



EASTER TULLOCH COTTAGE
NETHY BRIDGE, INVERNESS-SHIRE



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An outstanding cottage conversion in the Cairngorms National Park.

Nethy Bridge 4 miles ■ Aviemore 10 miles ■ Inverness 32 miles

- One Reception Room. Three Bedrooms.
- Sensitively designed and with a beautiful interior.
- Self-contained one bedroom annexe and sauna.
- Easily maintained grounds with flagstone terrace.
- Spectacular, panoramic views across the Park landscape.

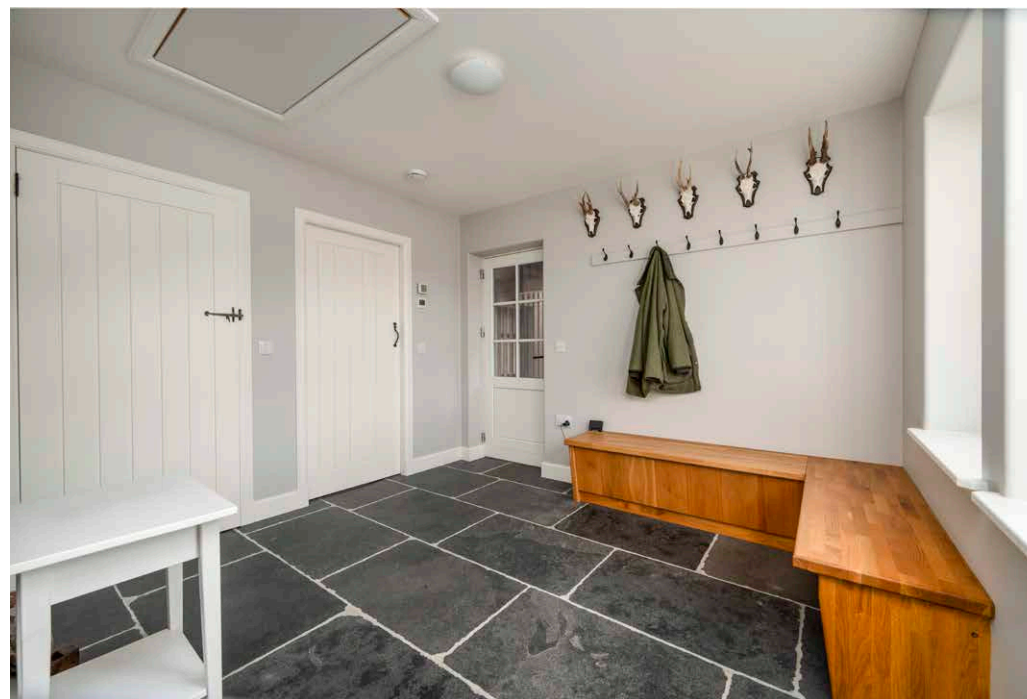
About 0.13 hectares (0.32 acres) in all.

Offers Over £625,000

Galbraith

Inverness
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 OnTheMarket







SITUATION

Easter Tulloch Cottage is in the scattered hamlet of Tulloch close to Nethy Bridge in the Cairngorms National Park. The property is in a beautiful, secluded setting with stunning, elevated views over the surrounding landscape to Rothiemurchas and Cairngorm mountain. Although within easy reach of all the best of the Park facilities, the cottage is in the midst of peaceful and unspoilt countryside, creating a sense of seclusion and calm, and providing a habitat for native wildlife. In addition, there is a wide variety of walks direct from the house on tracks and hill paths.

Nethy Bridge is situated in the heart of Strathspey in the Cairngorms National Park and has been a popular holiday destination since Victorian times. The village has an excellent range of shops and amenities, a primary school, golf course and a wide network of way-marked forest walks. Rothiemurchas and the Cairngorms Ski Centre are nearby and offer activities in the surrounding countryside and on the mountain ranges throughout the year including cycling, skiing, water sports, and fishing. The world-famous River Spey is close by, while Abernethy and Insh Marshes RSPB reserves provide a habitat for many protected and rare species of birds and wildlife.

The nearby towns of Grantown-on-Spey and Aviemore offer more extensive services, including secondary schooling, supermarkets, banks, swimming pools, independent retailers and restaurants. A mainline railway station and intercity bus routes are both available from Aviemore. Inverness is less than one hour's drive to the north and provides all the services of a major city including its airport with regular links to the south and Europe.

