



masson
cairns ESTD 1988

Pentlands, Urquhart Brae, Carrbridge, PH23 3AZ

UNDER OFFER £445,000

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solicitors and estate agents

UNDER OFFER - Enjoying a peaceful setting located on a desirable street within this popular village and with a superb open outlook over surrounding countryside and over the River Dulnain, this impressive detached home offers spacious, flexible accommodation ideally suited to modern family living. Set within private grounds with a large gravel driveway and integral garage, the property immediately impresses upon arrival. Internally, the accommodation is thoughtfully arranged with a welcoming entrance vestibule leading through to a bright and central hallway. The sitting room is a comfortable and inviting space with elevated views, while the kitchen and dining area form the heart of the home, well-equipped and perfectly positioned to enjoy natural light and views, with direct access through to a delightful sun room that provides an ideal spot to relax and take in the surrounding scenery while a useful utility room, shower room and ground floor bedroom or home working space add to the versatility. Upstairs, a spacious landing connects a further four well-proportioned bedrooms including a particularly generous principal bedroom with en-suite and a family bathroom, providing excellent family convenience. The layout offers flexibility for a variety of lifestyles, whether working from home or accommodating guests and the property is further enhanced by its tranquil yet accessible location, combining a semi-rural feel with ease of access to nearby amenities. With its attractive setting, bright interiors and adaptable living space, this is a home that offers both comfort and lifestyle in equal measure with viewing essential. EPC C, Council Tax F, 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 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 Vestibule

1.76m x 1.31m (5'9" x 4'3")

The entrance vestibule provides a warm and welcoming introduction to the home, featuring a distinctive Rennie Mackintosh style glazed door complemented by a separate side window that allows natural light to flow through the space. Finished with attractive oak flooring and ceiling lighting, this practical area offers space for outerwear and shoe storage, with a door leading through to the main hallway.

Hallway

The hallway is a bright and welcoming central space, enhanced by natural light and attractive timber finishes, with a staircase leading to the upper accommodation and useful under-stair storage. Complete with built-in sliding door storage offering excellent practicality, the area is bright and inviting, with a glazed door leading back to the entrance vestibule and further access through to the main living accommodation including the sitting room, kitchen/dining area, ground floor bedroom or home working space and shower room.

Sitting Room

4.10m x 5.47m (13'5" x 17'11")

The sitting room is a spacious and comfortable living area, enjoying excellent natural light from large windows that frame attractive views of the surrounding countryside. A focal point is provided by the fireplace with inset stove, creating a warm and inviting atmosphere, while the generous proportions allow for a variety of furniture arrangements. The room offers a relaxing setting for both everyday living and entertaining, with a pleasant outlook and a bright, airy feel throughout.

Kitchen / Dining

7.77m x 3.05m (25'5" x 10'0")

The kitchen/dining area forms the heart of the home, a bright and spacious open plan space with oak flooring flowing seamlessly through to the adjoining sun room. The kitchen

is well-appointed with a range of fitted units and integrated appliances including twin Bosch ovens with warming drawer, induction hob with illuminated extractor, dishwasher, wine bottle holder and illuminated display shelving, complemented by a stainless steel sink with drainer and chrome mixer tap in addition to space for a fridge freezer. Recessed downlighting enhances the clean, contemporary feel, while the dining area enjoys excellent natural light and provides an ideal setting for both everyday meals and entertaining. Another door leads through to the utility room, adding further practicality to this sociable and well-designed space.

Sun Room

3.73m x 3.45m (12'2" x 11'3")

The sun room is a delightful and relaxing space, enjoying an abundance of natural light through multiple windows that frame attractive views across the surrounding landscape. With oak flooring and a bright, airy feel, the room provides a perfect spot for sitting and unwinding, enhanced by a fitted window seat that makes the most of the outlook. Glazed doors connect seamlessly to the kitchen/dining area, while double patio doors lead directly out to the garden, creating an excellent flow between indoor and outdoor living.

Utility Room

2.37m x 2.39m (7'9" x 7'10")

The utility room is a practical and well-equipped space fitted with units, worktop and sink, providing excellent additional storage and laundry facilities. There is space and plumbing for a washing machine, while a door leads directly out to the garden and a further door provides access to the integral garage

Bedroom Five / Home Working Space

3.57m x 2.69m (11'8" x 8'9")

Bedroom five is a well-proportioned and versatile room located on the ground floor, currently utilised as a home working space. Enjoying good natural light from a large window, the room offers ample space for a variety of uses including guest accommodation, study or hobby room.

