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**Burnbrae, 11 Dalmore Road, Carrbridge, PH23 3BG**

**UNDER OFFER £595,000**

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

UNDER OFFER - Contemporary in design yet beautifully attuned to its Highland surroundings, Burnbrae is an impressive detached home of circa 300 sq m, set within just over a quarter of an acre at the end of a quiet cul-de-sac in the historic village of Carrbridge, within the Cairngorms National Park. Occupying a peaceful position in a small cluster of quality homes, the property enjoys the best of both worlds – the village centre is within easy walking distance, yet from almost every room there are far-reaching views over the River Dulnain, Cairngorm Mountain and Carrbridge Golf Course, creating a delightful sense of space, light and connection to the landscape. The accommodation is generous and flexible, arranged to suit modern family life with a bright open-plan living, dining and kitchen area that naturally lends itself to both relaxed living and entertaining, alongside a useful laundry room, cloakroom and integral garage. Above the garage sits a superb leisure room with dedicated sauna space, offering a private wellness retreat or media room within the home. Upstairs, a spacious principal bedroom suite with dressing room and en-suite, together with three further well-proportioned bedrooms (one further en-suite) and a family bathroom, all make the most of the beautiful outlooks. Outside, the property sits within easily managed grounds with seating areas that make the most of the views, while ample parking adds to its practicality. Stylishly presented throughout, Burnbrae has also been a successful holiday let and benefits from a short-term letting licence (UPRN 130115954), making it equally appealing as a welcoming family home or high-quality investment in one of the Highlands' most sought-after villages, with outstanding access to walking, cycling, wildlife, rivers, forests and local amenities right on the doorstep. EPC D, Home Report available online at [massoncairns.com](http://massoncairns.com)

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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 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.

## 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](http://massoncairns.com) where an online copy is available to download.

## EPC Rating D

## Reception Hall

5.71m x 5.29m (18'8" x 17'4")

The welcoming reception hall sets the tone for the home, a bright and generously proportioned space that feels both contemporary and quietly elegant. Natural light flows in from the front aspect, while clean lines and quality finishes create an immediate sense of calm and refinement. There is ample room for furniture and display, making it as practical as it is inviting, and it provides a graceful transition between the principal living areas of the house.

## Sitting Room / Family Games Area

6.32m x 3.92. / 3.87m x 5.79m (20'8" x 12'10". / 12'8" x 18'11")

Arranged over a subtle split level, this impressive reception space is both stylish and highly versatile, effortlessly combining a relaxed family lounge space with a dedicated games area. On the lower level, warm oak flooring and recessed downlighting create a welcoming ambience, while the layout naturally accommodates a more informal media or games zone. Steps lead up to a further seating area centred around a striking wood-burning stove, which forms the heart of the room and provides a cosy focal point for gatherings in all seasons. This space is further enhanced by some floor-to-ceiling and further glazing that frame exceptional open views across the surrounding landscape, drawing the Highlands beautifully into the home. The space flows seamlessly through to the kitchen and sun room, making it ideal for entertaining and everyday family life, while a separate door leads to a dedicated home-working space/study and adjoining shower room, offering excellent flexibility for modern living.

## Sun Room

4.41m x 3.75m (14'5" x 12'3")

A beautifully light-filled space, the sun room is currently arranged as a formal dining area and offers a wonderfully elegant setting for entertaining or family gatherings. Large glazed doors and windows flood the room with natural light while framing attractive outlooks over the surrounding grounds and countryside beyond. The seamless connection to the outdoors, via doors opening directly onto the garden, creates a relaxed indoor-outdoor flow in warmer months, yet the room remains a bright and atmospheric space to enjoy year-round.

## Home Working Space / Study

3.09m x 2.37m (10'1" x 7'9")

A bright and inviting room that works beautifully as a home office or quiet retreat. With windows on two sides, the study enjoys excellent natural light and a pleasant outlook, creating a calm and productive atmosphere. A built-in desk and integrated shelving have been thoughtfully designed into the space, providing practical storage while keeping the room uncluttered and stylish. Well proportioned yet cosy in feel, this versatile room could equally serve as a snug, library or creative space.

## Shower Room

2.94m x 1.41m (9'7" x 4'7")

A smart and well-appointed shower room positioned conveniently off the main living spaces, perfect for everyday use or returning from outdoor pursuits. Finished to an exceptional standard with elegant contemporary tiling, the room features a generous shower enclosure fitted with premium controls and sleek glass screening. The designer wash hand basin is paired with polished high-quality taps with an illuminated mirror above. Thoughtfully detailed and impeccably presented, this luxurious yet highly functional space is ideally positioned for daily use or for freshening up after time spent enjoying the outdoors.

