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solicitors and estate agents

8 Pinefield, Carrbridge, PH23 3BL

Fixed Asking Price £245,000

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

A beautifully presented and energy-efficient three-bedroom end-terraced home, located within a modern and thoughtfully designed development in the sought-after village of Carrbridge. Set in a peaceful cul-de-sac, the property is in immaculate walk-in condition and offers spacious, well-proportioned accommodation ideal for family living or downsizers. The ground floor features a bright and comfortable sitting and dining area, with French doors opening out to the rear garden — perfect for indoor-outdoor living. A stylish and contemporary fitted kitchen, convenient downstairs WC, and quality finishes throughout highlight the care and attention taken in the property's design. The upper floor includes three well-sized bedrooms and a modern family bathroom. Built with energy efficiency in mind, the home benefits from environmentally friendly air source heating and full UPVC double glazing. High-spec flooring and fittings further elevate the standard of finish. Outside, the open-plan front garden is laid to lawn and the enclosed rear garden is also mainly laid to lawn with space for outdoor furniture and there is a timber shed, and gated access. Ideally situated close to scenic woodland walks and bike trails, this is a superb opportunity to secure a modern home in a picturesque setting within the Cairngorms National Park. EPC C, Council Tax D, Home Report available 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.

Transport Links

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 where an online copy is available to download.

EPC Rating C

Entrance Hallway

A part-glazed UPVC security door opens into a welcoming entrance

hallway with a useful under stair cupboard that provides space for coats, shoes, housing the electrical consumer unit plus electrical sockets. The hallway features deep carpet flooring, ceiling lighting and from here, doors lead to the kitchen, wc, and sitting room, with stairs rising to the first floor accommodation.

Sitting Room / Dining

5.00m x 3.62m (16'4" x 11'10")

An elegant and generously proportioned open-plan sitting and dining room, flooded with natural light from large windows and glazed doors that open to the rear garden, providing a seamless indoor-outdoor connection. This versatile space offers excellent flexibility for both everyday living and entertaining, with ample room for a variety of lounge and dining arrangements. Finished with contemporary ceiling lighting and soft carpet flooring, the room exudes warmth and comfort. A timber and glazed door leads back through to the hallway, adding continuity to the interior flow.

Kitchen

2.87m x 3.39m (9'4" x 11'1")

The kitchen is a bright and contemporary space, thoughtfully designed to combine style and functionality. It features a comprehensive range of base, wall, and drawer units with complementary worktops and splash backs, offering ample storage and preparation space. Integrated appliances include a stainless steel oven, induction hob with a glass splashback, and a matching extractor hood, while there is additional space for a freestanding fridge freezer and washing machine. A one and a half bowl stainless steel sink with a chrome mixer tap sits beneath a large window, framing attractive views of the front garden and forest beyond as well as filling the room with natural light. The kitchen is completed with wood-effect flooring, ceiling lighting, and a glazed door providing access back to the hallway.

WC

2.93m x 0.91m (9'7" x 2'11")

This contemporary cloakroom is both stylish and practical, featuring a modern two-piece suite comprising a WC and a pedestal wash hand basin with a monobloc chrome mixer tap and splash back in addition to a large wall mirror. An opaque window to the side provides natural light while ensuring privacy, and there is ceiling lighting, an extractor and vinyl flooring completing the space.



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First Floor Landing

The first-floor landing provides access to the three bedrooms and the bathroom. It benefits from soft carpet flooring and ceiling lighting, creating a bright and welcoming space. A built-in cupboard houses the water cylinder, while a ceiling hatch allows access to the loft space.

Principal Bedroom & Dressing Area

3.13m x 3.13m & 1.84m x 1.31m (10'3" x 10'3" & 6'0" x 4'3")
A generously proportioned principal bedroom that is both stylish and comfortable, enjoying a peaceful outlook through large front-facing windows with views to the woodland beyond. The room provides excellent storage with a double built-in mirrored wardrobe and a further integral wardrobe which offer excellent hanging and shelved space, while a charming dressing area with a separate window creates an ideal nook for a vanity or home workspace. The space is finished with plush carpet flooring and ceiling lighting.

