

masson cairns LTD

solicitors and estate agents

6 Carr Place, Carrbridge, PH23 3AF

Offers Over £195,000

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

Rarely available in this sought-after village within the Cairngorms National Park, 6 Carr Place is a beautifully presented three-bedroom home enjoying an attractive position with superb open countryside views to the rear. The entrance vestibule opens into a central hallway giving access to the ground-floor accommodation, including a generous sitting room with two front facing windows framing the outlook, attractive parquet flooring and a feature fireplace with timber surround creating a natural focal point. From here, the kitchen and dining room is a bright and practical space fitted with an extensive range of units and complementary work surfaces, together with a range-style cooker, sink and appliance space, while there is ample room for a dining table and chairs and a glazed door provides direct access outside. A stylish and well-appointed bathroom completes the ground floor with a white suite comprising P shaped bath with shower, WC and wash hand basin, extensive wall tiling and a window for natural light. Stairs rise to the first-floor landing and three well-proportioned bedrooms, including a spacious principal double and two further generous rooms suitable for family, guests or home working, with elevated outlooks making the most of the property's setting. The attic space is floored and partially insulated and lined with potential for conversion subject to the necessary consents. Outside, the rear garden is mainly laid to lawn with established planting and a pathway to the house, while beyond the boundary the outlook opens across neighbouring farmland towards woodland and the surrounding hills. With well-balanced accommodation, attractive presentation and easy access to village amenities and the wider countryside, this is an appealing Highland home in a desirable setting. EPC D, Council Tax B, Home report available online at 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

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
2.14m x 2.13m (7'0" x 6'11")
The entrance vestibule is entered through a glazed external door and benefits from a window to the side bringing in natural light. There is laminate wood flooring, ceiling lighting and useful space for coats, footwear and everyday outdoor items. The electrical consumer unit also positioned here and a further door leads through into the main hallway.

Hallway
The hallway provides a central connection between the ground-floor accommodation, with doors leading to the sitting room, kitchen and bathroom and stairs rising to the first floor. There is a useful built-in storage cupboard which is shelved, helping to keep household items neatly contained. There is laminate wood flooring and ceiling lighting.

Sitting Room
3.99m x 4.32m (13'1" x 14'2")
A generous and particularly bright sitting room with two large windows overlooking the front garden and bringing excellent natural light into the space. There is ample room for a suite of furniture, with the room arranged around a traditional fireplace incorporating a dark inset, hearth and timber surround. Attractive parquet flooring adds warmth and character, while a recessed area to one side provides useful space for additional home working furniture and a television. Contemporary ceiling lighting completes this comfortable principal reception room.

Kitchen & Dining
3.06m x 4.30m (10'0" x 14'1")
A well-proportioned kitchen with ample space for a dining table and chairs, creating a practical everyday family and entertaining space. There is an extensive range of timber wall, drawer and base units with contrasting work surfaces, under cabinet mood lighting, a stainless-steel sink positioned beneath the window looking out over the gardens and ciountryside beyond in addition to space for freestanding and integrated appliances. A substantial range-style cooker forms the focal point of the kitchen, while open shelving provides additional storage. There is laminate wood flooring, ceiling spot lighting and a glazed door which gives access to the rear garden.

Bathroom
2.23m x 2.16m (7'3" x 7'1")
A bright and stylish recently fitted bathroom with a white suite comprising a P shaped bath with glazed shower screen and rainforest shower over, pedestal wash hand basin and WC. The walls are finished with large white metro-style tiles, complemented by contrasting mosaic feature bands and a darker tiled shower wall. An opaque window provides natural light and ventilation, while a mirrored wall cabinet offers useful storage in addition to a chrome towel radiator. There is laminate wood flooring, ceiling lighting and an extractor fan.

Landing
The first floor landing is a bright space with carpet flooring, ceiling lighting and a balustrade overlooking the stairwell. A window to the front brings in natural light, while extensive fitted shelving provides excellent storage and display space. There is also access via a loft hatch with a fitted ladder to a substantial attic area which is partly lined and floored, providing valuable additional storage. The loft is of a generous size and, subject to obtaining any necessary planning, building warrant and other consents, may offer potential for further accomodation or hobby / home working space.

