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NETHY BRIDGE, PH25 3DX



More than meets the eye, with three bedrooms, a floored loft, solar panels and a garage



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This three-bedroom terraced house offers well-proportioned accommodation with a number of features that make it an appealing prospect for a range of purchasers. The property combines comfortable everyday living with useful additional space, including a large floored loft, a pantry and a garage accessed from the rear.

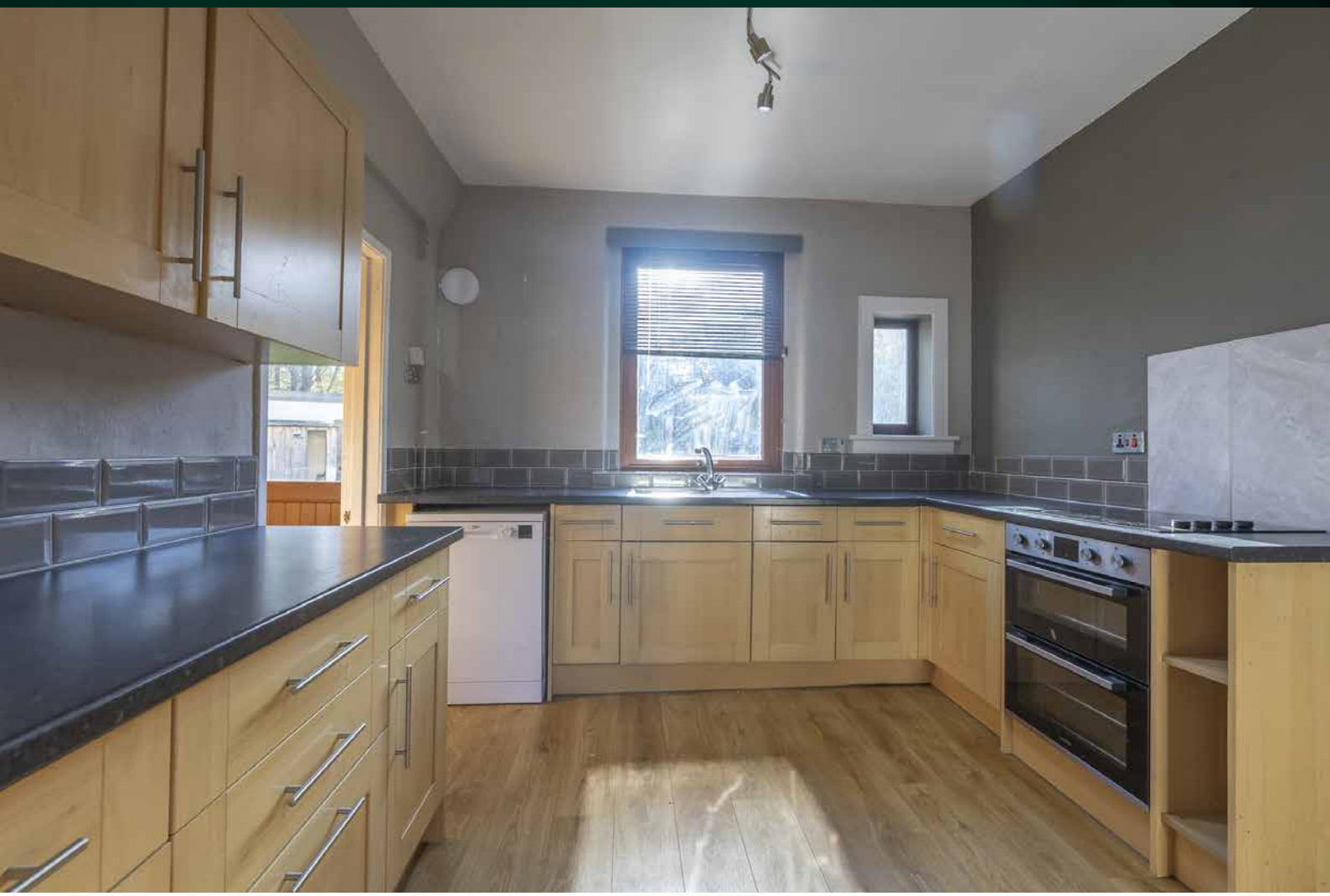
THE LOUNGE





The lounge provides a welcoming place to relax, with a multi-fuel stove adding character and providing an alternative source of heating.

THE KITCHEN



The kitchen offers practical workspace and storage, while the separate pantry is a particularly useful addition. A vestibule provides a handy entrance area, helping to keep the main living space separate from the outside.





THE BATHROOM



The bathroom is conveniently situated on the ground floor.

Upstairs, there are three good-sized bedrooms upstairs, offering flexibility for family living, working from home or accommodating visiting guests. One of the notable features is the large floored loft, providing valuable additional storage space. The property also benefits from solar panels, an attractive feature for purchasers looking to make better use of renewable energy.