Bedroom Two

2.83m x 2.67m (9'3" x 8'9")
Another beautifully presented double bedroom enjoying excellent levels of natural light through a large window to the rear. The room is well-proportioned and offers ample space for freestanding furniture alongside a generous built-in wardrobe with mirrored sliding doors, providing excellent storage. There is ceiling lighting and carpet flooring.

Bedroom Three

2.04m x 2.92m (6'8" x 9'6")
Currently arranged as a generous home office, this third bedroom offers flexibility for a range of uses, including guest accommodation or a child's bedroom. A window to the rear allows in good natural light, and the room is finished with ceiling lighting with carpet flooring.

Bathroom

1.70m x 1.95m (5'6" x 6'4")
The contemporary family bathroom is elegantly finished with full-height marble-effect tiling to the wet areas and features a three-piece suite comprising a panelled bath with a chrome mixer shower and glazed screen, a concealed cistern wc, and a useful vanity unit with inset wash hand basin and chrome mixer tap. A wall-mounted

mirror, opaque window to the rear for natural light and privacy, modern vinyl flooring, ceiling lighting, and a heated towel rail complete this stylish and practical space.

Outside

The property benefits from garden grounds to both the front and rear, with a neat lawn and pathway leading to the front door with some shrub planting. The rear garden is fully enclosed and predominantly laid to lawn, providing a safe and sheltered outdoor space ideal for relaxation or entertaining. A paved path leads to a timber shed, with gated access to the rear of the property. French doors from the sitting room open directly onto the garden, creating a seamless flow between indoor and outdoor living. The property is ideally located for enjoying the nearby woodland walks, offering access to nature right on the doorstep. Communal residents' parking is conveniently situated outside the property.

Services

It is understood that there is mains water, drainage and electricity. There is air source heat pump central heating.

Entry

By mutual agreement.

Fixed Price

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Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