## Kitchen, Dining, Family Space

3.30m x 2.73m , 3.82m x 5.80m (10'9" x 8'11" , 12'6" x 19'0")

The generous, light-filled room forms the true heart of the home, seamlessly blending style, practicality and sociability for modern country living. Attractive tiled flooring runs throughout, complemented by recessed downlighting and subtle under-unit mood lighting that creates a warm and inviting atmosphere by day and evening alike. The beautifully crafted kitchen is fitted with solid oak units, deep drawers and a bespoke wine rack, all finished with polished granite worktops and splash backs that provide both durability and a refined aesthetic. A sociable granite breakfast bar offers an ideal spot for informal dining or morning coffee, while integrated appliances include an oven and microwave alongside a sleek ceramic hob set beneath an illuminated steel extractor that provides both function and a contemporary focal point. There is ample storage and preparation space, with room to accommodate an American-style fridge freezer without compromising the clean, modern lines of the design. The space also comfortably accommodates a large dining table for family meals and relaxed entertaining, while the adjoining seating area provides a more informal place to unwind and enjoy the outlook. With excellent flow through to the sitting room and outside to the decked terrace, this versatile space encourages easy, connected living and makes entertaining effortless.

## Laundry Room

2.36m x 2.99m (7'8" x 9'9")

A bright and well-considered laundry room, with windows to two sides allowing natural light to fill the space throughout the day. A door opens directly to the gardens and there is durable tiled flooring which is complemented by polished granite worktops and splash backs. An inset sink with a smart chrome mixer tap sits neatly within the work surface, while a traditional pulley-maid style clothes airer adds a charming, country-house note and provides a useful place for drying. There is space for a tumble dryer and plumbing for a washing machine, alongside a generous double integral storage cupboard that keeps everyday essentials neatly out of sight. Conveniently positioned off the kitchen, this is a handy utility area.

## Integral Garage

5.97m x 5.96m (19'7" x 19'6")

A substantial integral garage that goes far beyond ordinary storage space which is fully insulated and lined throughout, with a sealed concrete floor. Natural light is drawn in from a side window, while an electric double garage door provides effortless access. The space is both practical and future-proofed, housing the ground source heat pump system alongside a dedicated storage room and the smart central vacuum system storage tank. This sizeable space offers excellent flexibility for secure parking, workshop use or additional storage.

## Landing

The first floor landing provides access to the four first-floor bedrooms as well as the family bathroom, creating a logical flow across the upper level. A particularly useful feature is the large walk-in, fully shelved linen cupboard (3.0m x 1.26m), providing excellent storage while keeping everyday items neatly concealed.

## Principal Suite, Dressing Room and En-Suite

4.22m x 3.89m 2.20m x 2.20m & 2.18m x 3.20m (13'10" x 12'9" x 7'2" x 7'2" & 7'1" x 10'5")

The principal suite forms a serene and generously proportioned retreat occupying a prime position on the first floor. The triple-aspect bedroom is beautifully bright and airy, with windows to three sides capturing excellent natural light throughout the day and framing far-reaching views across the surrounding landscape and River Dulnain towards the Cairngorms. A separate dressing room leads off the bedroom, thoughtfully designed with fitted storage and hanging space to provide a practical yet refined solution for wardrobes while keeping the sleeping area uncluttered. This well-appointed space adds luxurious convenience. Completing the accommodation is a stylish en-suite shower room, finished to a high standard with contemporary full height tiling, quality sanitaryware and premium fittings. There is an opaque window and the walk-in shower is both generous and elegant in addition to twin wash hand basins set on an elegant stand beneath a large mirror, shaver point and a chrome ladder towel radiator that completes the space.



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#### **Bedroom Two & En-suite**

4.12m x 3.20m & 2.74m x 1.42m (13'6" x 10'5" & 8'11" x 4'7")

A generously proportioned double bedroom enjoying a bright dual-aspect outlook, filling the room with natural light throughout the day. The space comfortably accommodates freestanding furniture and benefit from a triple integral wardrobe providing excellent hanging and shelved storage, keeping the room uncluttered and well organised. The adjoining en-suite is finished to an impressive standard, blending contemporary design with understated luxury. Stylish full height and floored tiling provides a refined backdrop to a spacious shower fitted with quality controls and glass screening. The wash hand basin sits neatly within a smart vanity unit, complemented by elegant designer taps and polished chrome fittings throughout. There is an illuminated mirror, shaver point and chrome ladder towel radiator.

#### **Bedroom Three**

3.47m x 3.81m (11'4" x 12'5")

A spacious and comfortable double bedroom enjoying a bright twin-aspect outlook, allowing natural light to flow in throughout the day and offering pleasant views over the surrounding grounds and landscape. Well proportioned and versatile, the room easily accommodates a full range of bedroom furniture while retaining an airy, relaxed feel. A generous integral wardrobe provides practical hanging and shelved storage, helping to keep the space neat and uncluttered.

#### **Bedroom Four**

3.47m x 3.81m (11'4" x 12'5")

Another spacious and versatile double bedroom, currently arranged as a charming bunk room yet easily adaptable to suit a variety of uses. Enjoying a bright twin-aspect outlook, the room is filled with natural light and has a relaxed, welcoming feel. A generous integral wardrobe provides useful hanging and shelved storage, keeping the space tidy and practical for everyday living.