BEDROOM 1





BEDROOM 2





BEDROOM 3





THE LOFT





Outside, there is a front garden and a good-sized rear garden, providing space to enjoy outdoor living. The garage is another considerable advantage, with vehicle access from the rear via a lane, offering useful parking and storage possibilities.

With three bedrooms, a multi-fuel stove, pantry, floored loft, solar panels, generous rear garden and garage, this property offers a combination of features that will appeal to purchasers looking for a home with practical benefits both inside and out.

EXTERNALS









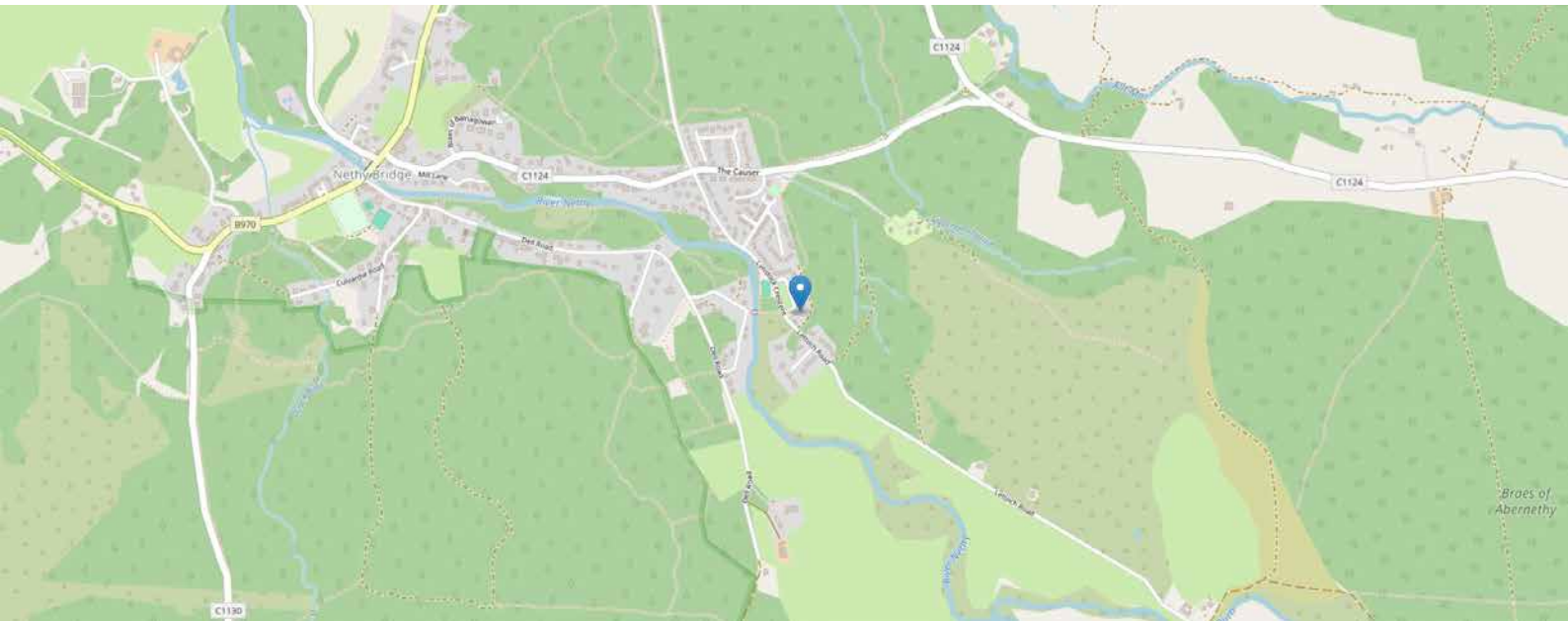


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): $95m^2$ | EPC Rating: E



THE LOCATION

Nethy Bridge is a well-established Highland village in the heart of the Cairngorms National Park, situated in Strathspey and surrounded by the extensive woodland of Abernethy Forest. Known locally as the Forest Village, it offers a settled community with a good range of everyday amenities, including a village shop, farm shop, café, primary school and community centre that hosts clubs and events.

The village has plenty to offer those who enjoy spending time outdoors, with woodland paths, cycling routes and access to the surrounding countryside right on the doorstep. The River Nethy runs through the village, while the nearby Abernethy Forest is well known for its native pinewoods and wildlife. There is also a local golf course and a number of opportunities for walking and exploring the surrounding area.

For a wider choice of shops, services and facilities, Grantown-on-Spey and Aviemore are both within convenient driving distance. Aviemore also provides rail connections, making the area accessible for travel further afield.

Nethy Bridge offers the appeal of village living, with local facilities, an active community and the Cairngorms countryside close at hand.









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