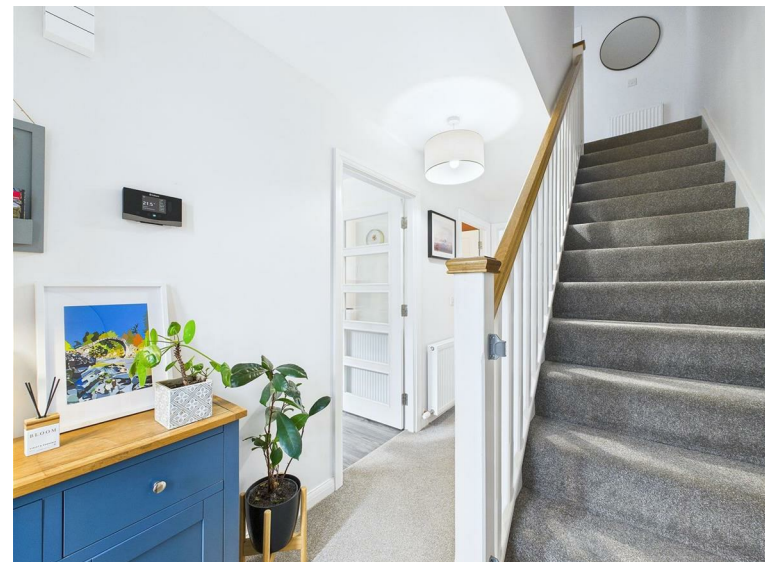
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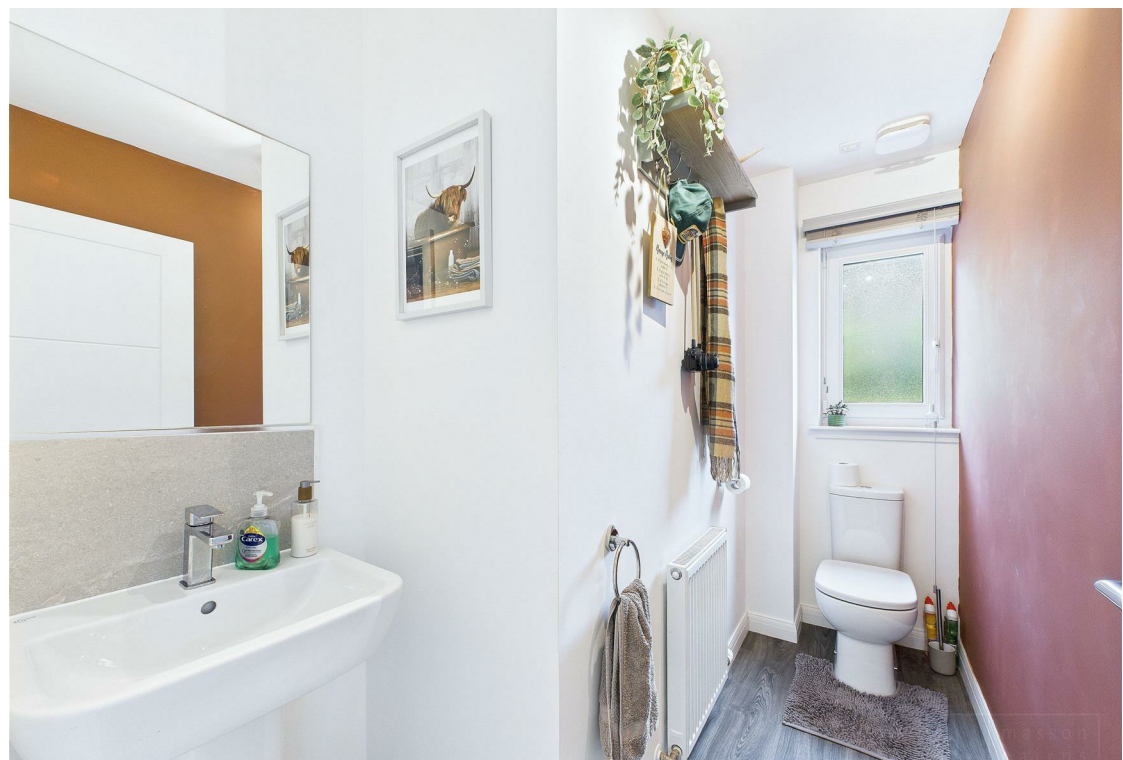
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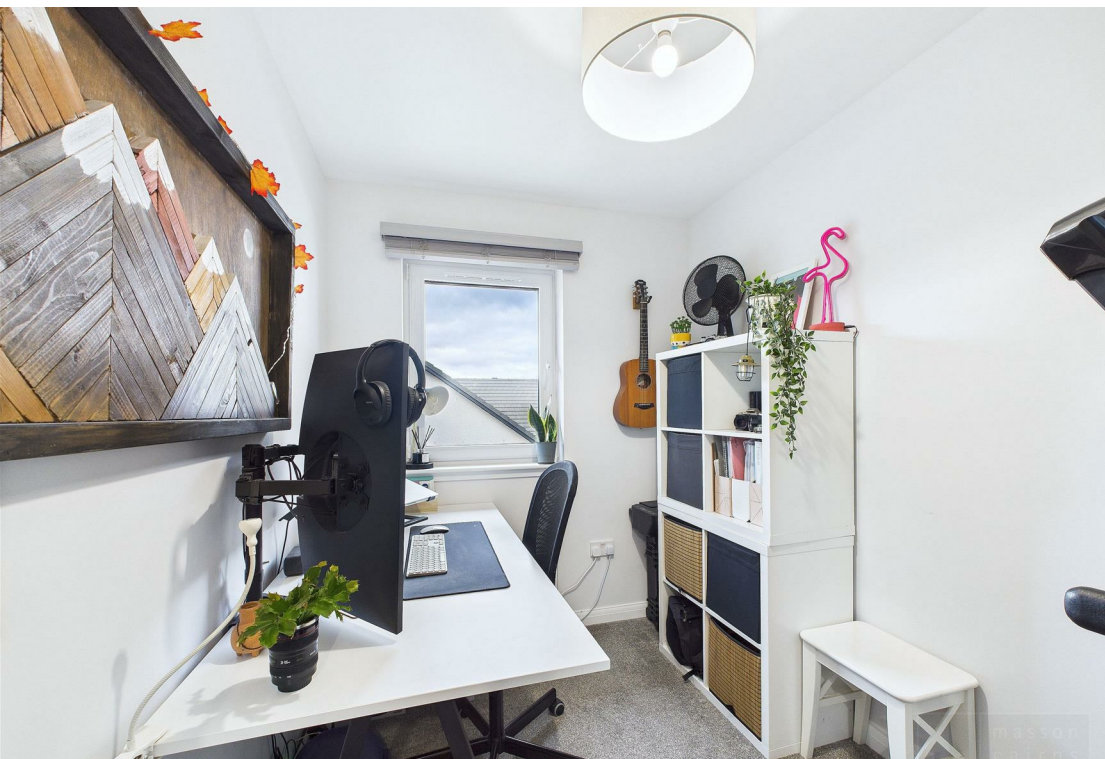