Shower Room

2.36m x 1.12m (7'8" x 3'8")

The ground floor shower room is a well-appointed and conveniently located facility, fitted with a shower enclosure, wash hand basin and WC. Finished in neutral tones, the space is bright and practical, providing excellent convenience for guests and everyday use.

Landing

The landing is bright and spacious, providing access to the upper accommodation and there is excellent storage with a triple door wardrobe, while doors lead to the bedrooms and family bathroom.

Principal Bedroom & En-suite

5.26m x 4.44m & 2.39m x 2.74m (17'3" x 14'6" & 7'10" x 8'11")

The principal bedroom is a particularly generous and inviting space, offering excellent proportions. There is an abundance of storage with extensive fitted wardrobe space, while natural light is drawn in from both a charming bay window to one side and a Velux window to the other, enhancing the bright and airy feel. The room easily accommodates a range of furnishings and benefits from direct access to a well-appointed en-suite, fitted with a bath, separate shower enclosure, wash hand basin and WC with natural light from a Velux window.



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Bedroom Two

2.79m x 3.09m (9'1" x 10'1")

Bedroom two is a comfortable double room, enjoying natural light from a window overlooking the garden.

Bedroom Three

2.78m x 3.08m (9'1" x 10'1")

Bedroom three is a bright and well-proportioned double room, enjoying a pleasant outlook through bay windows to the front which enhance the natural light and offer excellent views. The is room for freestanding furniture and there is useful integral wardrobe storage, making it an ideal bedroom for family or guests.

Bedroom Four

2.78m x 3.08m (9'1" x 10'1")

Bedroom four is a bright and generously proportioned double room, enjoying an attractive outlook through bay windows to the front which flood the space with natural light and provide lovely open views. There is ample space for freestanding furniture, complemented by useful built-in wardrobe storage

Bathroom

2.77m x 2.99m (9'1" x 9'9")

The family bathroom is well-appointed and spacious, fitted with a three-piece suite comprising a bath, separate shower enclosure, wash hand basin and WC. The room benefits from natural light via an opaque window, creating a bright and relaxing space, further complemented by practical storage and contemporary fittings.

Integral Garage

5.97m x 6.65m (19'7" x 21'9")

The integral garage is a spacious and well-equipped area, featuring an electric up-and-over door, power and lighting, and a durable concrete floor. A door provides direct access to the utility room, while a rear-facing window allows for natural light. The garage is lined and insulated, offering excellent potential for conversion to additional living space if required, subject to the necessary consents.

Outside

The property enjoys an enviable setting with generous garden grounds and a superb open outlook across surrounding countryside, with views extending towards the River Dulnain. The gardens are predominantly laid to lawn, providing an ideal space for outdoor entertaining and family use, complemented by a patio area and a variety of established planting as well as a greenhouse, vegetable planters, woodstores and an outside tap. There is ample gravelled parking to the front together with access to the integral garage, while to the side and rear the grounds offer a high degree of privacy and a peaceful, semi-rural feel. The setting is further enhanced by the attractive backdrop of woodland and open landscape with views across to the River Dulnain, creating a tranquil and picturesque environment.

Services

It is understood that there is mains water, drainage and electricity. Heating and hot water is from an oil fired Grant Vortex boiler located in the garage. This serves steel panelled radiators distributed throughout the property. There is an insulated hot water tank fitted with an immersion heater within the under stair cupboard. This is

supplemented by the Solar diverter in the hall cupboard and the property is fitted with solar/photovoltaic panels. The property also benefits from a heat recovery system with the units located within the roof space.

Entry

By mutual agreement.

