



#### Services

Mains water, electricity, solar panels and drainage is to a septic tank.

#### Extras

All carpets, fitted floor coverings and fridge-freezer. The sit on lawn mower is available by separate negotiation.

#### Heating

Biomass boiler and under floor heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

F

#### Viewing

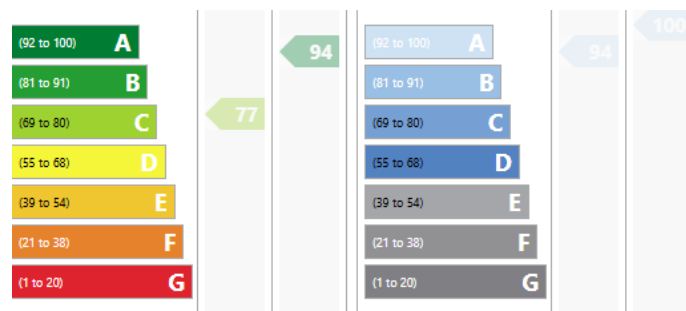
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £675,000  
 A full Home Report is available via Munro & Noble website.



## Ach-Na-Feidh Duthil, Carrbridge PH23 3ND

A beautifully presented, three/four bedroomed, detached villa that is located in a semi-rural location, and occupies a plot that extends to approximately 4 acres.

**OFFERS OVER £645,000**

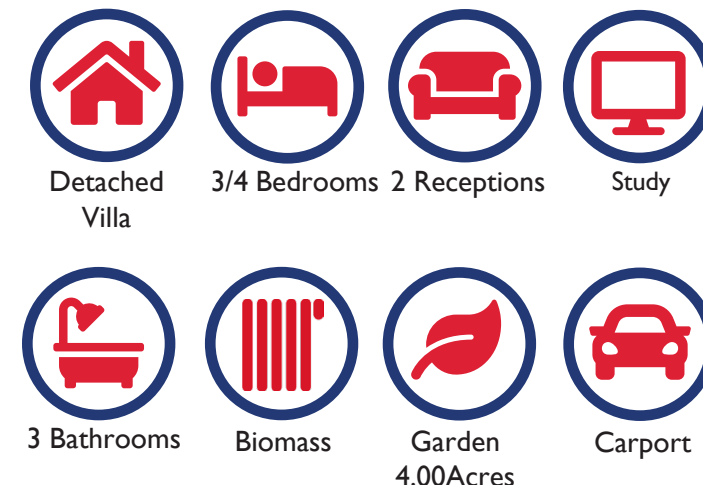
The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

#### Property Overview



**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533  
**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.  
**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.  
**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.







**Bedroom One**



**Bedroom One En-Suite Shower Room**



**Bedroom Two**



**Bedroom Three**



**Bedroom Four/Study**







**Property Description**  
 Affectionately named Ach-Na- Feidh meaning “Field the of Deer” this impressive, Makar designed three/four bedroomed detached villa occupies an enviable plot extending to approximately 4 acres and is situated in a seldom available, and serene location. Privately nestled between scattered woodland and countryside, this contemporary and spacious home is sure to appeal to any buyers looking to live in one of the Highlands’ most stunning areas of natural beauty. Viewing is essential to appreciate the build quality of this modern home, as well as the room layout, which makes the most of the views over the garden. Inside, the pristine accommodation is spread over three floors and offers a wealth of features including underfloor heating, oak flooring, double glazed windows, a biomass heating system, solar panels, and ample storage provisions. Inside, the first thing visitors are likely to notice is the copiousness amount of natural light let into this home by the fantastic use of glazing. The entrance hall has three full length windows, giving a sunny first glance and leads to the WC, and welcoming snug. This triple aspect room has a feature fire and French doors leading to the front garden, offering indoor/outdoor living. From here, you are led into a substantial, double aspect lounge/dining room which forms the heart of the home. Providing ample space for a large table and chairs for formal dining, this room is bathed in warm, ambient light through the large windows, and features a wood burning stove on a slate hearth, providing a cosy atmosphere perfect for entertaining or relaxing on cool winter evenings. The fully equipped kitchen features a range of sleek Magnet, wall and base mounted units with worktops and a matching breakfast bar. There is a 1 ½ sink drainer with mixer tap, a spice drawer, and integrated AEG appliances including an eye-level electric oven/grill, microwave, warming tray and a five ring, gas hob with extractor fan over. Continuing on the ground floor is the family bathroom which comprises a VWC, a wash hand basin within a vanity unit and a bath with mains shower over; a double bedroom, and a utility room (with plumbing for washer and dryer) with a rear vestibule/boot room off. The inner hall has an impressive pine staircase rising to the second floor which houses a small landing and a study/office, suiting professionals who work from home. The third floor has the advantage of a lovely gallery landing which overlooks the lounge/dining room, and comprises a large storage cupboard, and two double bedrooms. Both bedrooms benefit from en-suite shower rooms and fitted storage facilities, with the principle bedroom have two sets of fitted mirrored wardrobes.

The impressive garden grounds surround the property, extend to approximately 4 acres, are enclosed by timber and iron fencing. They are predominately laid to lawn, with a private patio area, perfectly positioned to enjoy the sunshine, BBQs and watch the deer pass by. A sweeping, gravel driveway leads to the ample parking area which can fit numerous vehicles, and to the double carport which is attached to a timber garden shed, which has power and lighting. Lovely features within the garden include a pond that is fed from a spring, colourful shrubs, mature trees, and neatly placed log store.

Ach-Na- Feidh is located in Duthil, the area is renowned for its natural beauty and wildlife, with many pleasing walks and views over the Cairngorms. The property is situated within the Cairngorm National Park. A Spar, a garage/petrol station and a pub can be found in Carrbridge which is approximately 2 miles away. Aviemore is approximately 8 miles away where a more extensive range of amenities can be found.



### Rooms & Dimensions

Entrance Hall

WC  
*Approx 1.86m x 1.12m*

Snug  
*Approx 3.78m x 4.26m*

Open Plan Lounge/Dining Room  
*Approx 7.96m x 6.59m\**

Kitchen  
*Approx 4.23m x 2.81m*

Inner Hall

Bathroom  
*Approx 2.39m x 2.27m*

Bedroom Three  
*Approx 2.98m x 3.57m*

Rear Hall

Utility Room  
*Approx 1.86m x 2.83m*

Rear Vestibule  
*Approx 1.38m x 1.61m*

Study  
*Approx 2.50m x 2.66m*

Gallery Landing

Bedroom One  
*Approx 3.42m x 3.57m*

En-Suite Shower Room  
*Approx 1.80m x 1.72m*

Bedroom Two  
*Approx 2.87m x 3.57m*

En-Suite Shower Room  
*Approx 1.40m x 2.43m*

*\*At widest point*