#### **Family Bathroom**

2.88m x 2.61m (9'5" x 8'6")

A beautifully appointed and generously proportioned family bathroom that combines elegant country style with contemporary comfort. The room is light and welcoming, with a velux window providing natural daylight and a sense of privacy. At its centre sits a stylish double ended built in bath, ideal for long, relaxing soaks, set against attractive fully tiled walls that create a refined and cohesive finish. Alongside this is a spacious walk-in shower enclosure fitted with quality controls, a rainfall shower head and a handheld attachment, enclosed within sleek glass screening. A wall hung wash hand basin with designer chrome tap is complemented with an illuminated mirror above. Underfoot, durable yet stylish tiled flooring runs throughout, tying the space together seamlessly, while a polished chrome ladder towel radiator provides both warmth and a contemporary design element. Thoughtfully laid out and finished to a high standard, this is a luxurious yet practical family bathroom that serves the non en-suite bedrooms beautifully and reinforces the overall quality of the home.

#### **Leisure / Living Space Above Garage**

5.98m x 3.88m (19'7" x 12'8")

Accessed separately above the garage with its own staircase, this impressive leisure room is a real highlight of the property. Generously sized and adaptable in use with both a velux and picture window, it lends itself equally well as a games room, media space, studio or private retreat. There is also a dedicated sauna (1.50m x 1.00m), creating a wonderful in-house wellness space – ideal for relaxation after a hard day or at any time.

#### **Outside**

The home is set within a private and attractively landscaped plot which extends to circa 0.26 acres. The gardens wrap naturally around the house and combine generous lawned areas with mature trees and established shrub borders that provide shelter, structure and a good degree of privacy. A tarmac driveway sweeps to the front of the property, leading neatly to the integral

double garage while providing ample off-street parking for several vehicles and a large patio area. Well-defined pathways connect the driveway to the main entrances and seating areas, making the grounds easy to move around and enjoy. To the rear, the garden opens out to a sunny aspect with attractive outlooks and a large decked area, creating an ideal setting for al fresco dining, entertaining or quiet relaxation, with plenty of scope for further planting, raised beds or additional patio areas should a new owner wish to enhance the space further. There is a wood store and outside tap in addition to security lighting. Overall, the plot offers an appealing blend of privacy, space and outlook, perfectly complementing the quality and setting of the home.

#### **Short Term Let Information**

Until very recently, the house has operated as a successful holiday letting business with exceptional feedback, the property presents an excellent opportunity for potential buyers looking to purchase as an investment. Any new purchaser wishing to continue the business will need to apply for the transfer of short-term letting licence, a process which we understand should be straightforward as there is a current licence in place (further information below). 'The 2024 Licensing Order introduced a facility to transfer an existing short-term let licence (STLL) via a "transfer application." These applications are determined in broadly the same manner as licence applications. The Chief Constable and other statutory consultees are informed, and an opportunity is given for them to object to the transfer should concerns exist about the transferee.' reference 'The Association of Scotland's Self-Caterers' Planning Application Details - 22/04557/FUL Short Term Let Licence No: HI-70200-F, Valid Until: 12th Oct 2026. Potential purchasers should satisfy themselves on all aspects in relation to the STLL process.

#### **Services**

It is understood that there is mains water, drainage and electricity and that full fibre broadband is available. There is ground source heat pump central heating in addition to a smart central vacuum system which has discreet hose inlets in most rooms to provide industrial strength cleaning.

#### **Entry**

By mutual agreement.

#### **Price**

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Furniture available by separate negotiation

