

15 Pinefield
Carrbridge
PH23 3BL

Offers over £245,000 are invited

Immaculately Presented Modern Three-
Bedroom, Two Bathroom Semi-Detached
Property



Features:

- Contemporary Fitted Kitchen Dining Room with Integrated Oven & Hob
- Master Bedroom with Ensuite Shower Room
- Separate WC
- Enclosed Garden Space
- Eco-Friendly Air-Source Heating & Full UPVC Double Glazing
- Off Street Parking
- Beside Woodland Walks

CONTACT US :

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15 Pinefield is a beautifully presented three-bedroom, two-bathroom semi-detached home, forming part of an attractive Tulloch Homes development completed in 2023 and situated in a highly sought-after area of Carrbridge. Finished to a high standard and offered in truly walk-in condition, the property benefits from energy-efficient air source heating, UPVC double glazing throughout, and the reassurance of approximately seven years remaining on the NHBC new-build warranty.

The bright and inviting accommodation is thoughtfully arranged and comprises a spacious lounge, a contemporary fitted kitchen with dining area and direct access to the rear garden, together with a convenient ground-floor WC. On the first floor are three well-proportioned bedrooms, two of which benefit from integrated storage, including a generous master bedroom with en-suite shower room. A stylish family bathroom completes the accommodation.

Occupying a peaceful position on the edge of Carr Woods, the property enjoys immediate access to an extensive network of scenic walking and cycling trails, making it an excellent choice for those seeking an active outdoor lifestyle while remaining within easy reach of village amenities.

Perfectly suited as a comfortable family home, first-time purchase, or buy-to-let investment, 15 Pinefield represents an outstanding opportunity to acquire a modern, energy-efficient property in one of the area's most desirable locations. Early viewing is highly recommended to fully appreciate the quality of accommodation, woodland surroundings, and enviable setting within this thriving Highland village.



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 patio area ideal for garden furniture. A side gate offers convenient access, while additional external features include an air source heat pump, and an outside water tap.

INCLUDED

All floor coverings, blinds and light fittings. Integrated kitchen appliances will also be included.

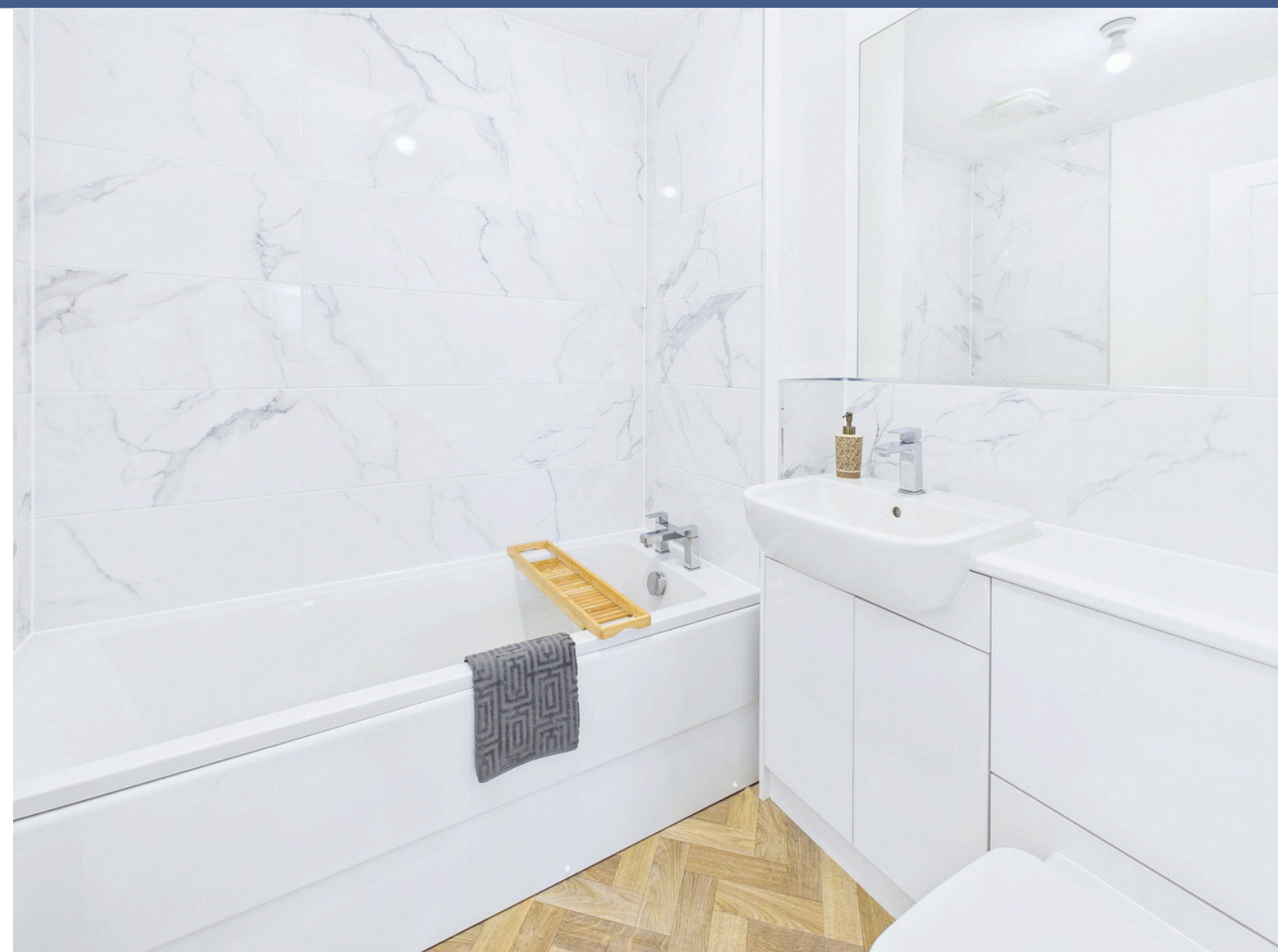
SERVICES

Electricity, water, and drainage.

COUNCIL TAX

Band D £2286.31 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: £245,000

PRICE

Offers Over £245,000 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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