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The Spinney, Duthil, Carrbridge, PH23 3ND

UNDER OFFER £240,000

Contact us on 01479 874800 or visit www.massoncairns.com

UNDER OFFER - Below Home Report Valuation - Nestled in a highly sought-after location between Granttown on Spey and Carrbridge, this three-bedroom detached home offers a delightful home for those seeking tranquility and natural beauty. The property boasts a prime position, providing easy access to the surrounding area and its many amenities. As you approach the property, you'll be greeted by well-proportioned driveway and parking area leading to the side of the property. Lush greenery creates a welcoming atmosphere. Step inside and discover the potential that this property offers with accommodation comprising of a bright sitting room with conservatory, kitchen with door to the rear porch and gardens, bathroom and three double bedrooms. Outside, the gardens are mainly laid to gravel and bounded with fencing and there is off-street parking for multiple vehicles, ensuring easy access to your home at all times. The location of The Spinney, Duthil is rarely available, with beautiful views and the ability to soak in the surrounding countryside, it's easy to embrace the beauty of the Scottish Highlands right on your doorstep. The property would suit a variety of purchasers looking for a manageable home with excellent potential. Energy Performance Certificate Rating D, Council Tax Band B Home Report Available From massoncairns.com

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Duthil & Carrbridge

Enveloped in the heart of Scotland's majestic Cairngorms National Park, Duthil, located just outside Carrbridge is an enchanting village with an unspoiled character and timeless charm. Its panoramic vistas and wealth of outdoor pursuits create a vibrant yet tranquil retreat that's simply bursting with potential for your new home. Steeped in history, the Old Parish Church and Burial Ground, which includes many memorials to members of Clan Grant and two mausolea of the Earls of Seafield. The local village of Carrbridge is home to the oldest stone bridge in the Highlands. Built in 1717, this captivating landmark tells a thousand stories of a time gone by, resonating with the rich history of the Scottish highlands. A short stroll from the bridge reveals the village centre, a thriving hub of independent shops, cosy cafes, and traditional inns that perfectly reflect the warm and friendly spirit of the local community. A haven for outdoor enthusiasts, Carrbridge offers an unrivalled array of activities right on your doorstep. From invigorating hiking trails through ancient Caledonian forests to picturesque cycling paths, this quaint village allows you to immerse yourself in the heart of nature. In winter, the Cairngorms transform into a snow-dusted paradise, perfect for skiing, snowboarding, and sledging. Carrbridge is also home to an exquisite selection of wildlife, making it a sanctuary for nature lovers. Roam the area and spot red squirrels, golden eagles, and ospreys in their natural habitats. Take a relaxing walk along the River Dulnain and watch salmon leap upstream, or quietly observe the majestic stags in the frost-touched winter mornings. For the golf enthusiast, Carrbridge boasts an enchanting 9-hole course set against the awe-inspiring backdrop of the Cairngorms. And for family fun, there's the Landmark Forest Adventure Park, an exhilarating day out for all ages. Despite its serene rural setting, Carrbridge is conveniently connected to larger towns and cities. Whether you're seeking a peaceful retirement haven, a dynamic family adventure base, or an idyllic holiday home, Carrbridge offers an exceptional quality of life. Experience the best of Highland living in this charming village, where heritage meets modern comfort, and nature is but a stone's throw away.

Carrbridge Schooling & Transport

Education and Transport in Carrbridge

Education

Carrbridge's local community benefits from a vibrant educational scene. Carrbridge Primary School is a small but well-resourced facility, offering an intimate and community-focused learning environment for children from nursery age to P7. The school's size ensures a strong teacher-student relationship and fosters a supportive learning environment.

For secondary education, students typically attend Grantown Grammar School in nearby Grantown-on-Spey, approximately a 15-minute drive away. This well-regarded school offers a comprehensive curriculum from S1 to S6 and has strong links with the local community.

Transport

Carrbridge enjoys excellent transport links, making it easy to connect with the rest of Scotland and the UK.

By Road: The A9, Scotland's main arterial route, is only a few minutes from Carrbridge, providing direct connections to Inverness in the north (around 25 miles away) and Aviemore in the south (about 7 miles away). The village is approximately a three-hour drive from both Edinburgh and Glasgow.

By Rail: Carrbridge has its own railway station, providing regular services to Inverness, Edinburgh, and Glasgow. The famous Caledonian Sleeper also stops at Carrbridge, offering overnight service to London.

By Air: Inverness Airport, only around 30 miles away, provides regular flights to many UK destinations including London, Manchester, Bristol, and Birmingham, as well as international flights.

Despite its tranquil and secluded feel, Carrbridge's exceptional transport links ensure residents and visitors can enjoy the best of both worlds: the serenity of highland living combined with the convenience of excellent connectivity.

