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CLOSING DATE, 11 Carr Place, Carrbridge, PH23 3AF
UNDER OFFER £245,000

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

UNDER OFFER - CLOSING DATE - WEDNESDAY 30 APRIL 2025 AT 12 NOON - Located in the popular Highland village of Carrbridge, this attractive four-bedroom semi-detached home offers generous living space over two floors, modern comforts, and a peaceful setting within the Cairngorms National Park. Presented in good condition throughout and with excellent storage, the property is ideal for families, home workers, or those looking for a lifestyle change in a scenic and well-connected location. The home features a bright and contemporary open-plan kitchen, dining, and sunroom – the heart of the house – complete with a wood-burning stove, perfect for both everyday living and entertaining. A large and separate sitting room with its own wood-burning stove and dedicated home working space offers further flexibility, and the stove's back boiler provides supplementary hot water. There are four well-proportioned bedrooms and three bathrooms, including a principal bedroom with en-suite facilities. Outside, the property enjoys both front and rear garden areas, with an open outlook to the rear that adds a sense of space and tranquillity. Off-street parking for several vehicles including a large timber garage and further sheds further enhances the convenience of the home. Eco-conscious buyers will appreciate the inclusion of PV solar panels, helping to reduce energy costs and boost the property's environmental credentials. This is a superb opportunity to acquire a comfortable and efficient home in one of the Highlands' most desirable locations. EPC D, Council Tax B. To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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Carrbridge

Enveloped in the heart of Scotland's majestic Cairngorms National Park, Carrbridge is an enchanting village with an unspoiled character and timeless charm. Its panoramic vistas, vibrant local community, and wealth of outdoor pursuits create a vibrant yet tranquil retreat that's simply bursting with potential for your new home. Steeped in history, 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 center, 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.

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 Vestibule

1.90m x 0.86m (6'2" x 2'9")

Access into the entrance vestibule is through a high performance uPVC door with double glazed insert and glazed panels to the side. The vestibule offers a practical and welcoming introduction to the home. With space to hang coats and store footwear. A further door leads into the hallway.

Hallway

Access from the entrance vestibule is through a timber and glazed door into the entrance hall, which includes a spacious understair storage cupboard. The hallway provides access to all rooms on the ground floor including the sitting room, kitchen / dining / living area, two bedrooms and bathroom, whilst stairs lead to the first floor landing, two further bedrooms and a WC. A low level cupboard houses the electrical consumer unit and there is a further shelved storage cupboard.

Kitchen, Dining, Sunroom

3.88m x 6.99m (12'8" x 22'11")

This bright and practical open-plan space is the heart of the home, bringing together the kitchen, dining, and living areas ideal for both everyday life and entertaining. The modern kitchen has plenty of storage and workspace, with integrated appliances and a clean, functional layout. The dining and living areas feel welcoming and comfortable, with a wood-burning stove creating a natural focal point. A built-in storage cupboard neatly houses the washing machine, keeping the space tidy and organised. A door at the rear leads directly to the garden and patio, making it easy to step outside and enjoy the outdoor space. Whether cooking, relaxing, or gathering with friends and family, this well-designed area offers a great balance of style and practicality. A loft hatch with ladder offers access to an attic space.

Sitting Room & Home Working Space

3.61m x 4.60m & 3.06m x 2.12m (11'10" x 15'1" & 10'0" x 6'11")

The inviting sitting room offers a comfortable space to relax and unwind. A focal point is the wood-burning stove, which not only creates a cosy atmosphere but also features a back boiler to help with hot water – a practical touch for family living. Cleverly integrated, there's also a dedicated area perfect for home working, offering flexibility for modern lifestyles.



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Bedroom One & En-suite

3.20m x 2.87m & 1.35m x 1.72m (10'5" x 9'4" & 4'5" x 5'7")

This principal bedroom provides a light and airy feel. You'll appreciate the generous built-in wardrobe behind mirrored doors, offering excellent storage solutions. Just steps away, the practical en-suite features a three-piece suite with a shower, WC, and wash hand basin, ensuring a private and functional space.

Bedroom Two

2.63m x 4.21m (8'7" x 13'9")

Bedroom two offers a comfortable space with the added benefit of a built-in cupboard, providing useful storage to help keep the room tidy. This is a practical and well-proportioned room.

Bathroom

2.01m x 1.97m (6'7" x 6'5")

The light and airy family bathroom offers a practical and comfortable space, featuring a bath with a shower over, a WC, and a wash hand basin.

Landing

The bright landing provides access to two bedrooms and a WC. There is also a storage cupboard.

Bedroom Three

3.48m x 4.11m (11'5" x 13'5")

Bedroom three provides a bright and airy feel with ample space for a double bed and additional freestanding storage. Discreetly tucked away are further storage cupboards which cleverly house the hot water tank, inverter, and diverter for the PV solar panels, showcasing the home's integrated systems.

Bedroom Four

2.90m x 5.11m (9'6" x 16'9")

The fourth bedroom, offers a unique space that's ideally suited as a child's bedroom or a versatile hobby/playroom. A practical storage cupboard cleverly utilises the eaves space, providing useful storage.

WC

2.04m x 1.25m (6'8" x 4'1")

The first floor features a convenient WC, comprising a practical two-piece suite with a WC and wash hand basin. This adds a useful facility to this level of the home.

Outside

Step outside and discover the appealing and functional garden spaces that complement this family home. The rear garden is a substantial area, featuring a large timber garage offering significant storage or workshop potential, alongside a further two handy sheds for garden equipment and tools. Enjoy the best of outdoor living with a patio area at the rear, ideal for al fresco dining and entertaining, and a further patio at the front, perfect for catching the morning sun. Practicality is also key, with convenient off-street parking located to the side of the property. These outdoor spaces provide a fantastic extension to the home.

