

**Galbraith**

**FEORAG**

NETHY BRIDGE, HIGHLAND







## FEORAG, NETHY BRIDGE, HIGHLAND

A handsome, Victorian villa in a picturesque location within the Cairngorms National Park.

Aviemore 10 miles ■ Inverness 32 miles

About 0.14 hectares (0.34 acres) in all.

Offers Over £475,000

- Two Reception Rooms. Three Bedrooms.
- A detached and extended period property retaining some original features.
- In the Cairngorms National Park
- Delightful, wooded garden.
- Detached garage and useful outbuildings.

**Galbraith**

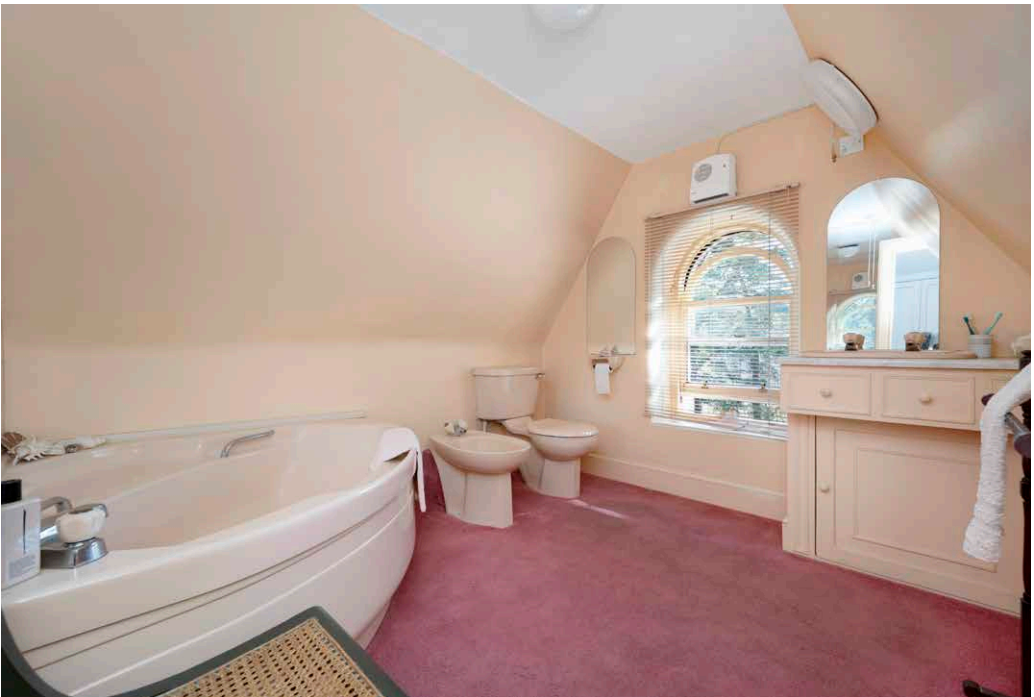
Inverness  
01463 224343  
inverness@galbraithgroup.com













## SITUATION

Feorag is situated in Nethy Bridge, a small village in heart of Strathspey in the Highlands of Scotland. The village lies 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

Feorag is a handsome, detached, Victorian villa dating to the 1860's which has been under the same ownership for 35 years. The property has been well maintained and retains many original features including internal joinery, picture rails, cornicing, fireplaces and mantelpieces. The accommodation, spread over two floors, is comfortable, welcoming and full of character, with the sitting room having an open fireplace and the dining room a wood burning stove. Feorag was extended in 1990 with the addition of a ground floor bedroom found off the rear sun porch and around this time the garage was also constructed.

## ACCOMMODATION

Ground Floor:

Entrance Vestibule. Hallway. Sitting Room. Dining Room. Kitchen. Library/Study. WC. Sun Porch. Bedroom.

First Floor:

Landing. Two further Bedrooms. Bathroom.

## GARDEN GROUNDS

The property is approached from the public road, a track over which there is right of access to a driveway leading to a parking areas to the detached garage. Occupying a generous wooded plot extending to approximately 0.34 acres, bounded by wooden and wire fencing, incorporating and areas of lawn with flowerbeds stocked with shrubs and bushes and planted with flowering bulbs.





## OUTBUILDINGS

Garage

6.5m x 3.0m

Detached single garage with power, lighting and an electric up and over door.

Log Store

2.9m x 2.5m

Of timber construction.