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Bedroom One
3.28m x 4.29m (10'9" x 14'0")
A spacious double bedroom with a large window providing excellent natural light and an attractive elevated outlook to the front of the home. There is ample room for a double bed together with substantial freestanding bedroom furniture and there is carpet flooring and ceiling lighting.

Bedroom Two
3.78m x 2.90m (12'4" x 9'6")
Another well-proportioned double bedroom with a large window giving a pleasant outlook across the rear garden and countryside beyond. There is good space for a double bed together with wardrobes, drawers and additional freestanding furniture. There is carpet flooring and ceiling lighting.

Bedroom Three
2.76m x 3.57m (9'0" x 11'8")
A spacious third bedroom offering flexibility as a guest room or home office. The room accommodates a double bed alongside additional furniture and benefits from a large window overlooking open countryside, bringing in plenty of natural light and providing a particularly attractive outlook. There is carpet flooring and ceiling lighting.

Outside
The property is complemented by generous and well-established garden grounds to both the front and rear. The front garden is mainly laid to lawn with mature shrubs, established planting and defined borders, and is enclosed by a substantial privacy hedge which provides a good degree of screening from the road. A pathway leads to the entrance, with timber fencing adding further definition. To the rear is a particularly spacious lawned garden bordered by mature hedging, trees and timber fencing, creating a pleasant sense of enclosure and privacy. There is ample space for outdoor seating and recreation, together with useful timber sheds and additional garden storage. The rear garden also benefits from separate access, adding further practicality for garden maintenance and everyday use. An attractive outlook towards neighbouring open fields and surrounding countryside completes the setting. There are communal parking spaces to the front of the property.

Services
It is understood that there is mains water, drainage and electricity.

Entry
By mutual agreement.

Price
Offers over £195,000 are invited

Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-
Masson Cairns
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Moray
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Council Tax
The property is currently assessed as Council Tax Band B, with an annual charge of £1778.24 for 2026/27, including water charges. A 25% discount is currently available to single occupiers.

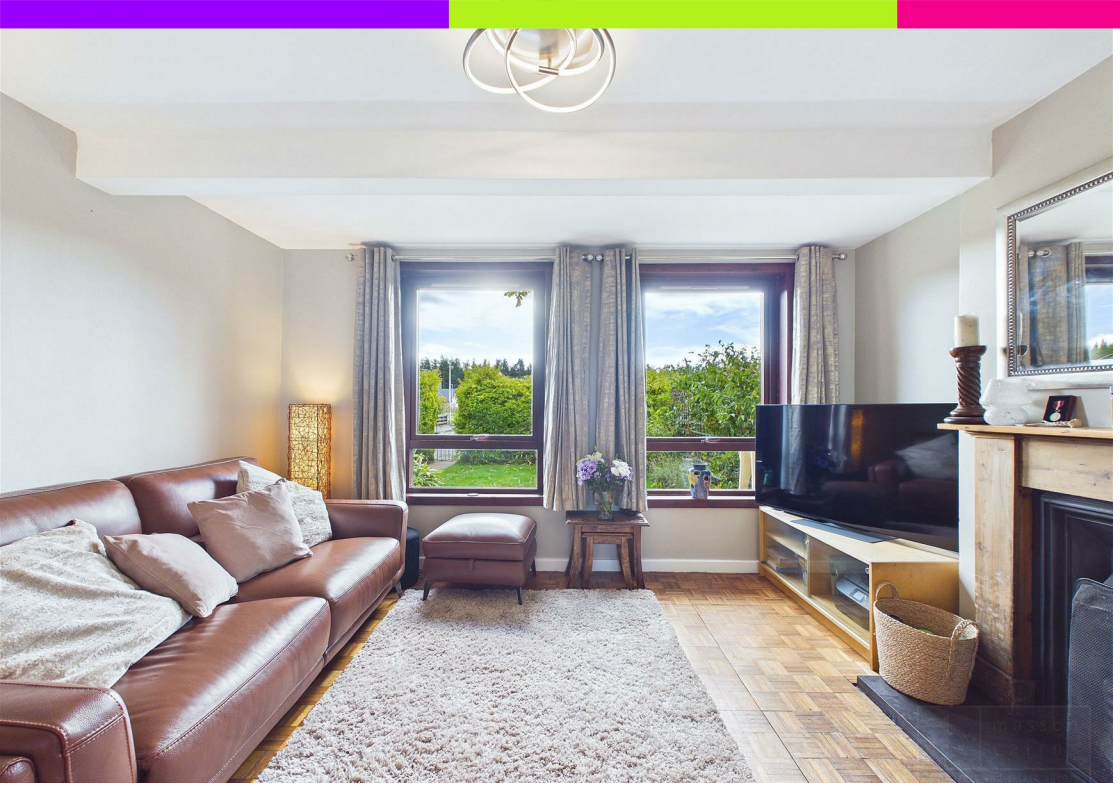
Purchasers intending to use the property as a second home should be aware that, for 2026/27, Highland Council charges Council Tax at 300% of the standard rate for second homes.