Extensions & Planning

<https://wam.highland.gov.uk/wam/>

Planning Application

Ref: 16/05220/FUL

Alter and extend existing house

11 Carr Place Carrbridge PH23 3AF

Application Permitted

Services

It is understood that there is mains water, drainage and electricity. There is electric central heating, a wood burning stove with back boiler and solar PV panels.

Entry

By mutual agreement.

Price

UNDER OFFER

CLOSING DATE - WEDNESDAY 30 APRIL 2025 AT 12 NOON

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:- Masson Cairns
Strathspey House
Grantown on Spey
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Tel: (01479) 874800
Fax: (01479) 874806
Email: property@lawscot.com
www.massoncairns.com

























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Approximate total area⁽¹⁾
96.79 m²
1041.83 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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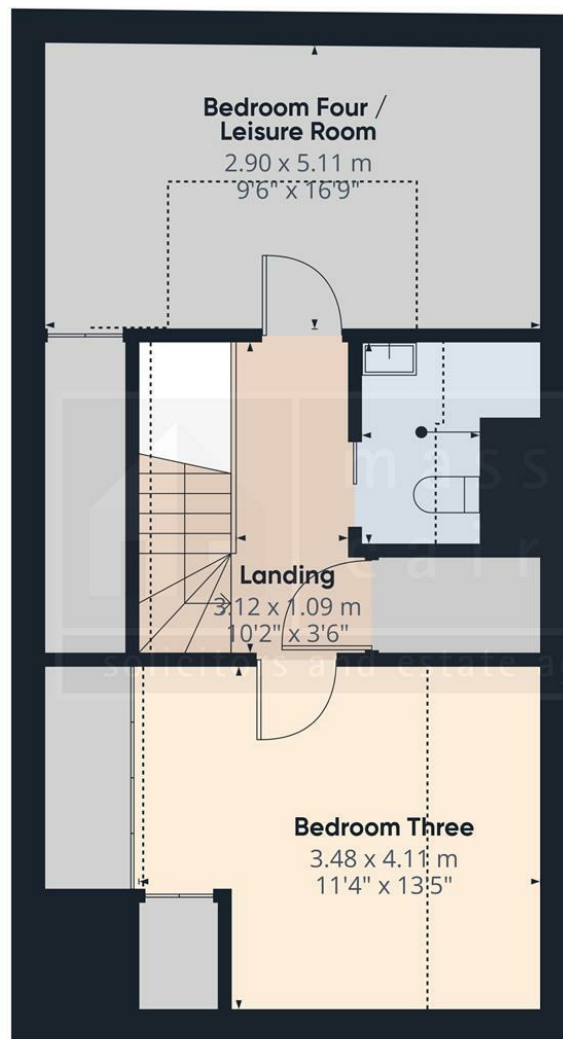
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Floor 1



Approximate total area⁽¹⁾

41.97 m²
451.74 ft²

Reduced headroom

16.33 m²
175.8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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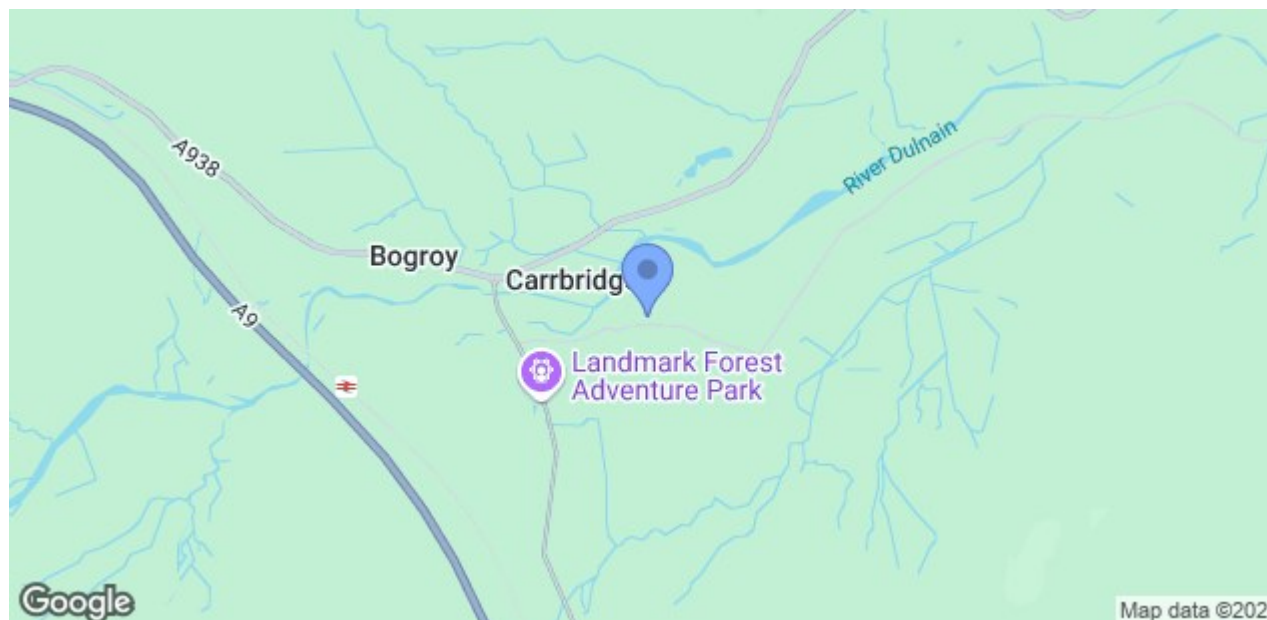
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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