Summer House

2.5m x 2.4m

Of timber construction.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Oil	Band E	Available*	Available*	Band G	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 - <https://what3words.com/novelists.drilled.poets>

## MOVEABLES

All carpets, fitted floor coverings and white goods are included in the sale. Some light fittings and curtains will be removed from the property before completion. 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 3DB

## SOLICITORS

WJM Solicitors.  
The Green House  
Beechwood Park North  
Inverness  
IV2 3BL  
Scotland





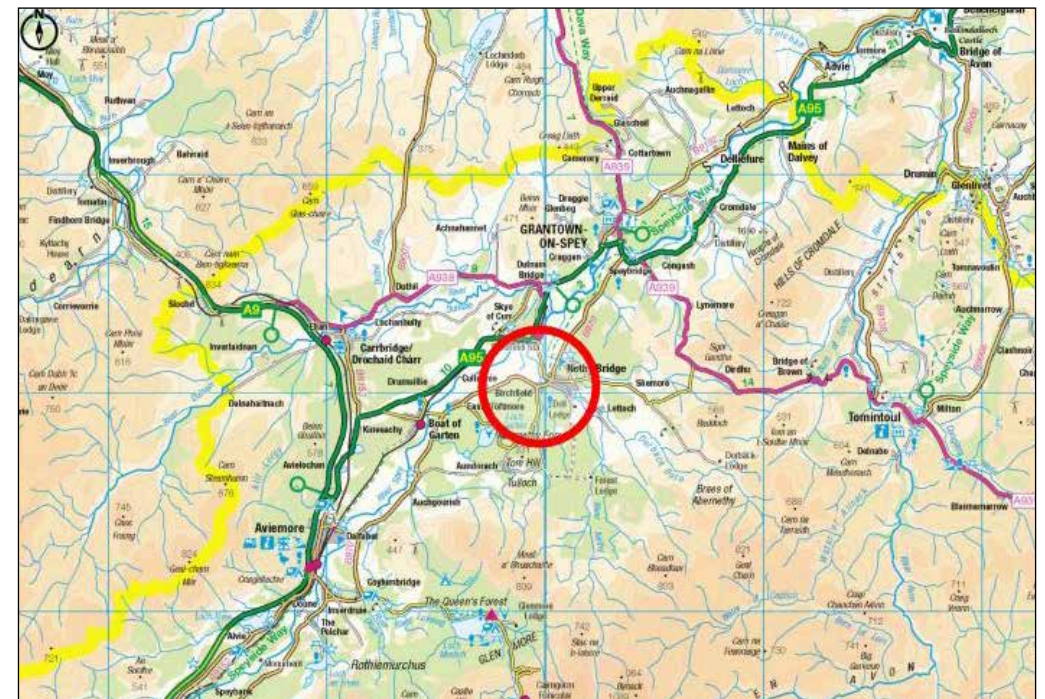
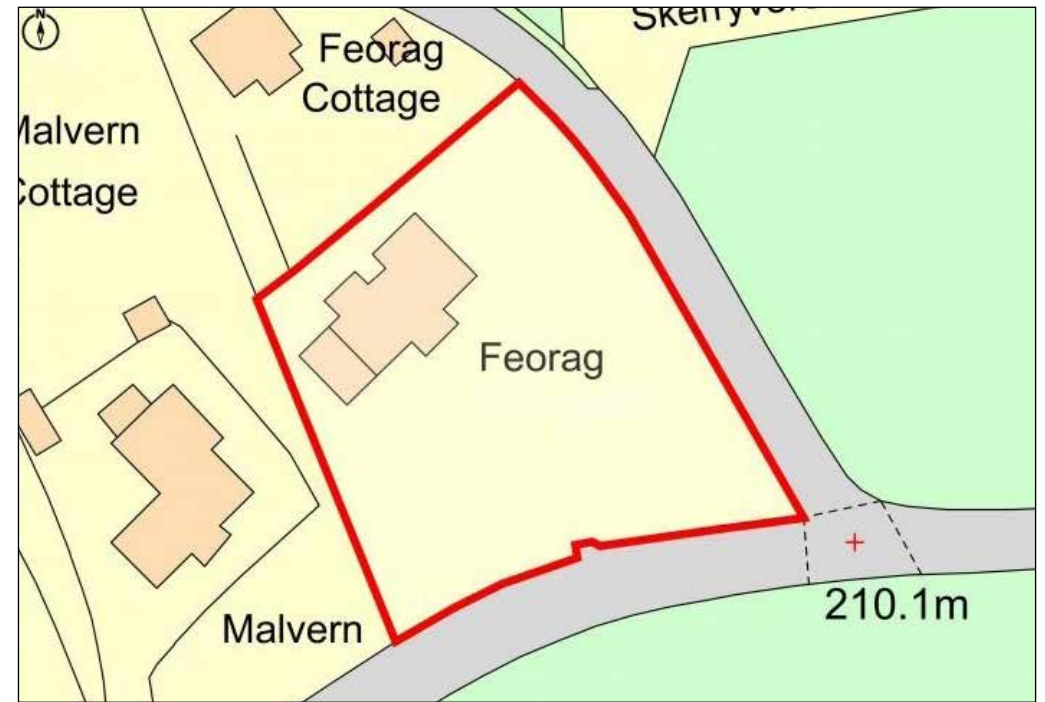
## ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