DESCRIPTION

Formerly a derelict farm cottage, in 2012 the property was converted into a beautiful contemporary house, externally echoing a traditional, U-shaped, stone and slate steading with courtyard. The interior has been completed to the highest standard with top quality fittings and finishes, while the understated use of colour complements the dramatic setting, and the extensive use of glass takes advantage of the stunning views as well as maximising solar gain. Running costs will be minimal with underfloor heating, excellent levels of insulation, double glazing and solar panels.

Adjacent to the cottage and accessed by a small, covered yard, is an annexe comprising two storey, one bedroom accommodation and an adjacent storeroom with sauna.

ACCOMMODATION

Main House

Entrance Hall. Open Plan Sitting Room, Dining Room and Kitchen. Master Bedroom with en suite Shower Room. Two further Bedrooms. Bathroom. Cloakroom. Utility Cupboard.

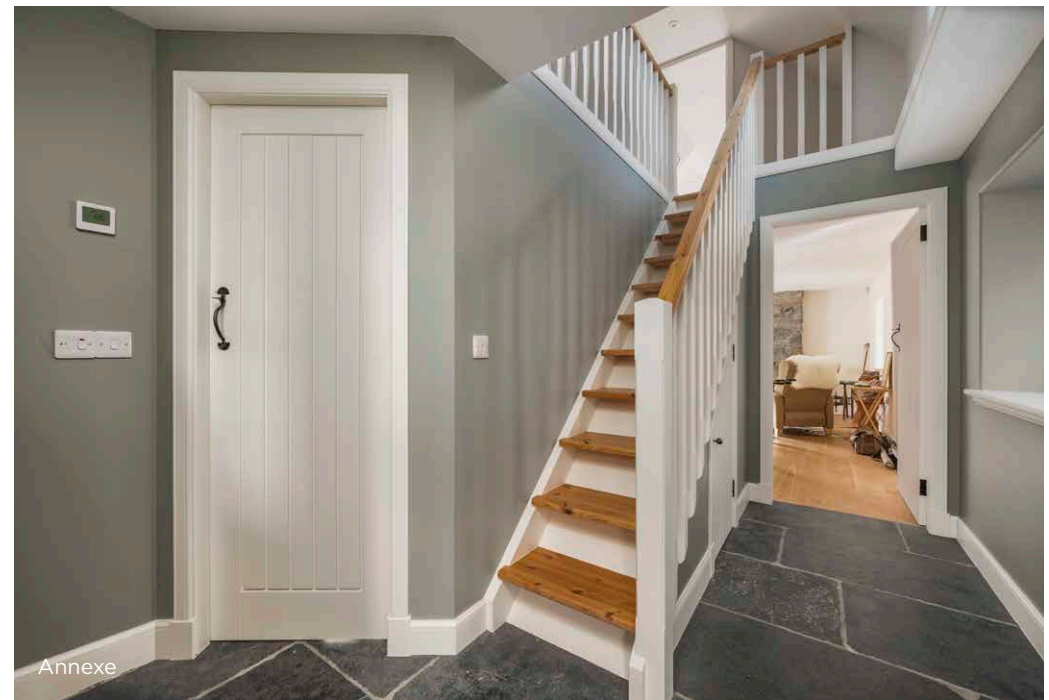
Annexe

Ground Floor - Entrance Hall. Sitting Room with Dining Area and Kitchenette. Shower Room.
First Floor - Landing with Sitting Area. Bedroom.

GARDEN GROUNDS

The property is approached from a track over which the owners have a right of access. A gate with cattle grid opens to a grassy track over which the owners have a right of access and leading to a further gate opening to a gravel parking area.

The grounds extend to approximately 0.32 acres and are enclosed by post and wire fencing. The gardens are laid mainly to grass with a gravelled courtyard and flagstone terrace.