Price

UNDER OFFER

Viewings and Offers

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

Cairns

Strathspey House

Granttown on Spey

Moray

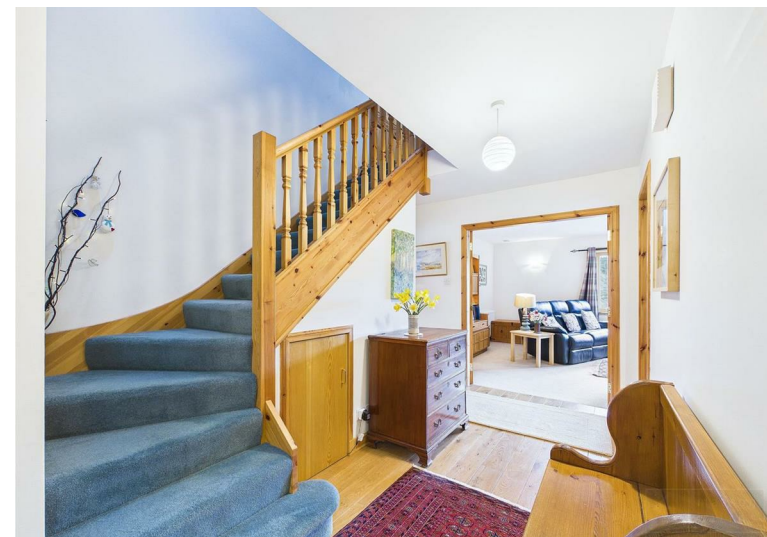
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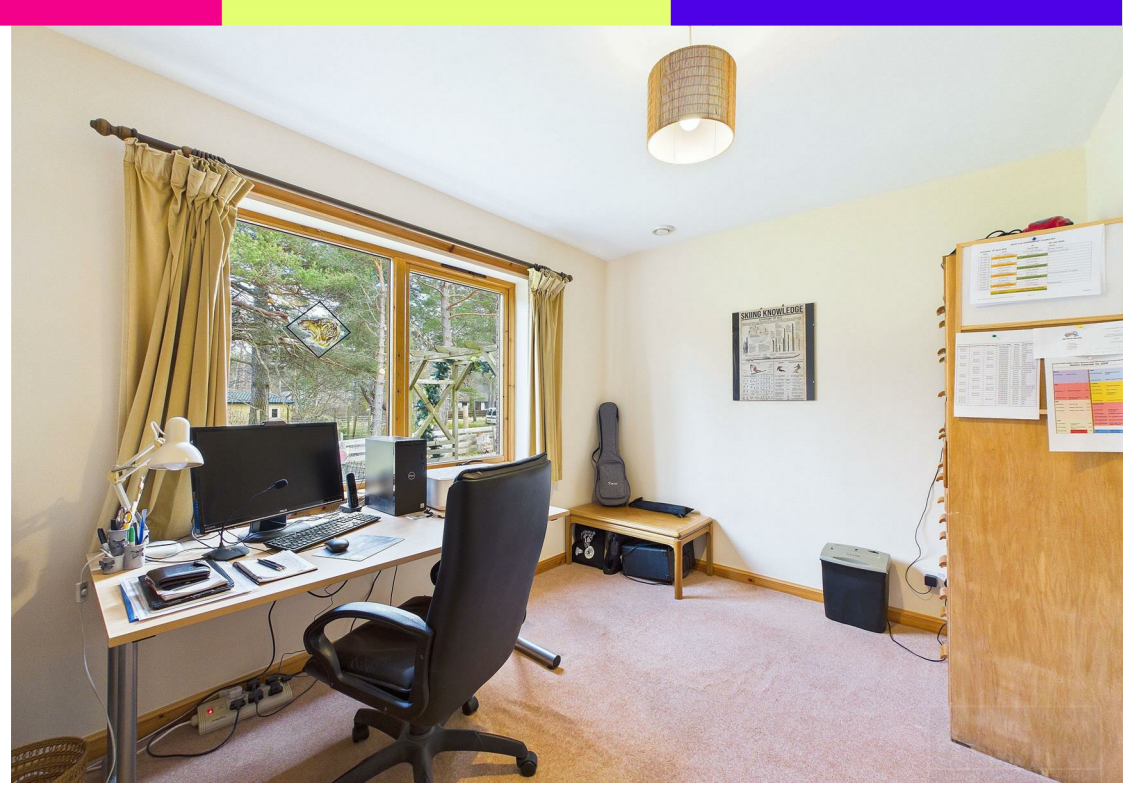
