

# Monadh Ruadh

Dirdhu Court | Nethy Bridge



# Galbraith



A comfortable modern house in a charming village, renowned for its natural beauty.



Aviemore 10 miles | Inverness 33 miles

(All distances are approximate)

Two Reception Rooms. Four Bedrooms.

A detached house in a delightful setting.

Within the Cairngorms National Park.

Generous, landscaped garden.

Double garage, carport and workshop.

**About 0.2 hectares (0.5 acres) in all.**

**Offers Over £500,000**

# Galbraith

Clark Thomson House | Fairways Business Park | Inverness | IV2 6AA  
T: 01463 224 343 | E: [inverness@galbraithgroup.com](mailto:inverness@galbraithgroup.com)

[galbraithgroup.com](http://galbraithgroup.com)

## Situation

Nethy Bridge is a small village in heart of Strathspey in the Highlands of Scotland. The village lies within 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. Rothiemurchus 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

Thoughtfully designed by the current owner in conjunction with their builder, Monadh Ruadh is located in the sought after Dirdhu Court development in the popular village of Nethy Bridge in the Cairngorms National Park and was completed in 1998. The property occupies a generous, double corner plot in a tranquil setting bordered on two sides by ancient woodland attracting an abundance of birdlife and wildlife. The accommodation, spread over two floors, offers comfortable living with potential for extension subject to gaining the relevant consents. A double aspect sitting room has a woodburning stove, while the ground floor bedroom offers the flexibility to be used as a third reception room or as a home office if required. The principal bedroom is located on the first floor and has a sizable en-suite bathroom and all the first-floor bedrooms are fitted with built-in wardrobes.

## Accommodation

Ground Floor - Entrance Porch. Hallway. Sitting Room. Bedroom/Study. Dining Kitchen. Utility Room. WC. Dining Room.

First Floor - Landing. Principal Bedroom with en-suite Bathroom. Family Bathroom. Two further Bedrooms.

## Garden Grounds

The property is approached from the public road with gated access to a gravelled parking area to the side and front of the house. The garden, bounded by wood and wire fencing, extends to approximately 0.5 acres, is mainly laid to grass, interspersed with trees, traversed by gravel paths and has colourful flowerbeds stocked with heathers and shrubs, including rhododendrons. There is direct access to the neighbouring woodland.



## Outbuildings

### Garage

6.10m x 5.69m

Detached double garage with carport, power, lighting, water and with storage loft.

### Workshop with Sunroom.

4.63m x 3.07m and 2.97m x 2.36m

Double glazed and with power, lighting and water.

Tenure	Local Authority	Council Tax	EPC
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Freehold

Highland Council

Band G

D

## Services

Mains Water and Drainage | Oil fired Heating | Broadband & Mobile available\*

\*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>



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## Fixtures And Fittings

All carpets, fitted floorcoverings, curtains, blinds, washing machine, tumble dryer, the eight IP cameras, and the bookshelves/cupboards in the study 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.

