

6 Pinefield
Carrbridge
PH23 3BL

Offers over £225,000 are invited

Immaculately Presented Modern Two
Bedroom Terraced Property



Features:

- Contemporary Fitted Kitchen with Integrated Oven & Hob
- Well-Proportioned Double Bedrooms
- Bathroom and Separate WC
- Enclosed Garden Space
- Eco-Friendly Air-Source Heating & Full UPVC Double Glazing
- Off Street Parking
- Beside Woodland Walks

CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

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6 Pinefield is a beautifully presented, modern two-bedroom terraced home, forming part of an attractive Tulloch Homes development completed in 2023 and situated in a sought-after area of Carrbridge. Immaculately presented throughout, the property benefits from energy-efficient air source heating, UPVC double glazing, and the reassurance of approximately seven years remaining on the NHBC new-build warranty.

The bright and welcoming accommodation comprises a spacious lounge, a contemporary fitted kitchen with direct access to the rear garden, and a convenient WC on the ground floor. Upstairs, there are two generously sized double bedrooms, one of which benefits from a built-in wardrobe, along with a stylish family bathroom.

Enjoying a peaceful position on the edge of Carr Woods, the property offers immediate access to an extensive network of walking and cycling trails, making it an ideal choice for outdoor enthusiasts.

Whether as a comfortable permanent residence or a buy-to-let investment, 6 Pinefield presents an excellent opportunity. Viewing is highly recommended to fully appreciate the property's light-filled accommodation, woodland setting, and desirable location within this thriving village community.



For more information on this property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.

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 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, which sits within an ancient pine forest at the South end of the village and attracts many tourists.

OUTSIDE

The property enjoys an open-plan front garden with generous off-street parking. To the rear, the secure and fully enclosed garden is predominantly laid to lawn and features a paved pathway and patio area. A rear gate offers convenient access, while additional external features include an air source heat pump, rotary clothes dryer, and an outside water tap.

INCLUDED

All floor coverings, curtains, blinds and light fittings.