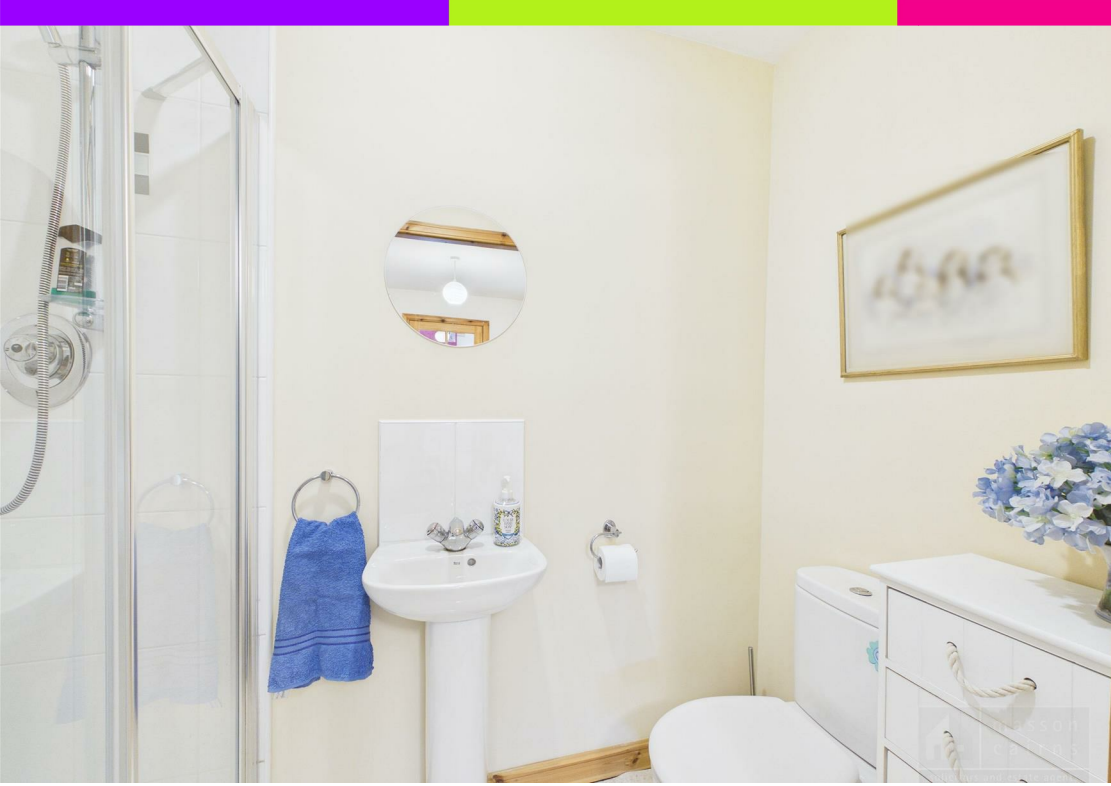
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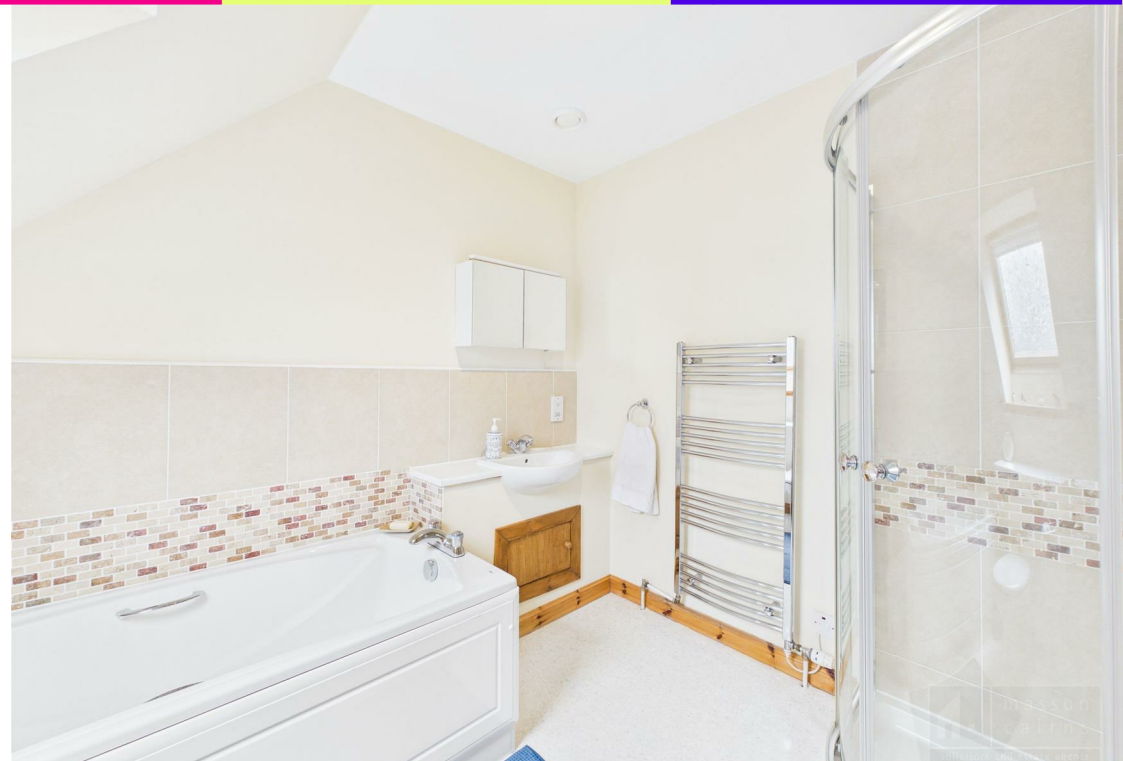