OUTBUILDINGS

Storeroom

3.6 m x 3.6 m

Adjacent to the annexe and housing the sauna.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Private	Private	Oil fired underfloor	G	Available*	Available*	D	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Exact grid location - What3Words - [///imparting.tanked.grid](https://www.what3words.com/imparting.tanked.grid)

MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items may be available by separate negotiation.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

PH25 3EF

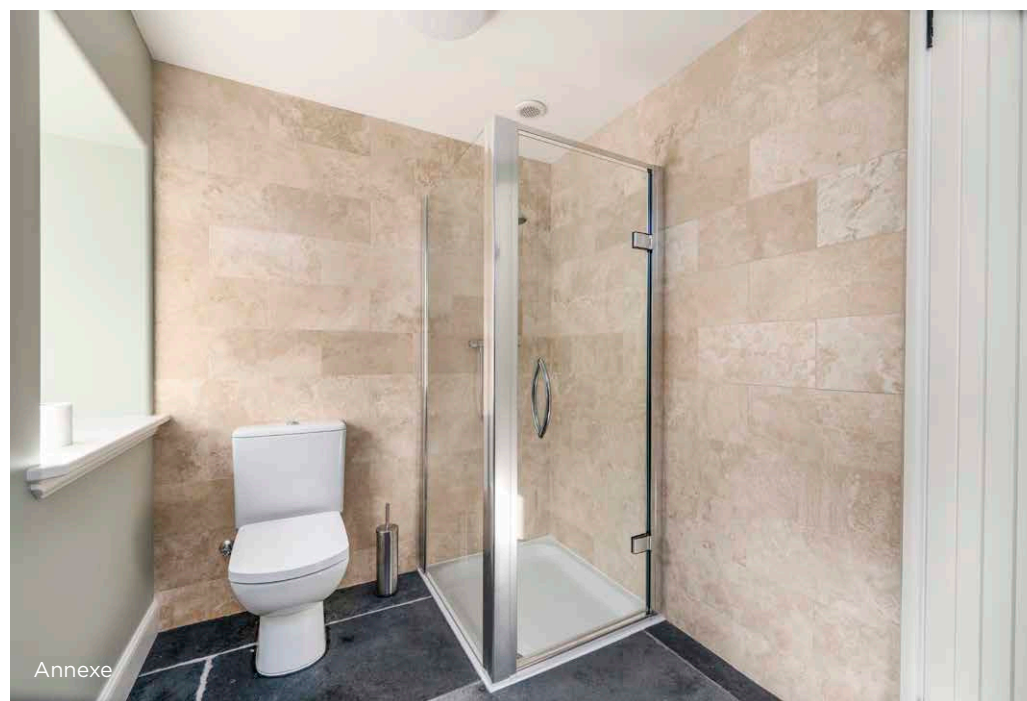
SOLICITORS

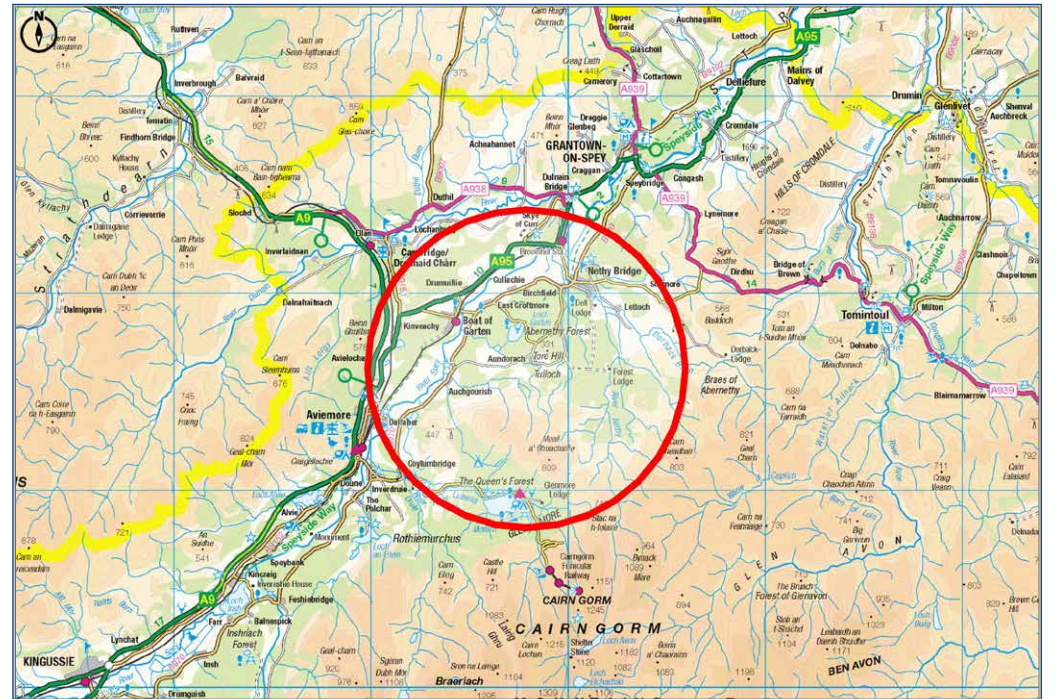
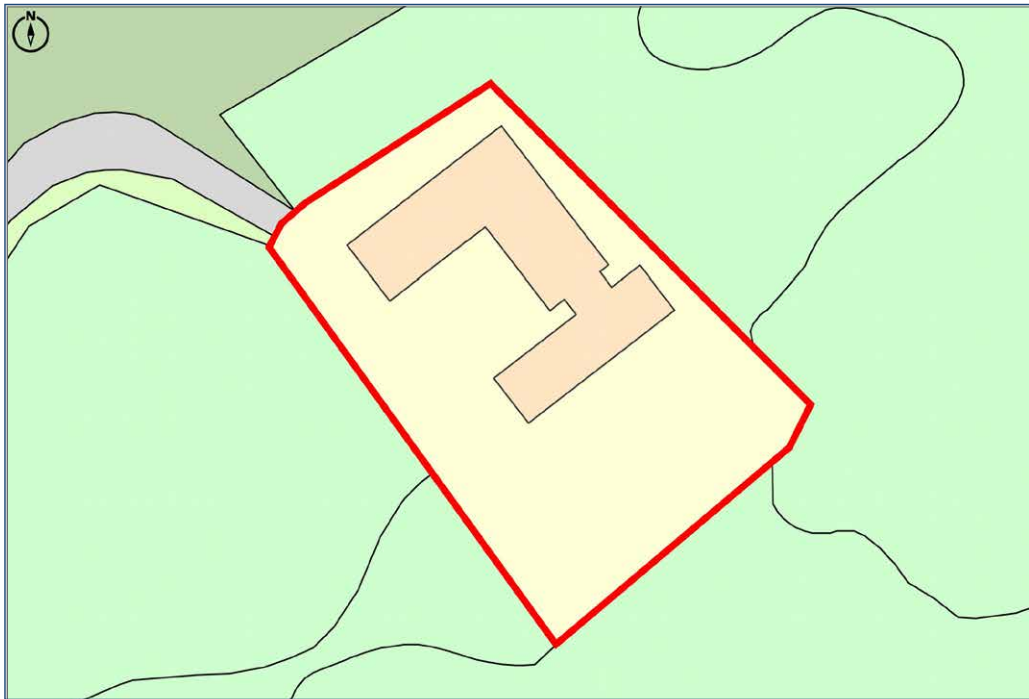
Melrose & Porteous, Duns
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Duns
Scottish Borders
TD11 3BX