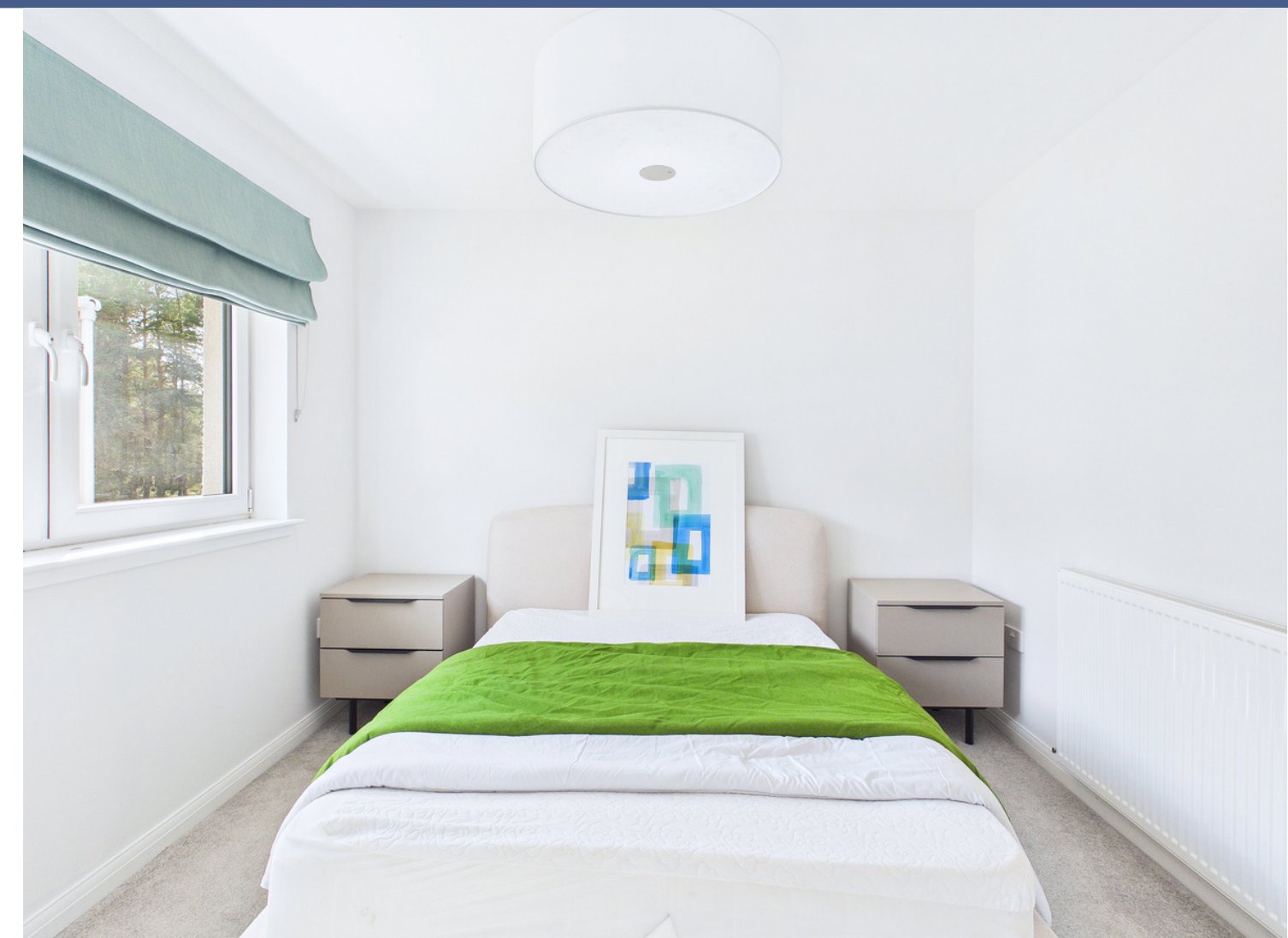
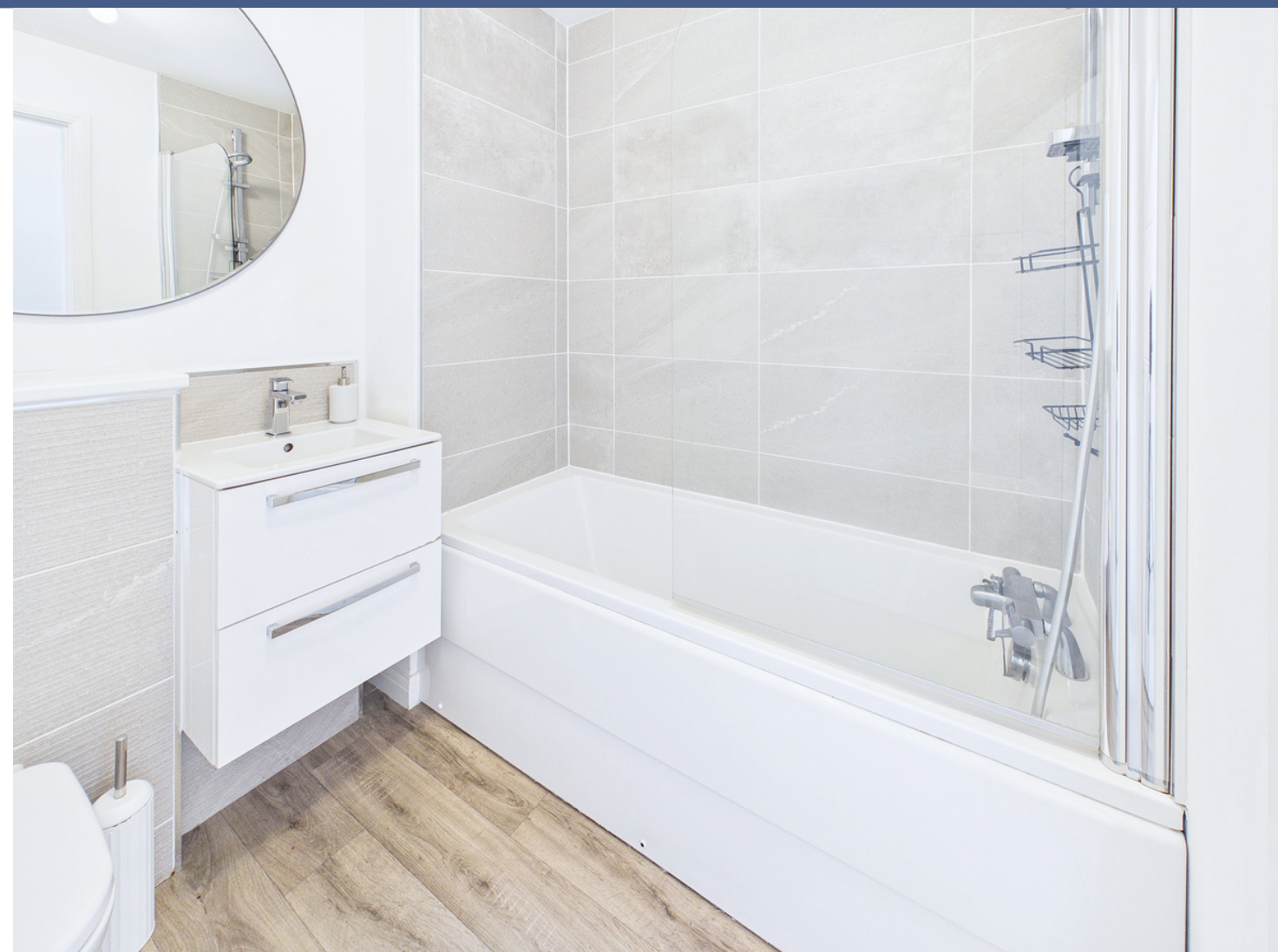
SERVICES

Electricity, water, and drainage.

COUNCIL TAX

Band C £2032.28 p.a. (2026/27) including water rates.

Discounts are available for single person occupancy.



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HOME REPORT

A Home Report is available for this property. Please use the following link:

·Ref: <https://app.onesurvey.org/Pdf/HomeReport>

·Postcode: PH23 3BL

·EPC Rating Band B

·Home Report Value: £225,000

PRICE

Offers Over £225,000 are invited. 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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