## Solicitors

Cockburns Solicitors

100B High Street

Forres

IV36 1NX

## Anti Money Laundering (AML) Regulations

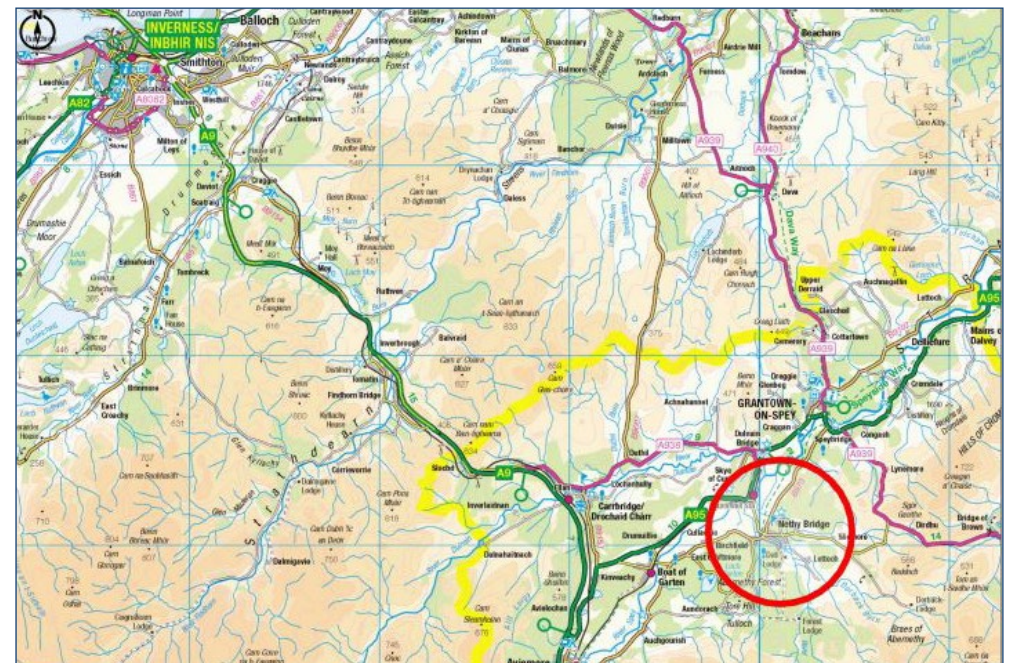
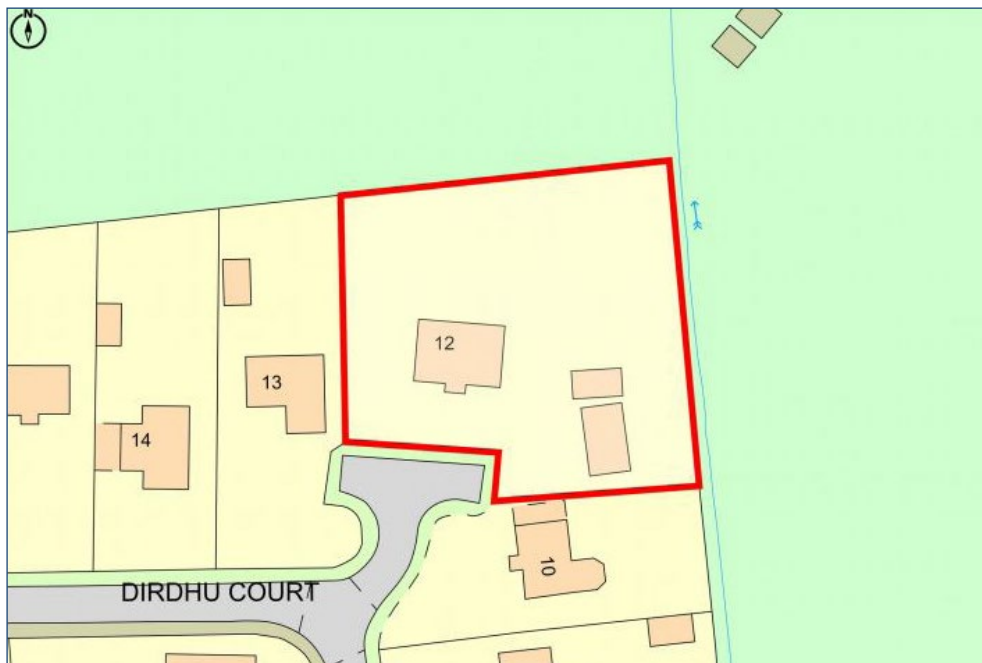
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