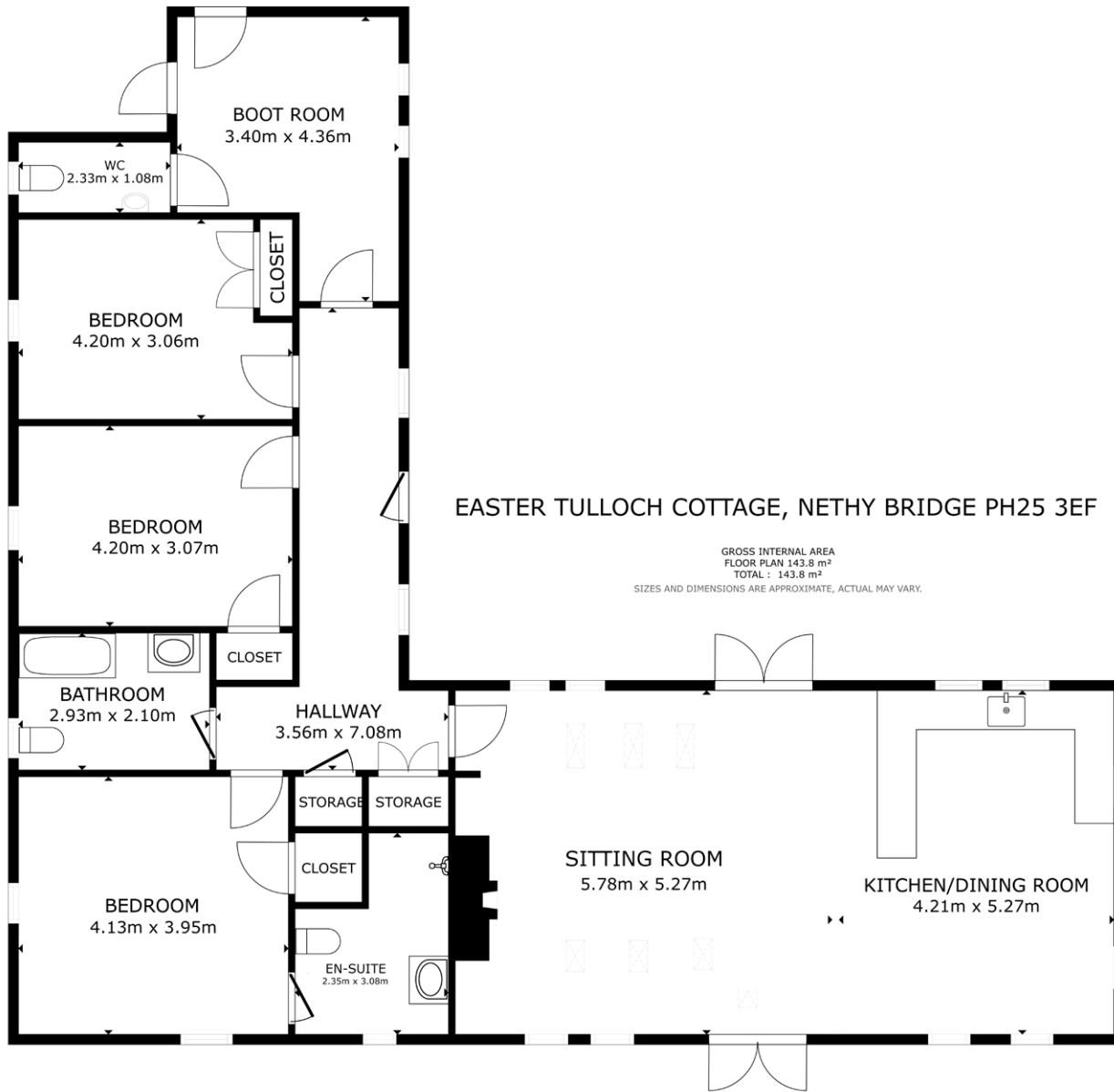
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

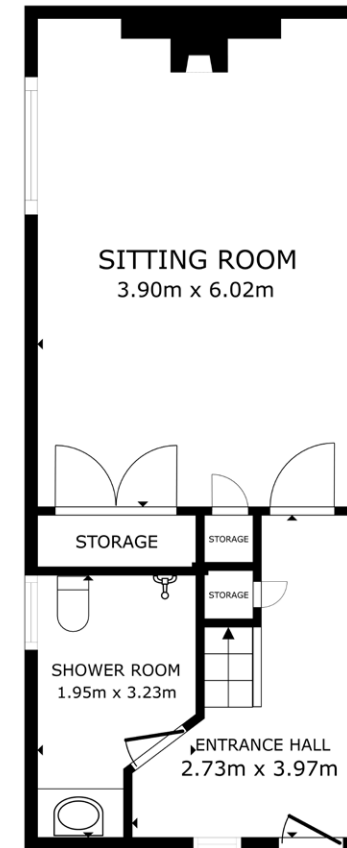




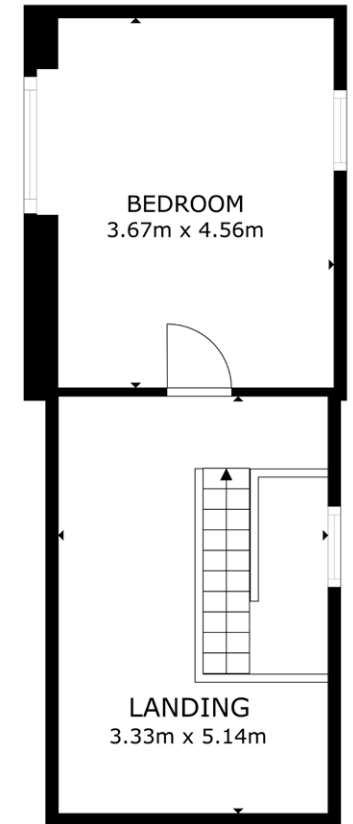


EASTER TULLOCH COTTAGE (ANNEXE), NETHY BRIDGE PH25 3EF

GROSS INTERNAL AREA
FLOOR 1 39.3 m² FLOOR 2 34.2 m²
TOTAL : 73.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROUND FLOOR



FIRST FLOOR

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in March 2025.





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