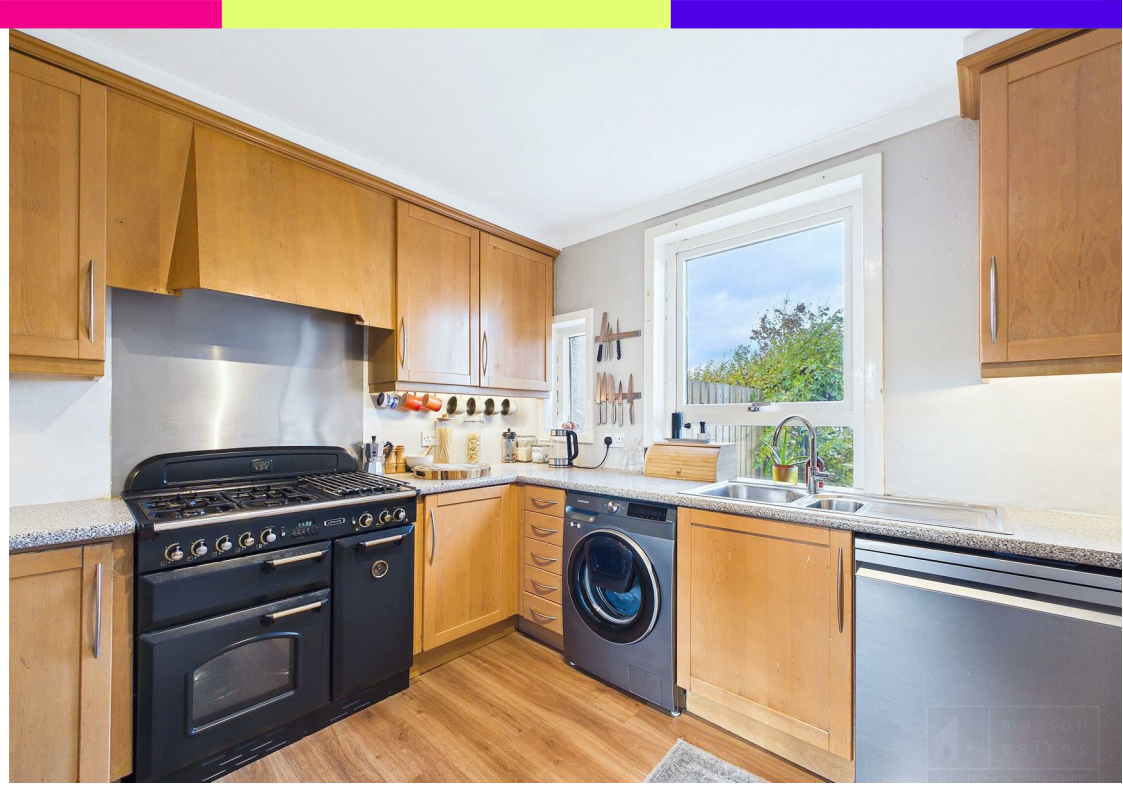
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What Three Words Location
What Three Words Location - ///mural.flattery.setting