#### **Viewings and Offers**

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

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: [property@lawscot.com](mailto:property@lawscot.com)  
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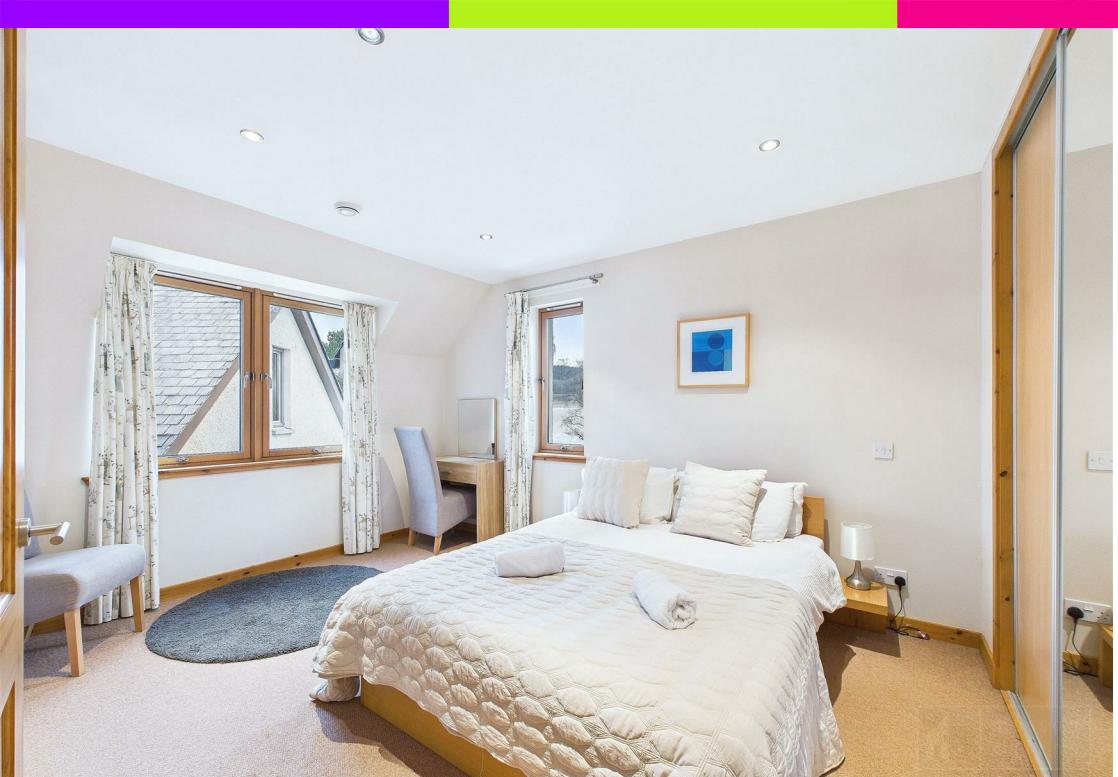
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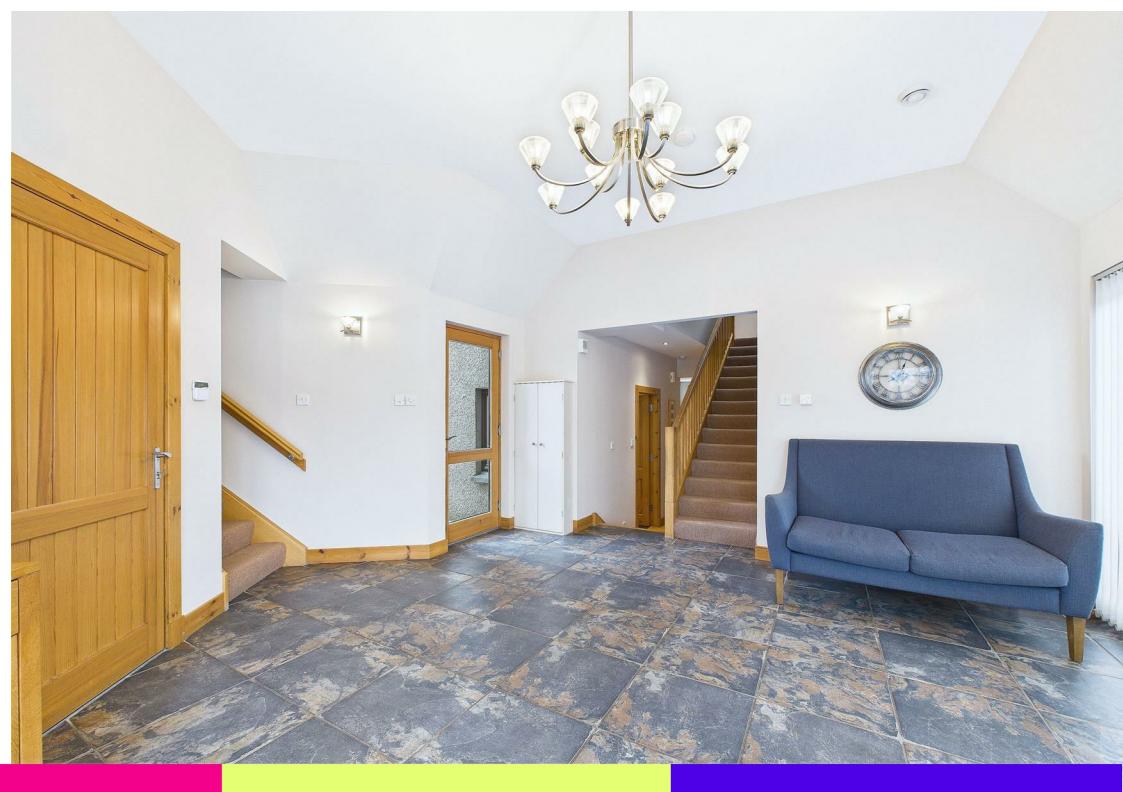


