

Caralan - Carr Road  
Carrbridge  
PH23 3AD

Offers Over £715,000 are invited.

Architecturally Designed Five-Bedroom  
Detached Villa with Striking Extension &  
Landscaped Gardens



#### Features:

- Open Plan Kitchen/Dining Area With Double Bi-Fold Doors
- Oil Fired Underfloor Heating & Nordan Ali-Clad Windows
- Master Suite With 4 Piece Bathroom & Walk-In Wardrobe
- High Spec German Kitchen Benefiting From Quartz Worktops
- Landscaped Sun Terrace & 6 - Person Hot Tub
- Private Driveway/Multi-Vehicle Carport & Single Garage

CONTACT US :  
CALEDONIA ESTATE AGENCY  
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01479 810 531



Nestled on the ever-popular Carr Road in the charming Highland village of Carrbridge, Caralan is an outstanding five-bedroom detached stone-and-slate villa, thoughtfully extended and architecturally designed to combine traditional character with contemporary living at its finest. Originally built in 1896 then extended in 2008 the property has been significantly upgraded with a substantial, energy-efficient extension that flows seamlessly from the original villa, creating a warm and modern open-plan living space.

The stunning kitchen/dining/lounge area is the true heart of the home – the German designed kitchen boasts a large central island, quartz worktops, integrated “NEFF” appliances which include a fan-assisted oven, separate steam oven and combination microwave oven, two warming drawers, coffee machine, induction hob, dishwasher, Quooker hot tap and two fridge freezers, a walk-in larder, and floor-to-ceiling bi-fold doors that lead out to a sun terrace. A rotatable wood-burning stove in the main lounge adds both ambience and flexibility, while a second sitting room with open fire provides a more comfortable retreat.



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

Designed for comfort and luxury, the home includes three beautifully finished modern bedrooms at the front of the property, with built-in wardrobes and one being en-suite. The fifth bedroom offers flexibility as a bedroom, games room, home office or potential as a self-contained annex. The showpiece is the master suite – a serene and spacious room with its own private sitting area, a walk-in wardrobe/dressing room, and a luxurious four-piece en-suite bathroom, benefiting from “roca” sanitaryware and high level Velux windows which allow natural daylight.

A generous boot room, laundry room, and excellent internal storage enhance everyday practicality, while the interior design remains stylish and cohesive throughout.



Externally, Caralan is equally impressive. The landscaped garden grounds are a true highlight – perfect for entertaining or relaxing – and feature a bespoke outdoor kitchen, timber garage, car port, and a private driveway. The outdoor spaces have been carefully planned to maximise privacy and enjoyment, creating a genuine enjoyable space within the village setting. This remarkable home offers a rare blend of period charm, modern luxury, and outdoor living – ideal for families, lifestyle seekers, or those looking to enjoy the best of village life in the Cairngorms National Park.

#### Garage/Carport

The detached timber garage has ample space for storage and offers space for one vehicle. It has power and lighting and is on a concrete base. The property also benefits from a double breadth car port which also offers additional cover for vehicles.

#### Garden

The garden is beautifully maintained, featuring a manicured lawn and a private driveway to the front. To the rear, you'll find a single detached garage and a large convenient car port. An inviting paved sun terrace offers ample space for lounging and dining, complete with a six-person hot tub and an outdoor kitchen.

#### INCLUDED

Carpets, floor coverings, fitted blinds and integrated kitchen appliances. Please note: no guarantees will be given for any electrical appliances. Other items may be available through separate negotiation.



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## SERVICES

Mains electricity, water, and drainage.

## Council Tax

Currently council tax band E (£2944.16 p.a 2026/27) Including water rates.

## HOME REPORT

A Home Report is available by using the below link:

·Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=wFzUxfEC3Jq8ECbsbXERKw%3d%3d>

·Energy Performance Certificate Rating: Band D

·Home Report Value: £715,000

## PRICE

Offers over £715,000 are invited for this property.

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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