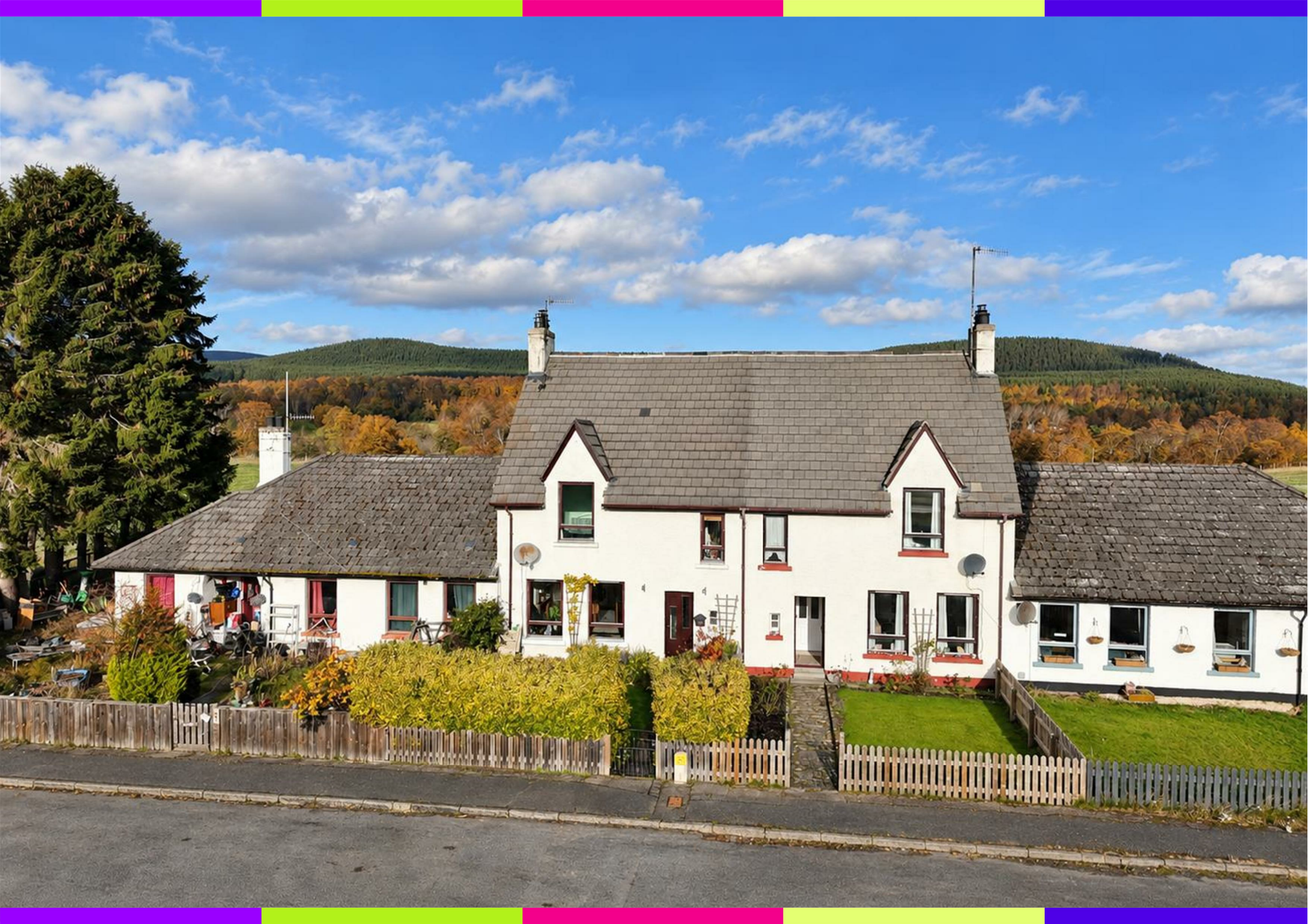


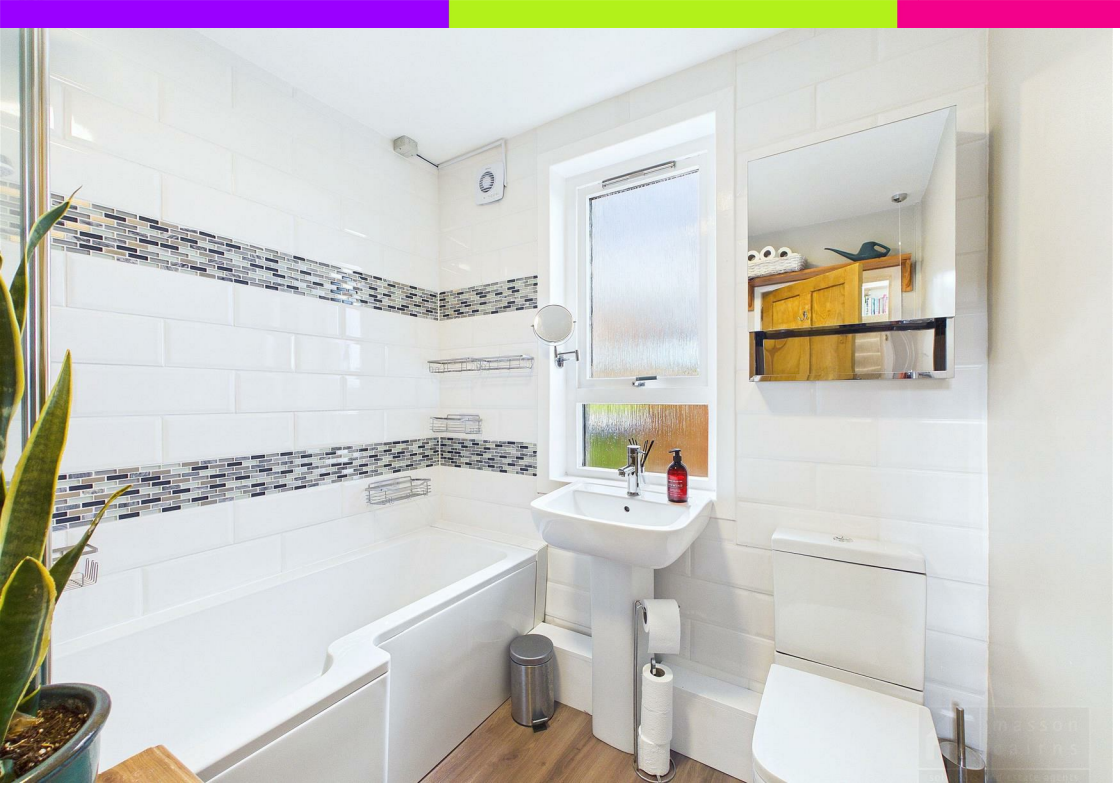