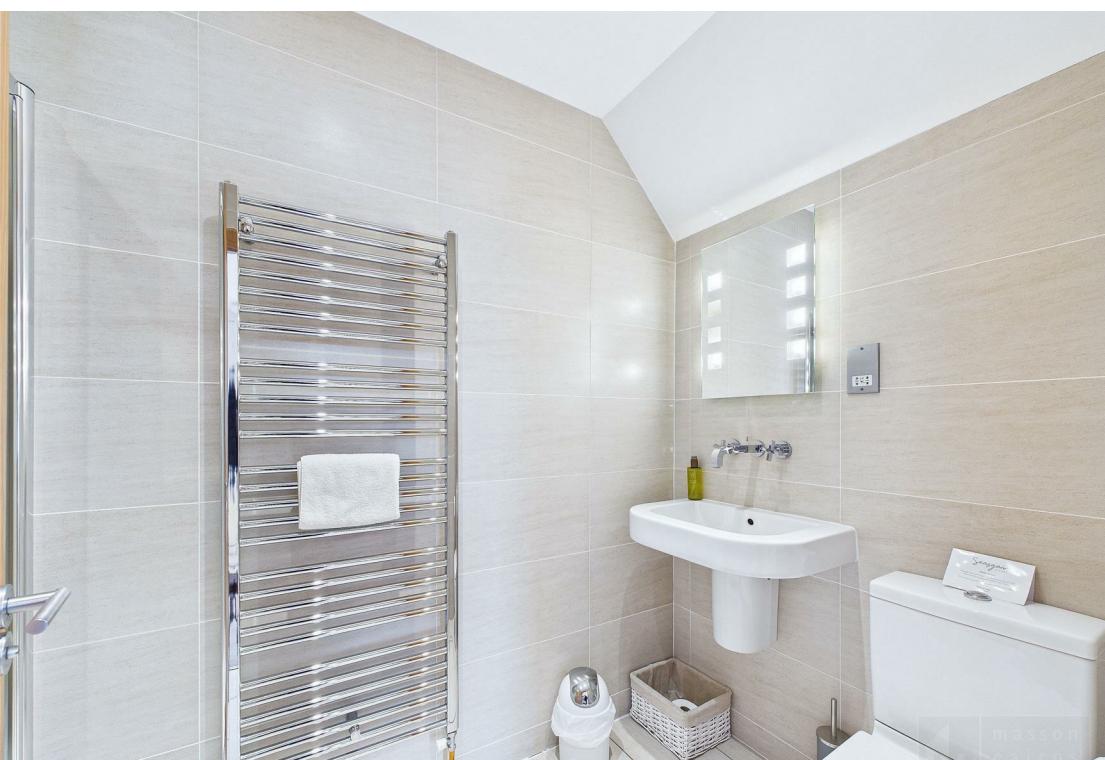


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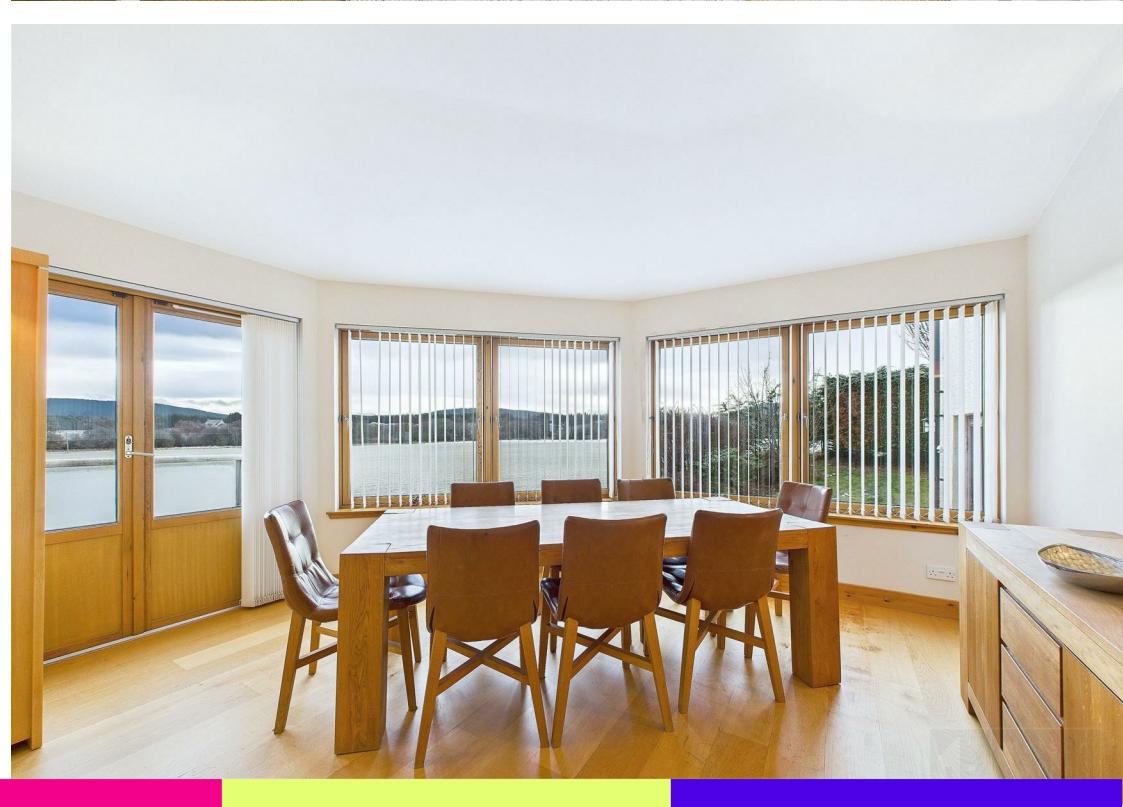
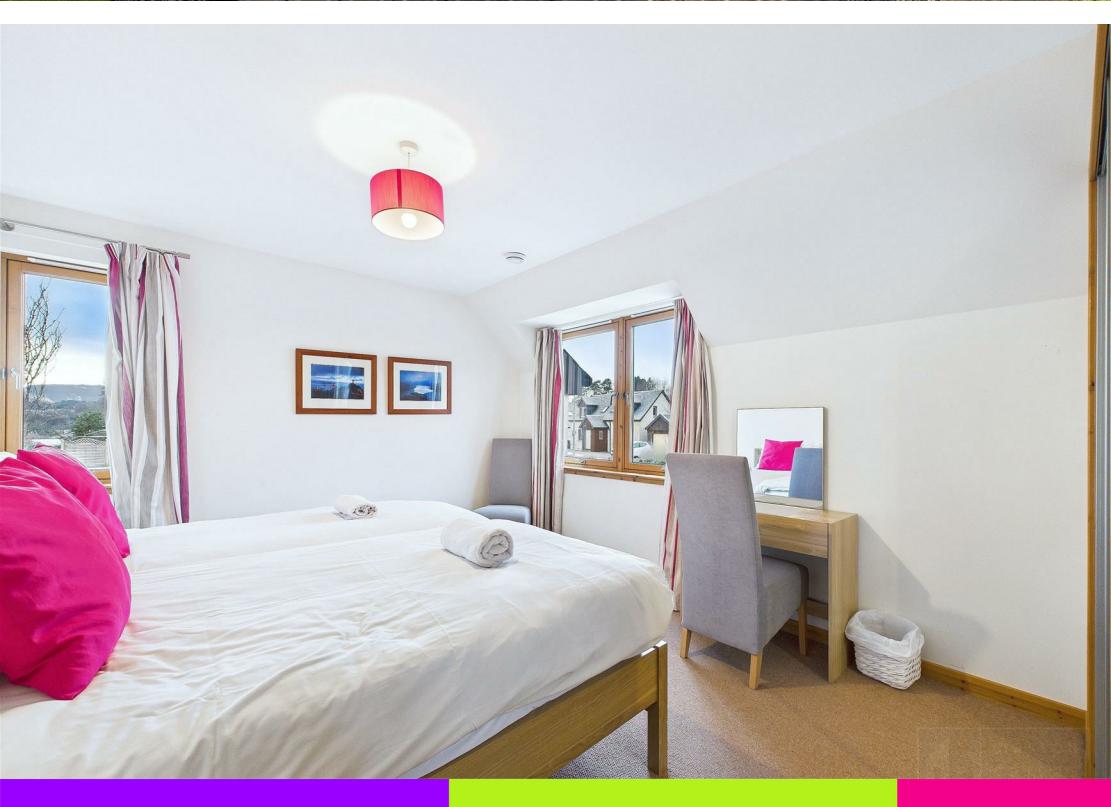