Home Report

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

EPC Rating D

Entrance Porch

5.04m x 1.90m (16'6" x 6'2")

This bright entrance porch serves as primary entrance to the property and features double glazed windows that fill this space with natural light. There is ceramic tile flooring and ceiling lighting. An internal glazed timber door leads to the kitchen and there is space for freestanding furniture and could perhaps be utilised as a home working space. Two integral cupboards at the end of the room provide ample storage for footwear and hanging outerwear. One of these cupboards also houses the oil fired boiler.

Kitchen

3.0m x 3.37m (9'10" x 11'0")

The kitchen features a good range of base, wall, and drawer units providing ample storage and there is space for a cooker. There is additional undercounter space and plumbing for a washing machine and dishwasher with space for a fridge/freezer. A window and a glazed door to the porch flood the space with natural light.

Hallway

5.40m x 1.45m (17'8" x 4'9")

The hall serves as a central hub, connecting you to the various rooms and creating a seamless transition throughout the home. There is carpeted flooring, ceiling lighting and a loft hatch allowing access to the attic space.

Sitting Room & Conservatory

5.04m x 3.29m & 3.05m x 3.68m (16'6" x 10'9" & 10'0" x 12'0")

An inviting sitting room which combines natural light and rustic charm. The focal point of this room is a large glazed patio door that spans the front of the property, providing access to the conservatory and flooding the space with an abundance of sunlight. In the conservatory you can bask in the warmth as you take in the panoramic views of the surrounding scenery. The space of the sitting room allows for several furniture configurations and there is carpet flooring, in addition to ceiling and wall mounted lighting.

Principal Bedroom & En-suite

3.95m x 5.13m & 1.89m x 1.97m (12'11" x 16'9" & 6'2" x 6'5")

The principal bedroom is spacious and inviting, a window to the front allows natural light to filter in and illuminate the space. The room features an integral double wardrobe providing an abundance of hanging and shelved storage.



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There is carpet flooring and hanging ceiling lighting. An added benefit of this room is direct access to the private en-suite facility. This room features a three piece suite comprising of a pedestal wash hand basin with light and shaver socket over, a WC and adjacent corner shower enclosure with full height wet wall panelling.

Bedroom Two

5.04m x 3.37m (16'6" x 11'0")

The second bedroom is another spacious and inviting double room, again featuring a window to the front of the property, allowing an abundance of natural light to filter in and illuminate the space. The room features an integral double wardrobe providing excellent levels of storage, ensuring the room remains organised and clutter free. There is carpet flooring and ceiling lighting.

Bedroom Three

3.20m x 2.95m (10'5" x 9'8")

A charming bright double room with a window to the rear of the property that allows in generous levels of natural light. The room benefits from an integral wardrobe with ample hanging and shelved storage. There is carpet flooring and ceiling lighting.

Bathroom

1.86m x 2.24m (6'1" x 7'4")

There is a bath with shower, a pedestal wash hand basin with twin taps. Adjacent to the wash hand basin, you'll find a WC and a privacy window to the side fills the room with natural light, creating a bright and airy atmosphere, as well as providing extra ventilation in addition to the ceiling mounted extractor fan.

Outside

The garden is bounded with a mixture of stock and timber fencing, while the mature tree and shrub planting add to the natural beauty of the area. Off road parking is available for multiple vehicles, including a timber garage with up and over door. The driveway to the side makes it easy to access the property. The space is mainly laid to gravel on one side and areas of lawn to the other allowing for ease of maintenance or as a blank canvas for further development. The views of the surrounding countryside are truly breath taking with rolling heather clad hills offering a peaceful and relaxing environment. Overall, this property is situated in an idyllic setting, making it the perfect place to call home for anyone who enjoys the beauty of nature and the tranquility of the countryside.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

Entry

By mutual agreement.

