

# 44 Ellanwood Road Carrbridge PH23 3AQ

OFFERS OVER £165,000

Affordable Two Bedroom Mid-Terraced  
Villa Situated Within A Popular  
Residential Area of Carrbridge



## Features:

- Bright Double Aspect Lounge With Space For Family Dining
- Two Spacious Double Bedrooms
- UPVC Double Glazing, Electric Economy Heating and Wood-Burning Stove
- Enclosed Garden Grounds With Timber Garden Shed
- Great Location In The Heart Of Carrbridge

CONTACT US :  
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44 Ellanwood Road is a two bedroom ex local authority mid-terraced villa which benefits from front and rear gardens and on-street parking. Centrally located in a popular residential area of Carrbridge, the property is close to local amenities and facilities. The property is generously proportioned and benefits from a modern kitchen, a comfortable lounge/ dining area, sunroom with French doors leading to rear garden as well as two spacious double bedrooms, and a family bathroom. Other benefits include full double glazing, electric economy heating, and a wood burning stove.

This affordable property will make a great family home or offer a first-time buyer the chance to get on the property ladder. Viewings are recommended to fully appreciate the many features on offer in this desirable home.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981807965.



The historic village of Carrbridge is famous for its old packhorse bridge - the oldest stone bridge in the Highlands. It is also centrally located within the Cairngorms National Park, an area of outstanding natural beauty. It boasts an abundance of wildlife and a diversity of year-round recreational and sporting facilities. There are good links with both North and South via the mainline railway station and A9 trunk road. It is also within about a 25-minute drive to Inverness, Nairn and Forres. There are many amenities available within the village, including shops, hotels, cafes and a highly rated primary school, as well as a 9-hole golf course, trout and salmon fishing and other leisure facilities, such as the award winning Landmark Forest Adventure Park. Carrbridge strikes a balance between a close-knit community and the beauty of its natural surroundings making it a wonderful place to call home.



## Garden

The property benefits both front and rear garden grounds. The front garden is fully secure and mainly laid to lawn with some mature trees and shrubs. Path leads to the front entrance door.

The rear garden again is fully secure and gated. Access is available via a path that runs along the back of the neighboring properties. The garden has a large lawn area and a raised deck area for enjoying the woodland views. A good sized garden shed, and wood store are also included.

## INCLUDED

Carpets, floor coverings, fitted blinds and integrated kitchen appliances.

## SERVICES

Mains electricity, water, and drainage.

## COUNCIL TAX

Currently council tax band B - £1535 p.a. Includes water rates.

Discounts available for single occupancy.



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## HOME REPORT

A Home Report is available by using the below link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=8G6r%2f9ilrufqJJATrvCZzg%3d%3d>
- EPC Band D
- Home Report Value: £165,000
- Postcode - PH23 3AQ

## PRICE

Offers Over £165,000 are invited for this property.

The seller reserves the right to accept or refuse a suitable offer at any time.

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## VIEWING

Viewing is strictly by appointment only 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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