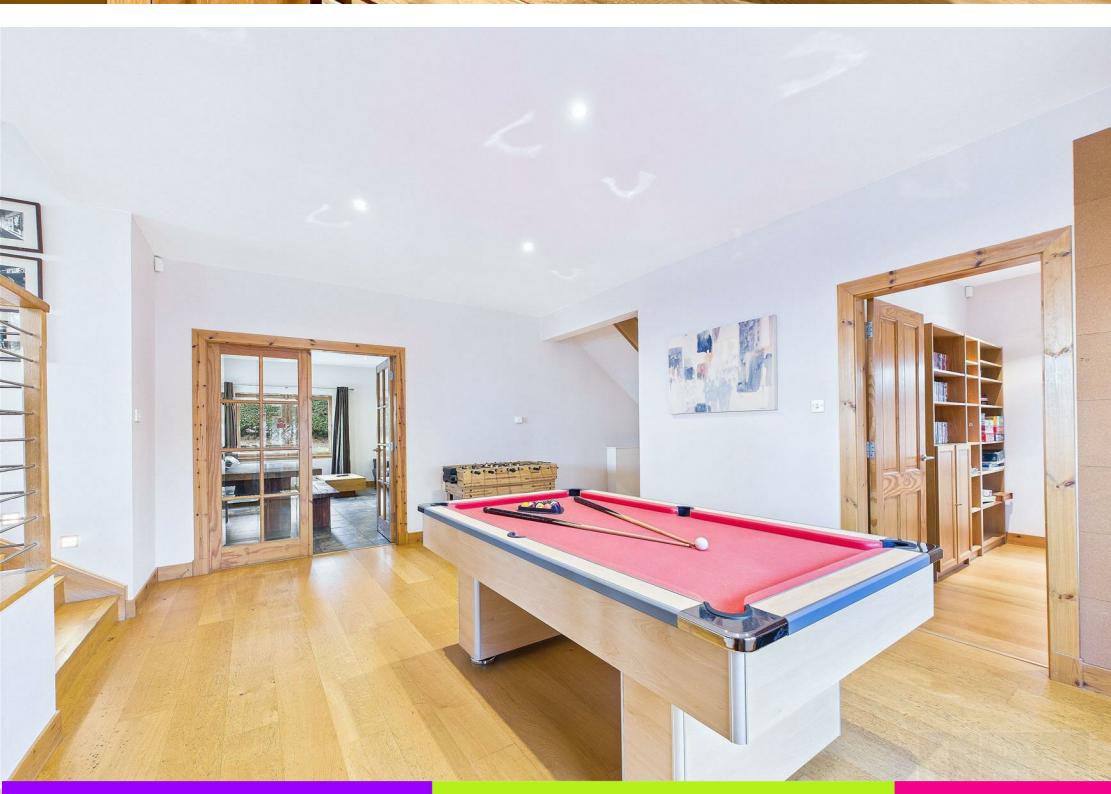




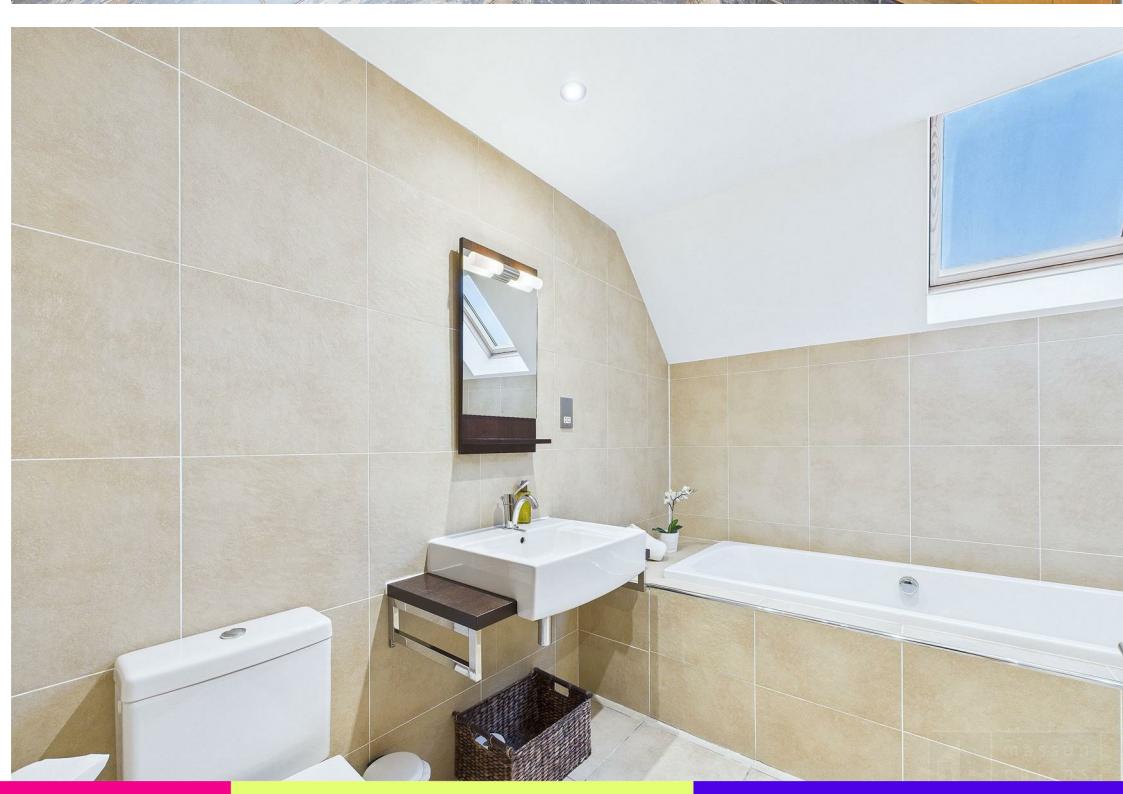