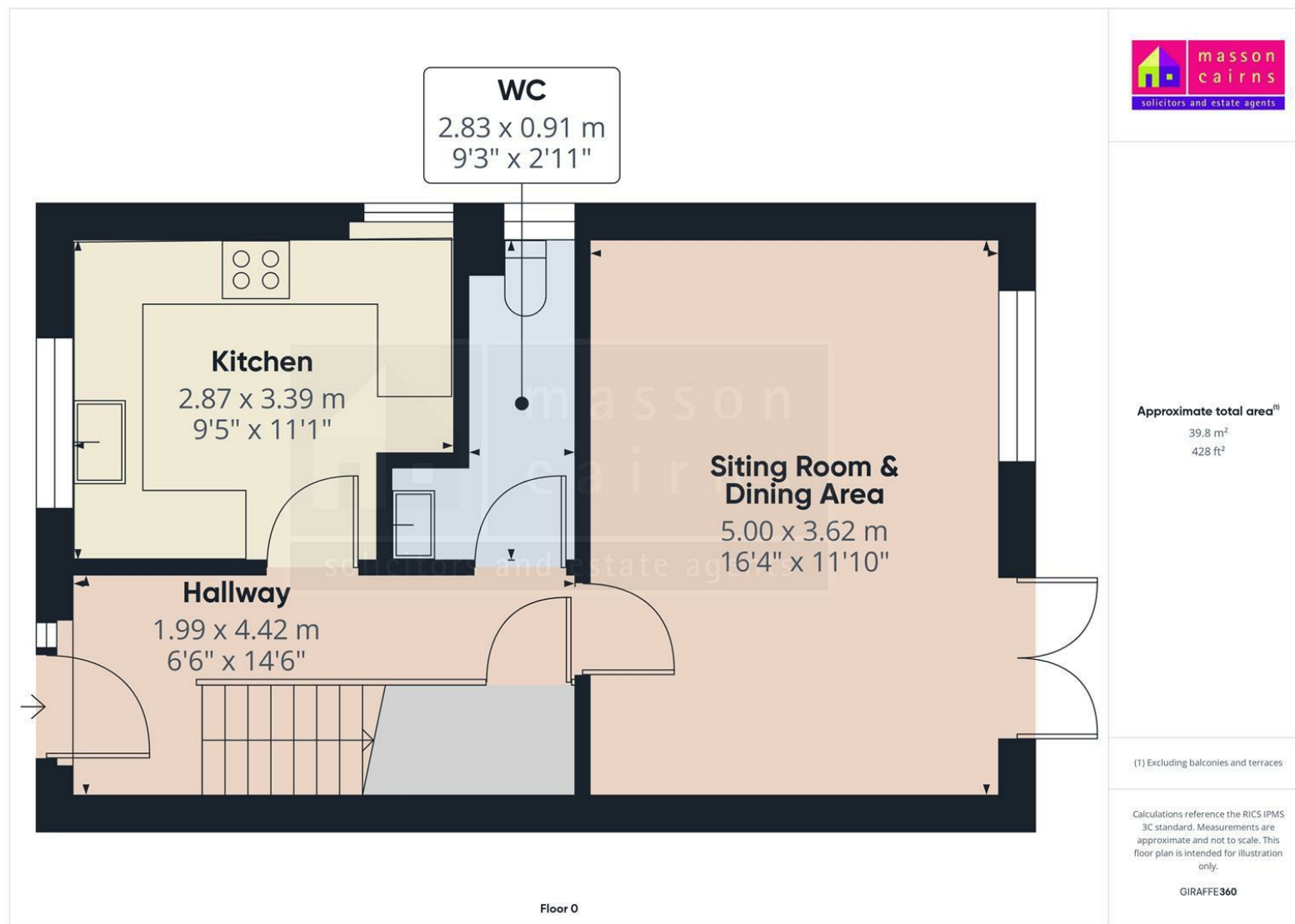












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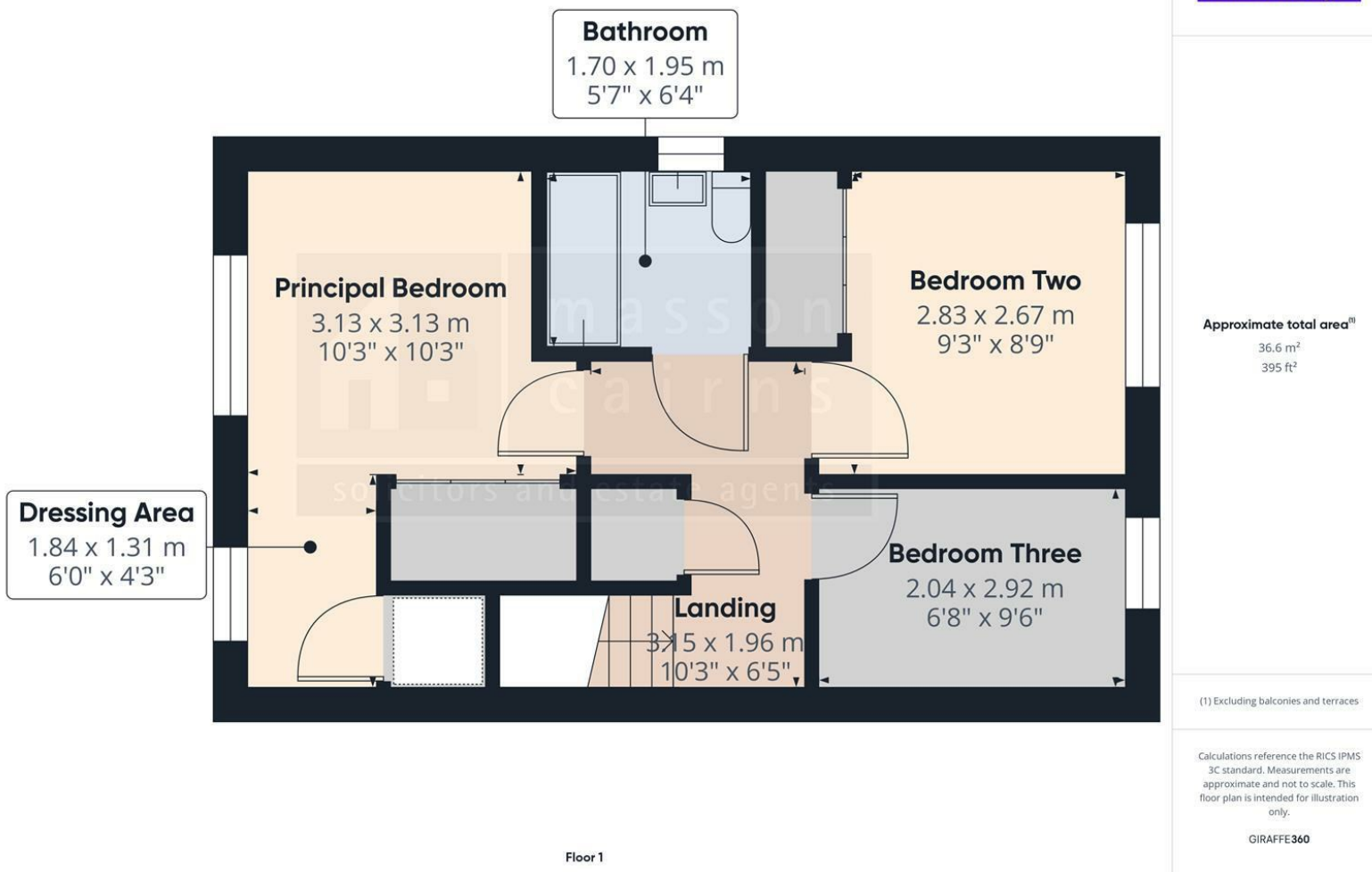
