

Kestrel Garlyne Nethybridge PH25 3ED

OFFERS OVER £290,000

Attractive Three Bedroom
Detached Bungalow With
Outstanding Views



FEATURES :

- Bright Lounge With Stunning Views Down The Valley
- Good Sized Rooms & Great Condition Throughout
- Full Double Glazing, Bio-Mass Heating & Woodburning Stove
- Great Garden Grounds With Amazing Raised Decking
- Great Location With Views Of Surrounding Hills

CONTACT US :

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“Kestrel” is a three bedroom detached bungalow with outstanding views of the Cairngorm Mountain and surrounding hills. The property offers a rural lifestyle in the heart of the countryside, yet convenient for the nearby village of Nethy Bridge. The property itself has great accommodation and includes a bright kitchen/dining room and stunning double aspect lounge. Other benefits include ecofriendly Bio-Mass central heating, full double glazing and a woodburning stove in the lounge. The property sits on a generously sized plot and offers great outdoor space which includes a spectacular timber decked area with built in bench seating. This property is in such a unique position with a network of woodland walks and bike trails on the doorstep.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



Nethy Bridge is a small and attractive village situated on the B970 beside the R.S.P.B Abernethy Forest National Nature Reserve in the foothills of the Cairngorms. The “Forest Village” is within the Cairngorm National Park and boasts an enviable environment with an abundance of wildlife and a diversity of year-round recreational and sporting facilities such as water sports, hill walking, bird watching, ski-ing, indoor bowls, golf, fishing and shooting to name but a few.

The property will make an ideal family home, second home or holiday let investment property. Viewing is highly recommended to appreciate the views on offer.

ACCOMMODATION:

Entrance Utility Area 4.78m x 2.24m

Newly renovated utility area with windows to the side and side offering natural daylight. Bio-Mass boiler with built-in storage around to store the pellets and house the electrical consumer unit. Space for furniture. Coat hooks. Kingspan insulation in walls, ceiling and floor. Two pendant lights. Electric under floor heating. Tiled floor. Door to kitchen.

Kitchen 4.84m x 2.98m

Modern fitted kitchen with base and wall units incorporating worktops, stainless steel sink and extractor. Electric cooker. Space for fridge freezer and plumbed for washing machine. Space for family or formal dining. Two LED ceiling lights. Smoke detector. Radiator. Carpet tiles. Window to the side offering stunning views of the Cairngorm Mountain. Door to hallway.

Hallway 4.64m x 1.16m

Two deep storage cupboards. Loft hatch. Recessed lighting. Radiator. Fitted carpet. Doors off to all accommodation.

Lounge 4.80m x 3.36m

Stunning double aspect lounge with outstanding views to the front and side. Feature wood burning stove set on a slate hearth with oak mantle above. Space for furniture. TV and Telephone points. Pendant light. Radiator. Fitted carpet.



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Bathroom 2.79m x 1.92m
Three piece white suite comprising WC, vanity wash hand basin and bath with shower over and glazed panel. Fully tiled suite with integral shelving. Mirrored cabinet. Recessed lighting. Radiator. Window to the rear.

Bedroom 1 3.69m x 2.86m
Bright and spacious double sized room with window to the side overlooking garden. Double wardrobe offering hanging and storage space. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet.

Bedroom 2 2.49m x 2.97m
Double room with window to the front offering stunning views down the valley. Built-in wardrobe. Space for furniture. Pendant light. Radiator. Fitted carpet.

Bedroom 3 2.59m 3.00m
Single room with window overlooking the front garden. Double built-in wardrobe. Space for furniture. Pendant light. Radiator. Fitted carpet.

Workshop
Up & Over door accesses the detached garage. Window to south side. Space for storage. Electrical power and light.

Outside
The property sits on a generous sized plot and is gated to the side. The front garden is mainly laid to lawn with a mixture of mature trees, plants and shrubs. There is timber fencing separating a neighbouring property, but it doesn't secure the garden grounds. Timber decking with bench seating offering breath-taking views down the valley. Timber garden shed. Steel container.

SERVICES
Mains electricity, water and septic tank. Telephone.

INCLUDED
Curtains, light fittings & floor coverings. Electric cooker. Other white goods may be available on separate negotiation with the seller.

COUNCIL TAX

Band D - £1929 P. A (2023/24) including water rates.
Discounts are available for single person occupancy.

HOME REPORT

A Home Report is available for this property. Please use the following link:

Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=OQOor0IJPEYecq6Vz3MhfA%3d%3d>

Postcode: PH25 3ED

PRICE

Offers Over £290,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

HOW TO GET THERE

In the centre of Nethy Bridge take the turning up the hill adjacent to the Nethybridge Hotel. Continue over Causar crossroads towards Dorback/Tomintoul. 1.4miles from the Causar look for an entrance on the left with a small sign "Kestrel". Take the track for ¼ mile past a property on the left and around the corner and you'll see the property.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is by appointment through the Selling Agents.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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