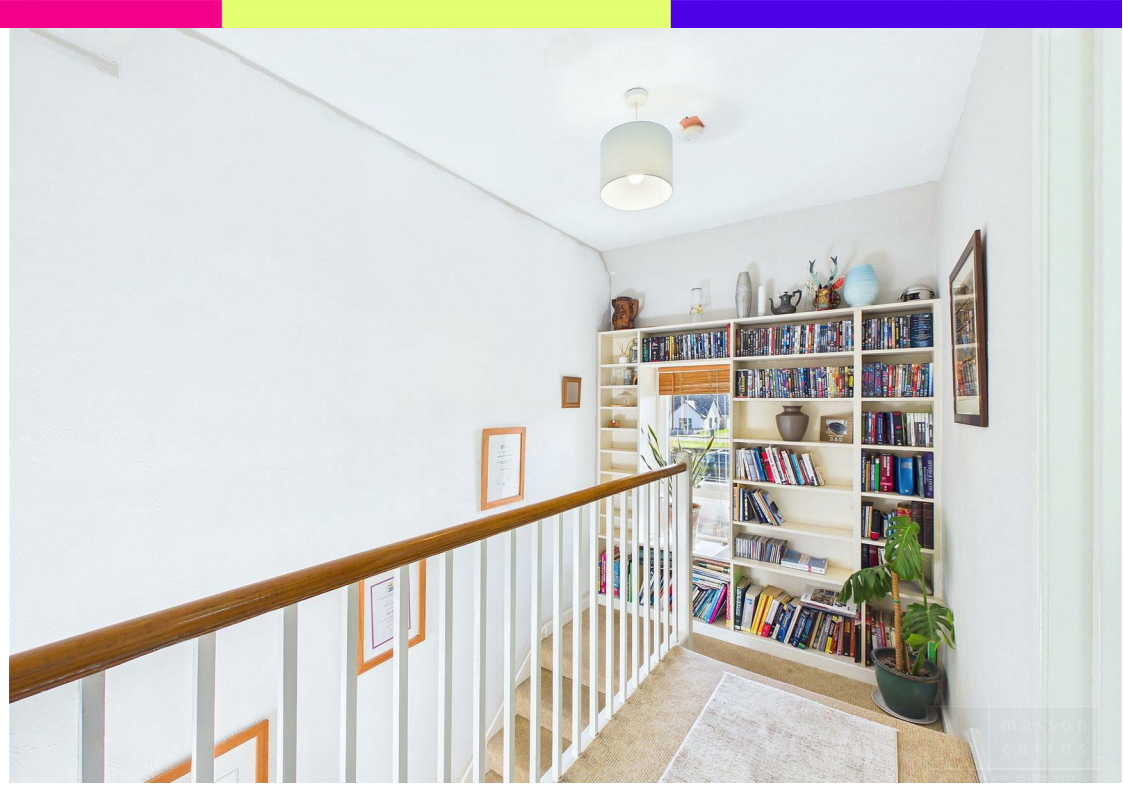








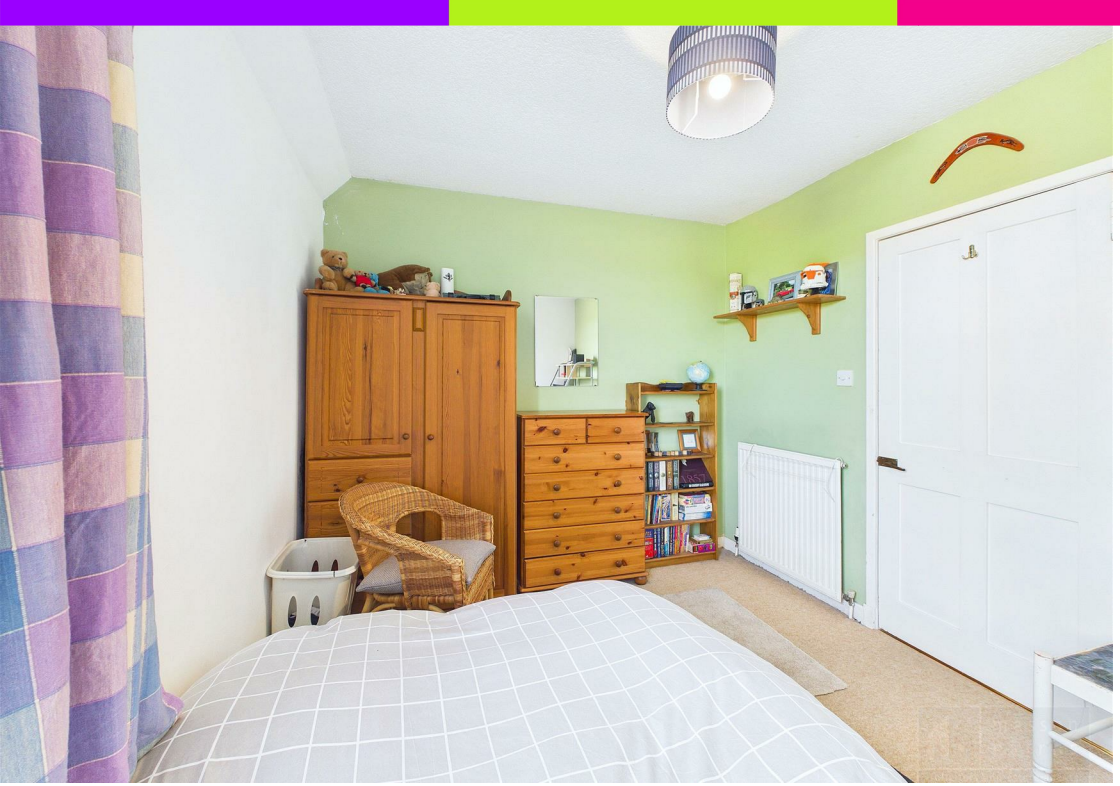