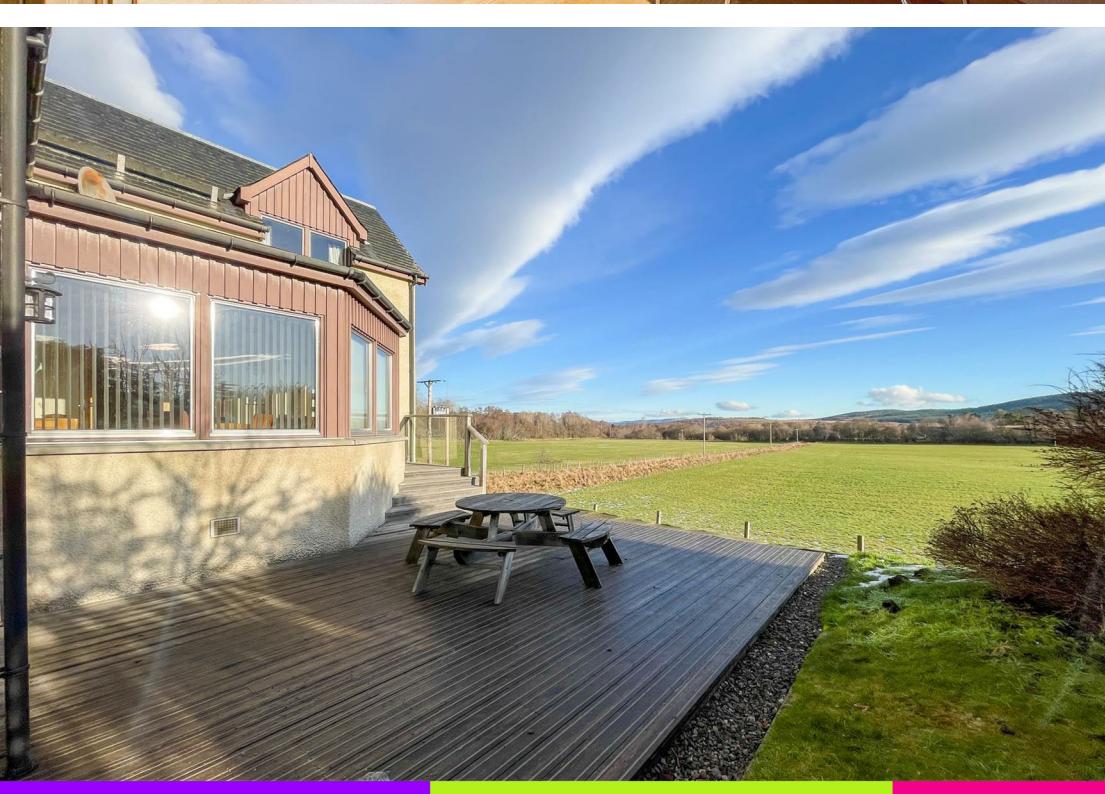










