of oil fired central heating.

All carpets, curtains, blinds, light fittings are included.

ENTRANCE / VESTIBULE

Through external door entrance. Worcester oil boiler.

KITCHEN/DINING

Spacious room with comprehensive range of wall and floor units with complementary work surfaces. Electric hob and double over. One and a half bowl sink unit. Plumbing for washing machine. Vinyl flooring.

SITTING ROOM

4.25m x 4.1m

This bright well proportioned room has a dual aspect outlook to the garden and woods. There is a wood burning stove and surround and alcove cupboards. TV socket.



Timber stairwell to upstairs landing. Attic hatch.
Coombe ceilings throughout.

BEDROOM 2

3.35m x 3.35m

Large double room overlooking the garden and woodlands. Radiator.



BEDROOM 3

3.65m x 3.35m

Large double room with views to the garden and woodlands. Radiator.



FAMILY BATHROOM

2.2m x 1.68m

Good sized room with bath with electric shower and screen over, WC and wash basin with ceiling velux window over. Radiator.



STUDIO / ANNEX

4.65m x 4.25m

Own access external door into – annex; comprising large open plan room with bedroom and en-suite off. Views to the gardens and woodlands. Currently fitted with kitchenette area - sink, hob, oven, washing machine. Hot water tank cupboard. Built in double wardrobe. Wood burning stove. Electric panel heater. Attic hatch.

Studio Bedroom 1

2.6m x 2.15m

Compact room with double bed and en-suite off.

En-suite

1.85m x 1.62m

Recently refurbished with electric shower, WC and wash basin. Heated towel rail. Planning / Building Warrant consent may be required for this annex.





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COUNCIL TAX & ENERGY PERFORMANCE RATING

This property is rated Band E for council tax (£2325)
The energy efficiency rating for the house is band E (48).

DATE OF ENTRY

The seller is seeking a prompt settlement date.

VIEWING

The property is currently tenanted and all 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.



GARDEN

There is a large garden to the front and sides and rear. Timber garden shed. Neighbouring mature Scots pine woodlands. There are various timber outbuildings. Large stone chip driveway for 2/3 cars to the front and side. Oil storage tank.

SERVICES

Mains electricity, private water supply and drainage to septic tank, telephone.

ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding holiday or residential letting / rental rates and a comprehensive property management and holiday rental service is available on request.

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.



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Monday - Friday 9.00 am - 5.00 pm