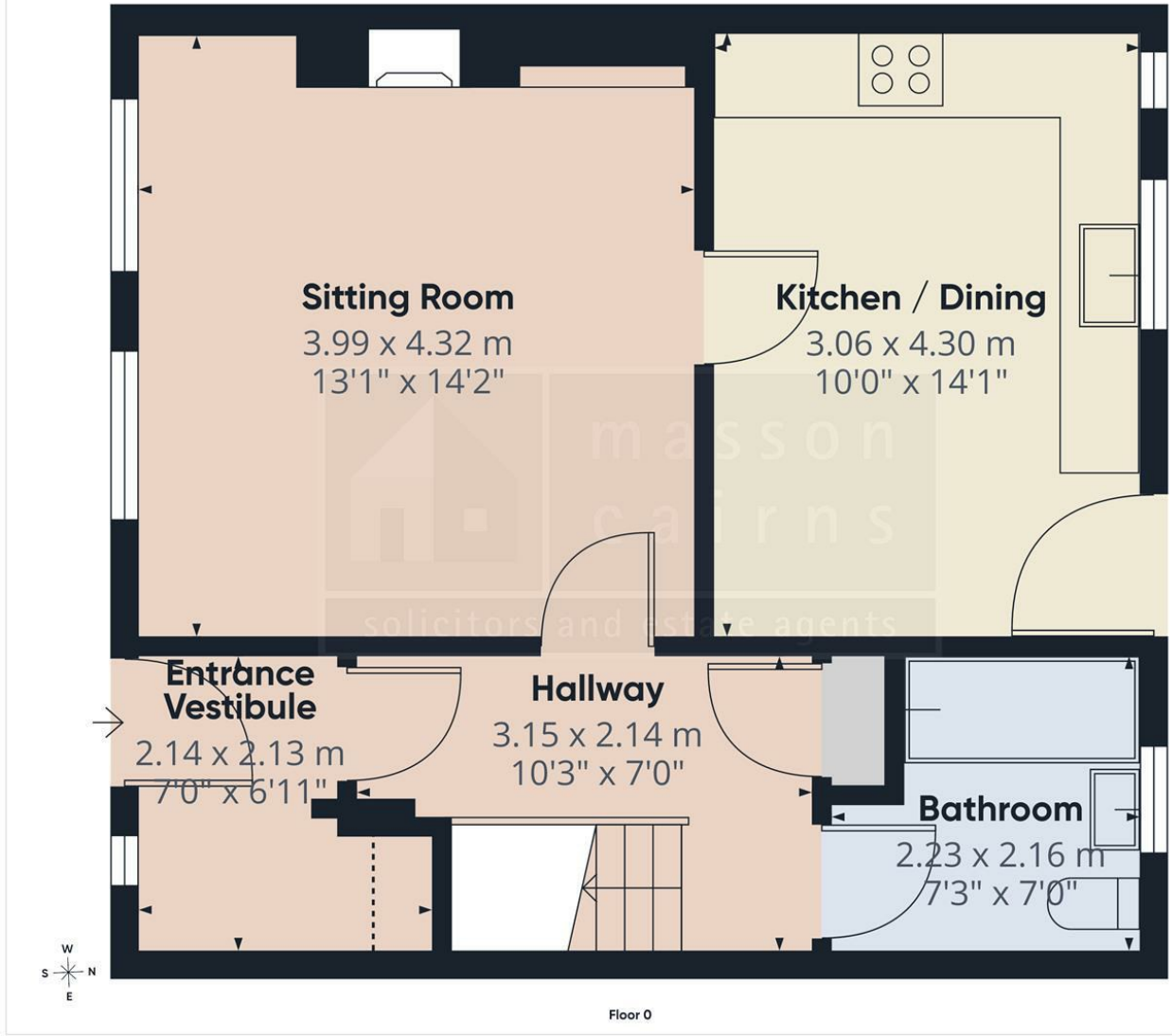







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FOR SALE





Floor 0

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Approximate total area(1)