Price

UNDER OFFER

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:- Masson Cairns
Strathspey House
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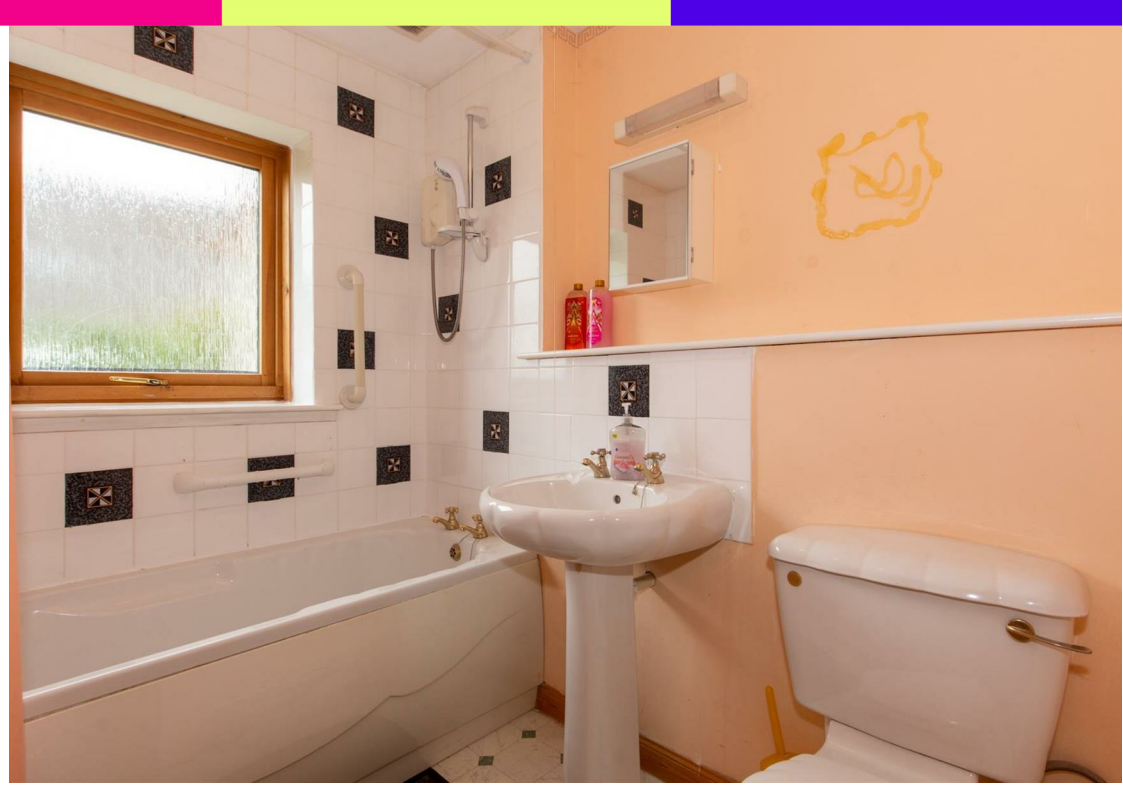
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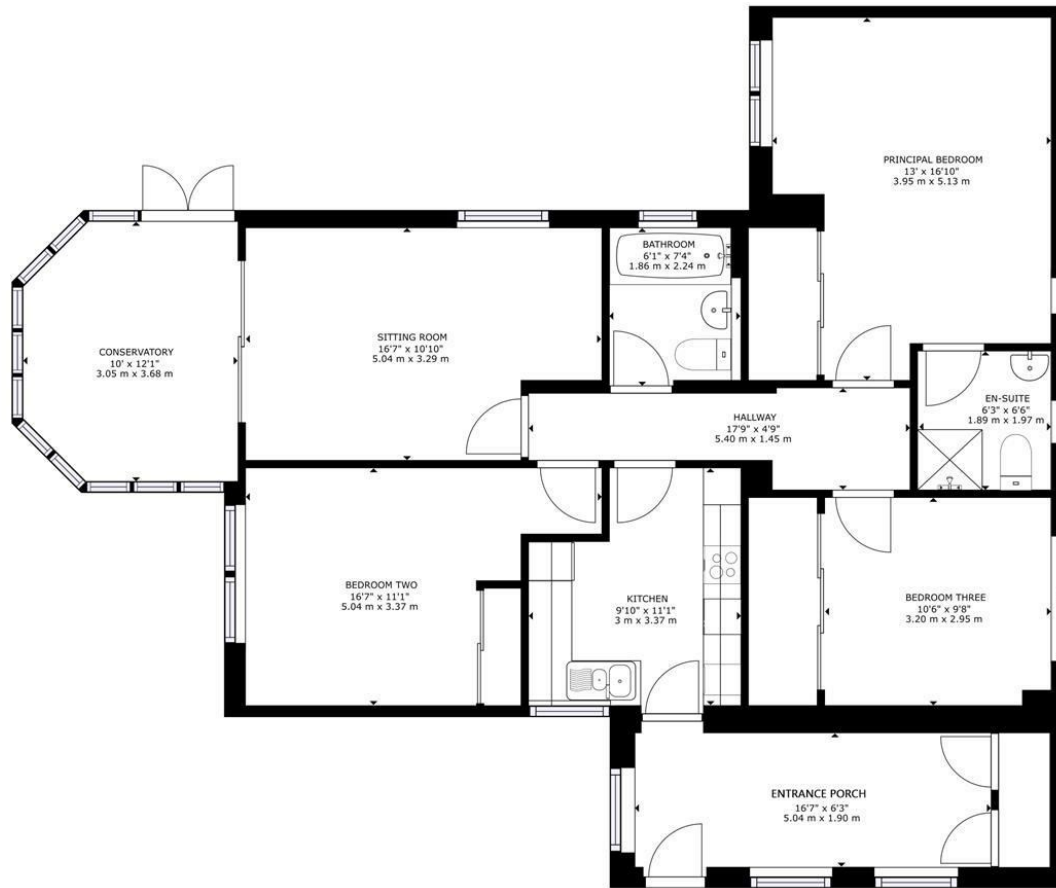












GROSS INTERNAL AREA
 FLOOR 1: 1215 sq ft, 112.87 m²
 TOTAL: 1215 sq ft, 112.87 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	



While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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