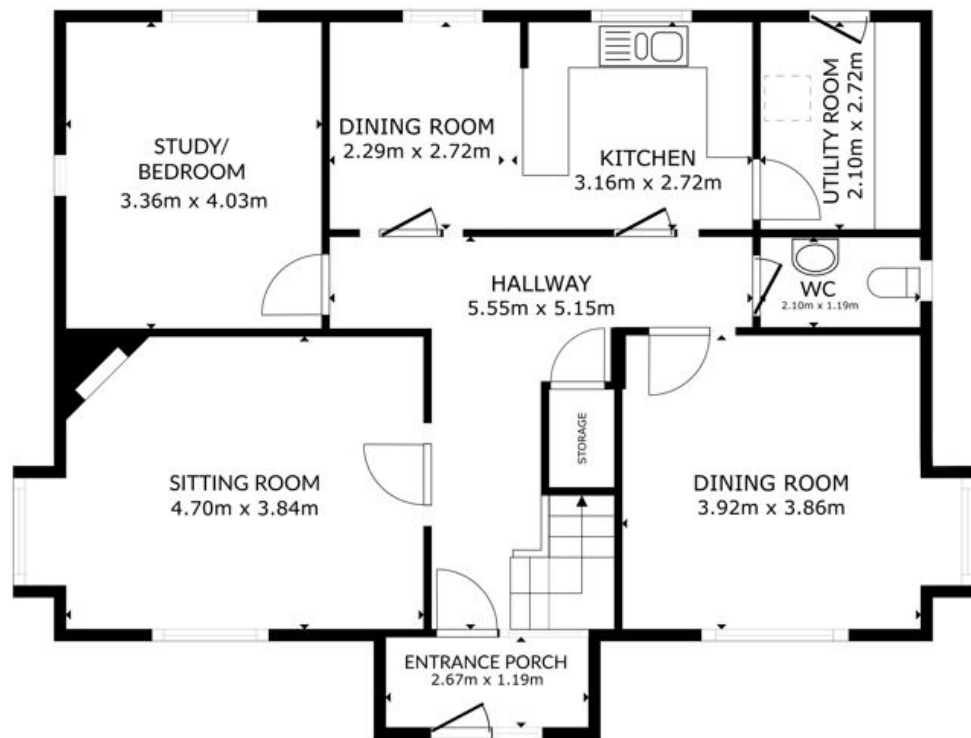




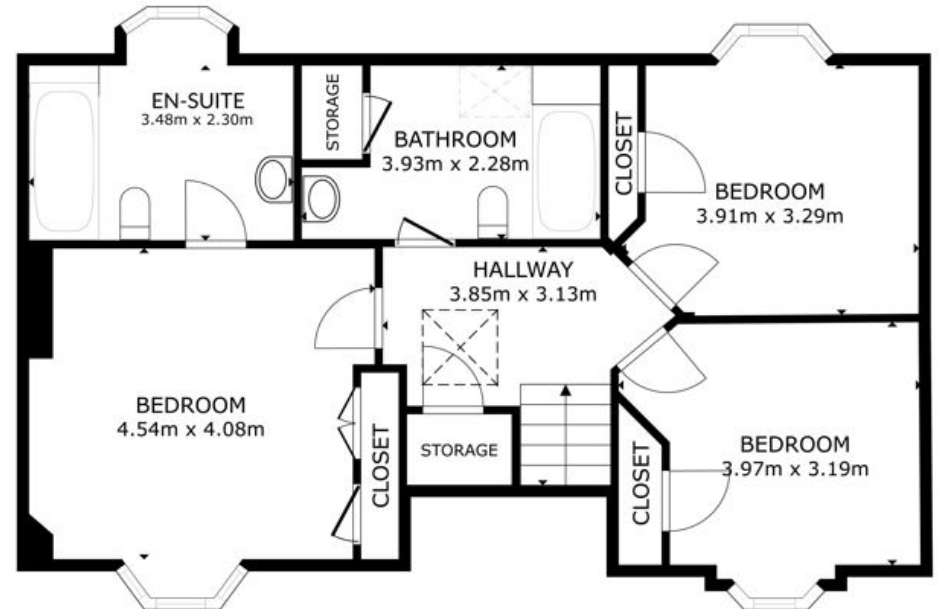
**IMPORTANT NOTES** 1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements 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 April 2026.



Monadh Ruadh, Dirdhu Court, Nethy Bridge, PH25 3EG



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
FLOOR 1 93.5 m<sup>2</sup> FLOOR 2 75.5 m<sup>2</sup>  
TOTAL : 169.0 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





**Galbraith**