45.1 m²
485 ft²

Reduced headroom

0.3 m²
4 ft²

(1) Excluding balconies and terraces

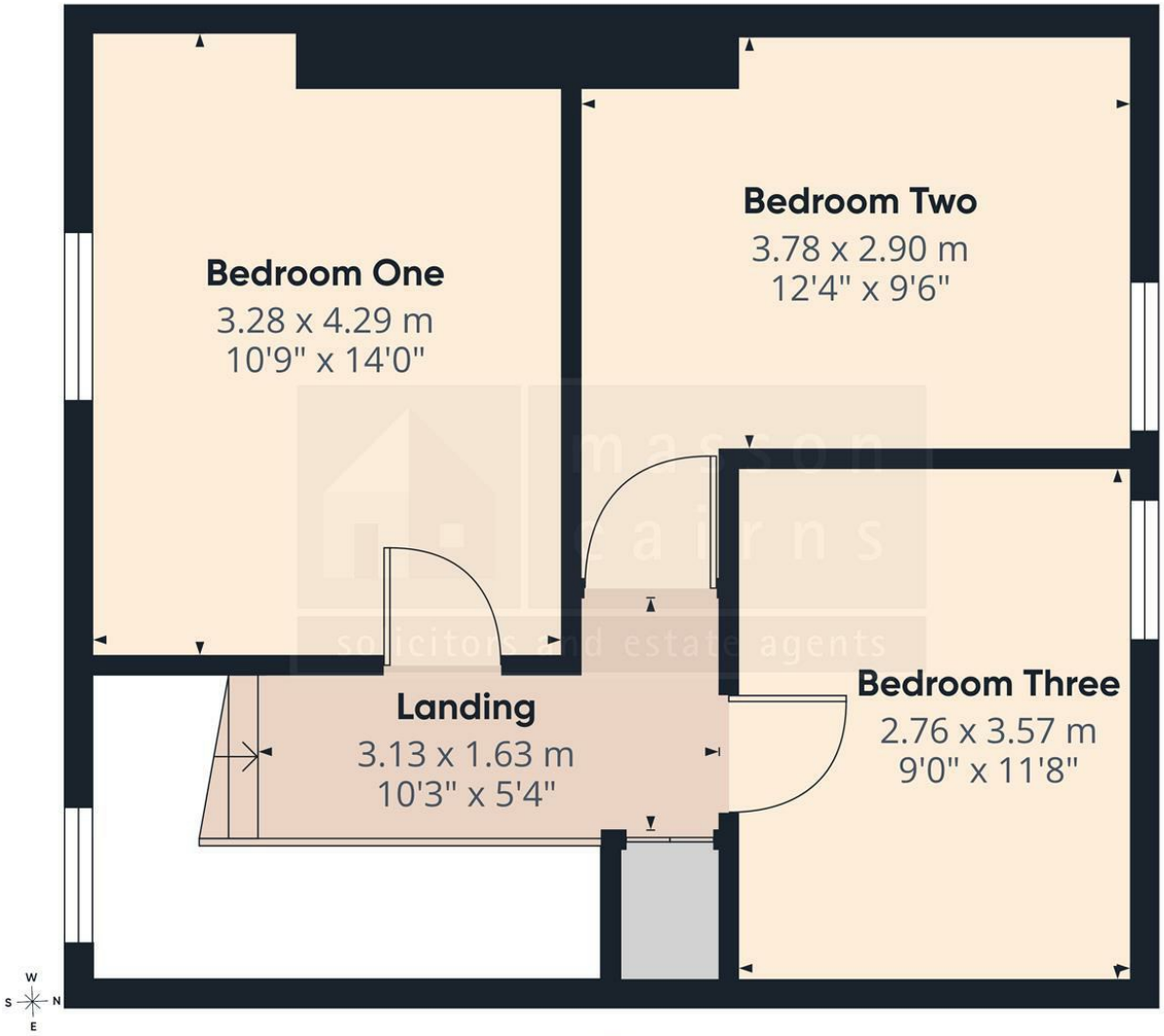
Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

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Approximate total area(1)

40.1 m²
432 ft²

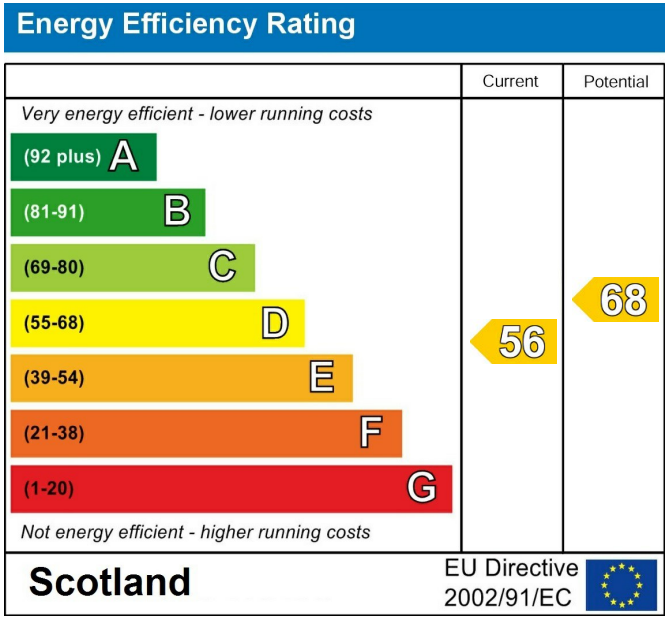
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters

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