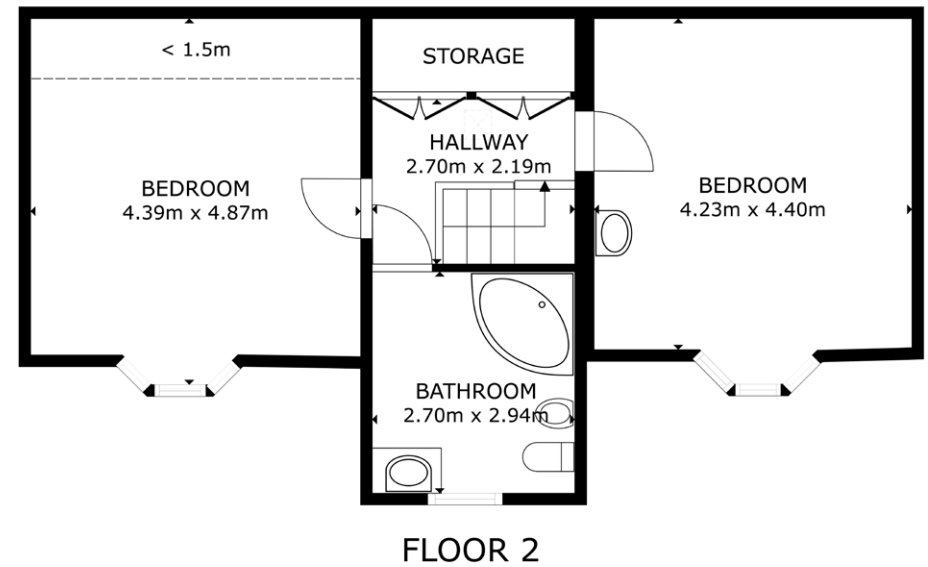
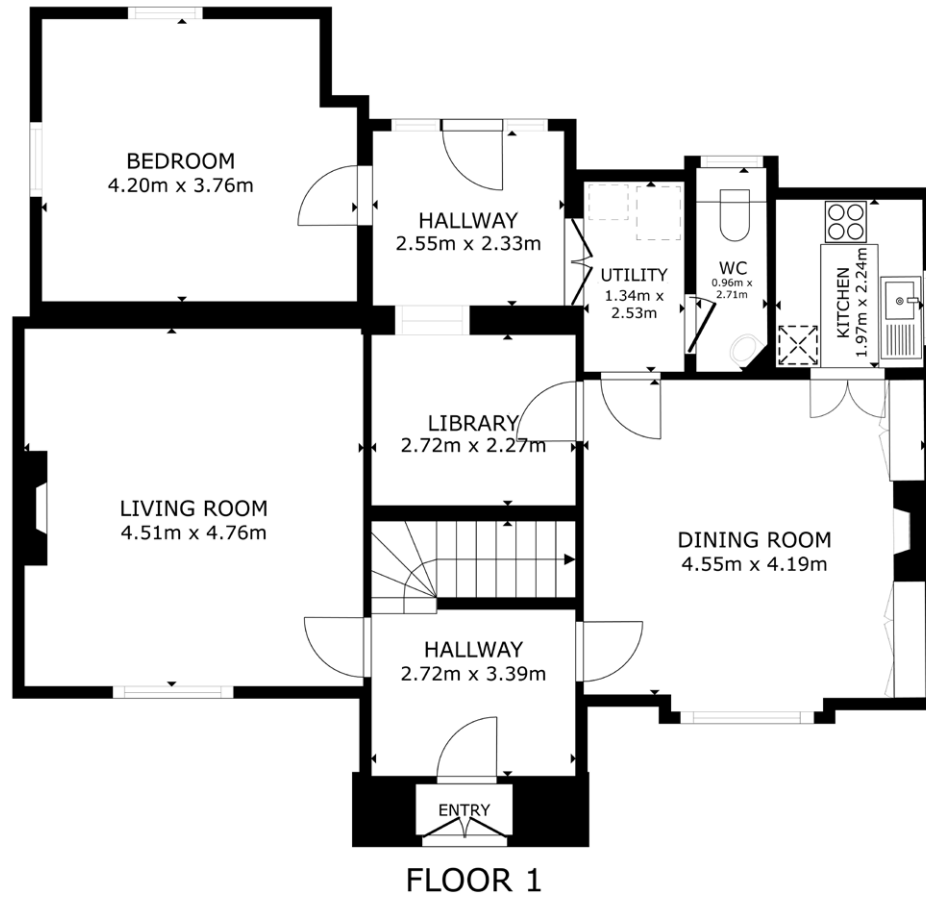
## IMPORTANT NOTES

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 2025.





# FEORAG, NETHY BRIDGE PH25 3DB



GROSS INTERNAL AREA  
FLOOR 1 96.2 m<sup>2</sup> FLOOR 2 54.5 m<sup>2</sup>  
EXCLUDED AREAS : REDUCED HEADROOM 3.5 m<sup>2</sup>  
TOTAL : 150.7 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





**Galbraith**



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