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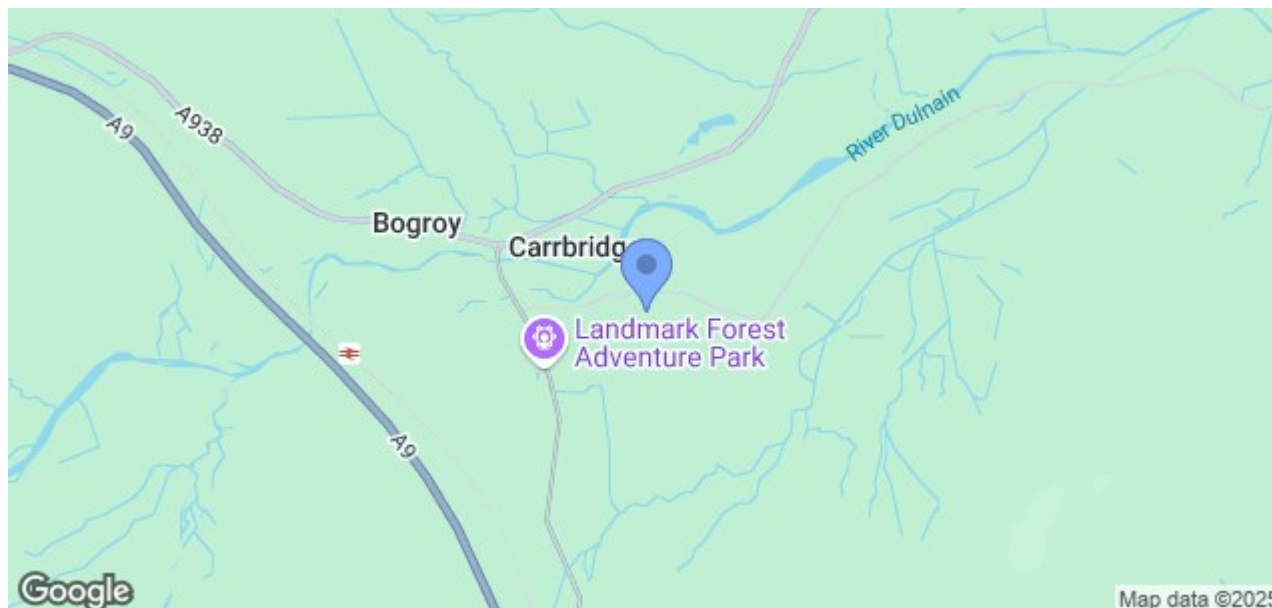
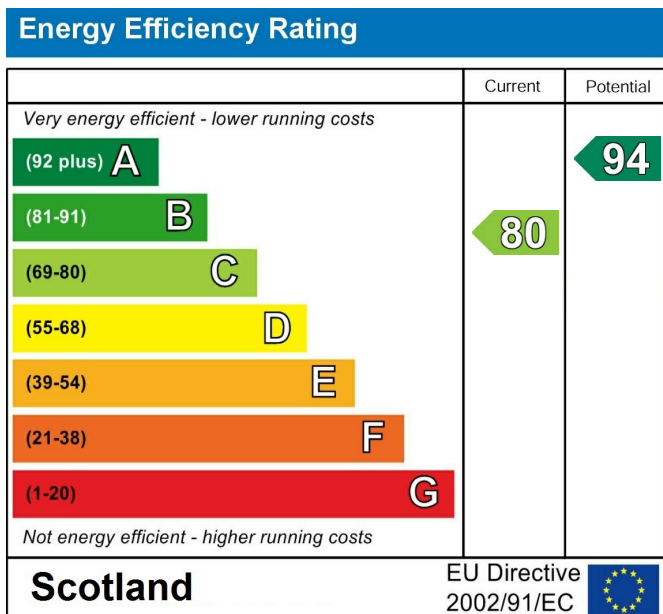
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While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters



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