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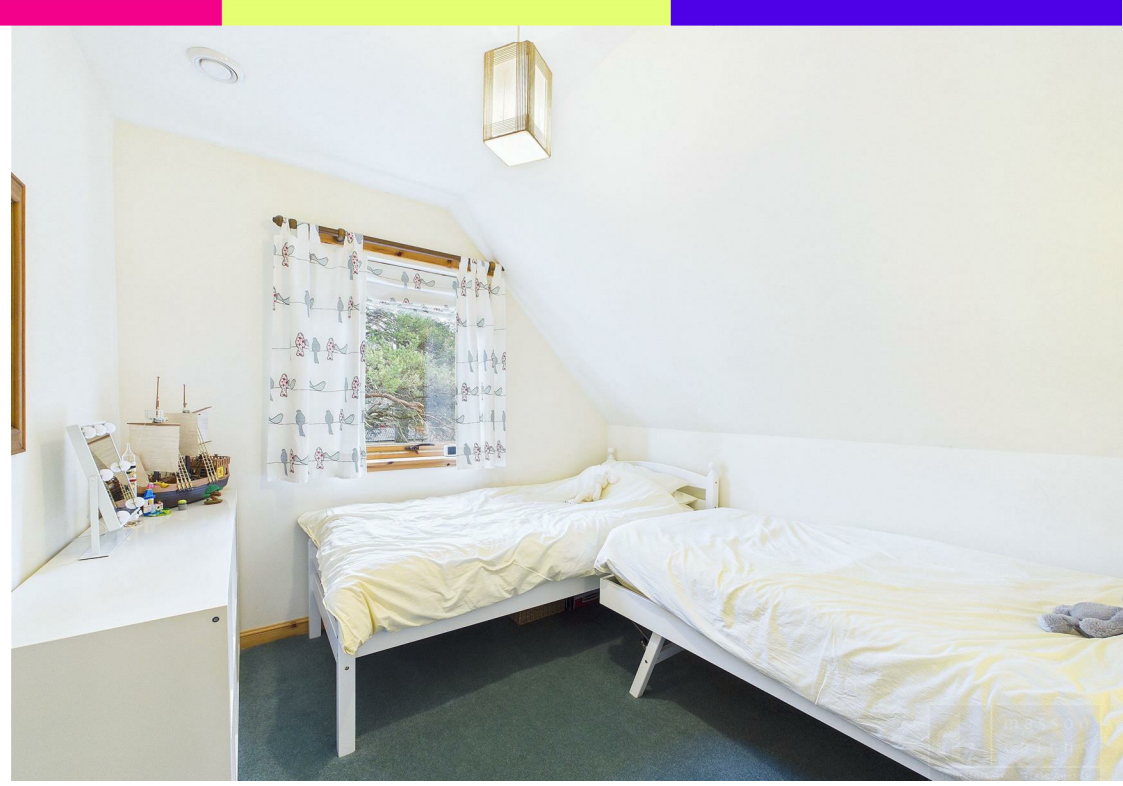
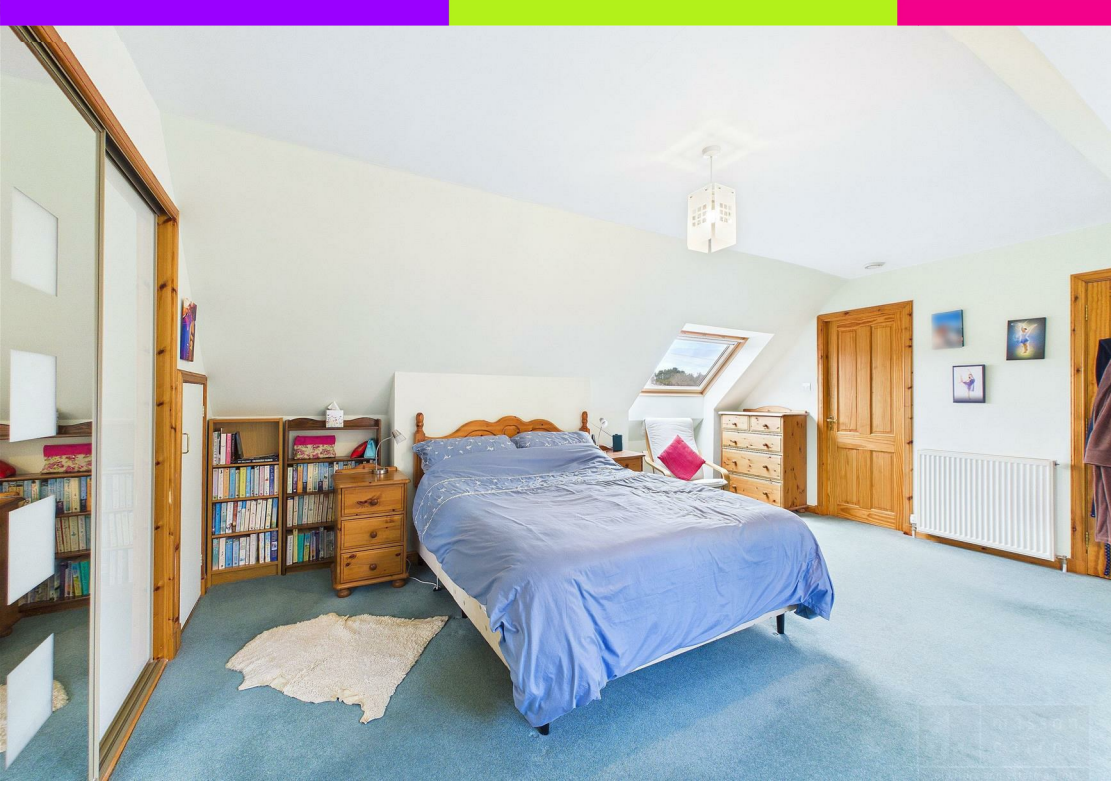