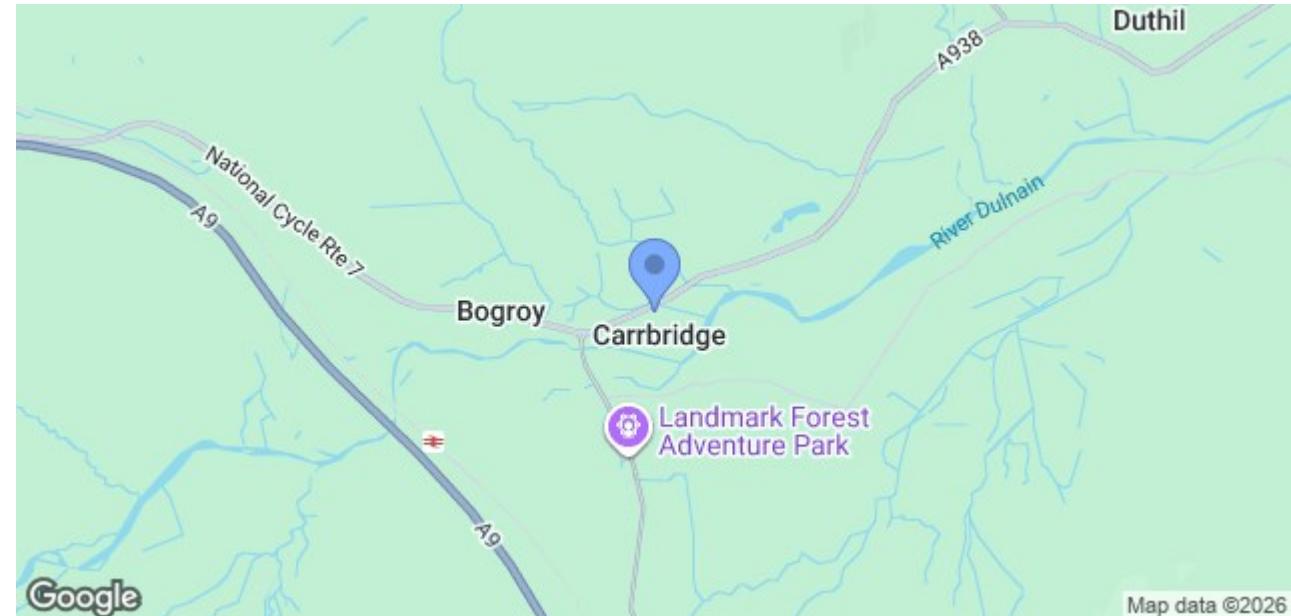








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	



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



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