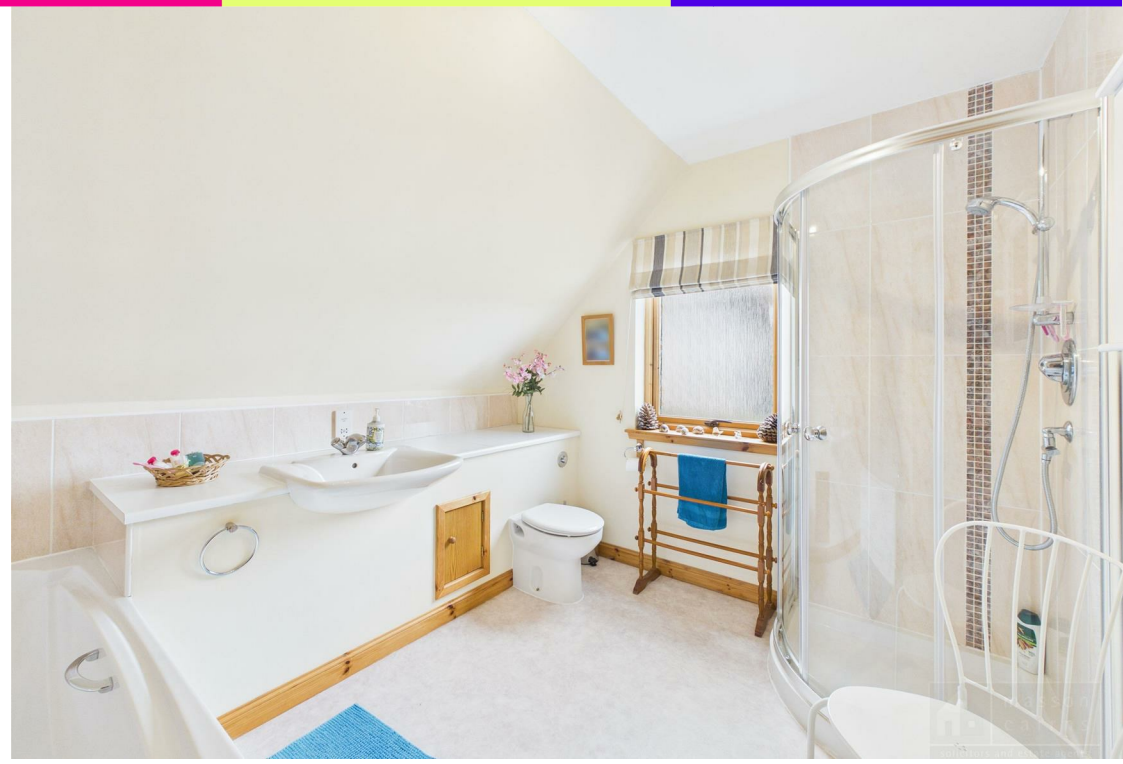




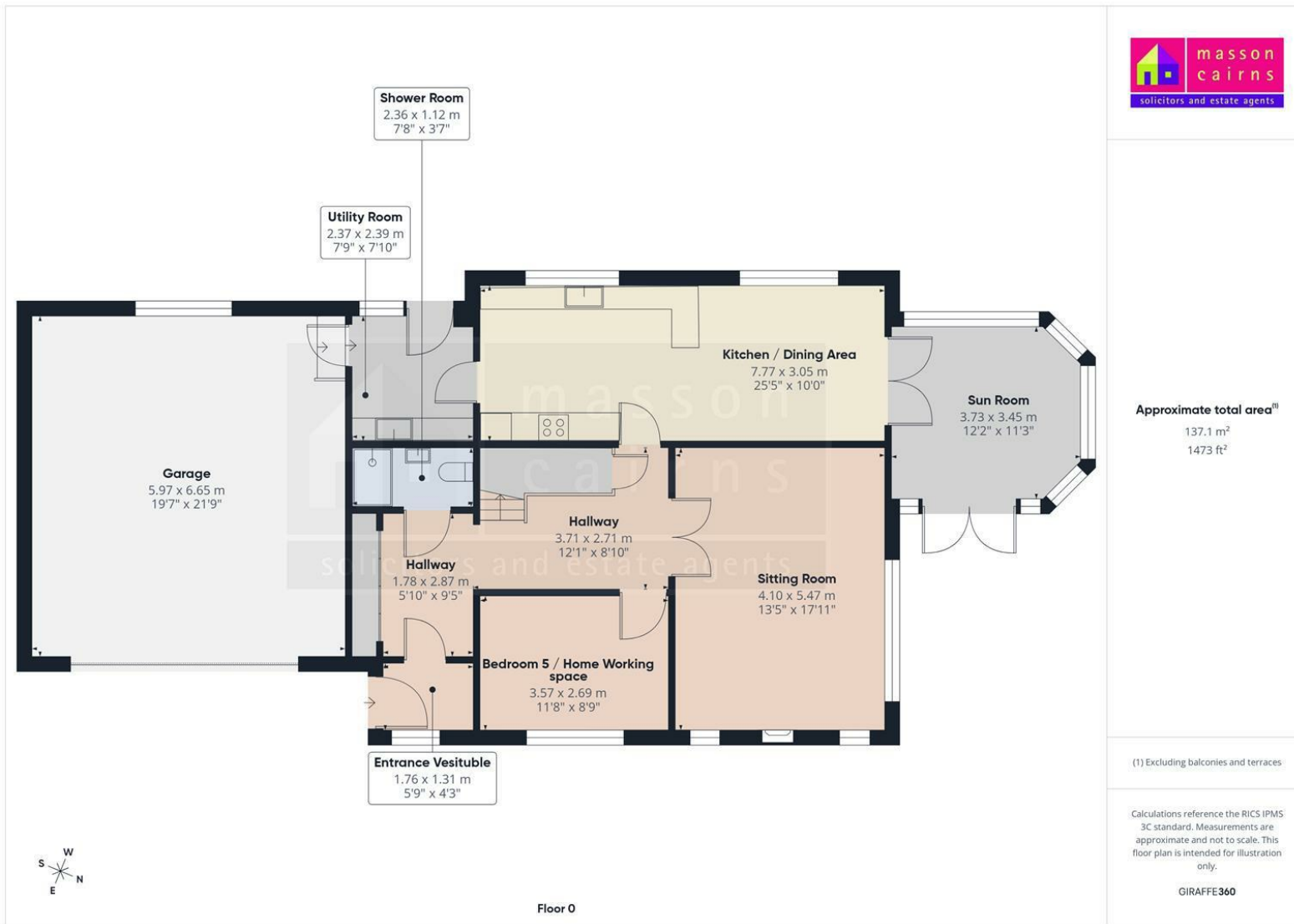












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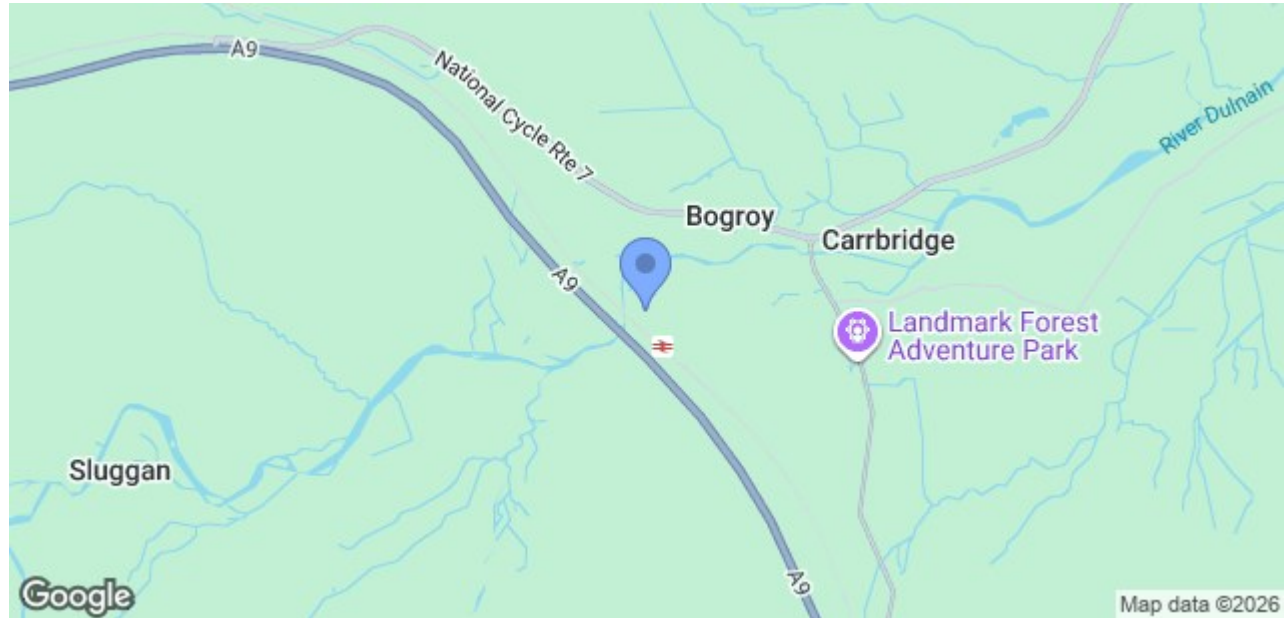
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	



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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