masson cairns LTD

solicitors and estate agents

Bla Bheinn, Rowan Park, Carrbridge, PH23 3BE

SOLD £365,000

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

SOLD - Set within a quiet cul-de-sac in the heart of the desirable Highland village of Carrbridge, this beautifully presented four-bedroom detached home offers bright, modern living framed by the outstanding landscape of the Cairngorms National Park. The house immediately conveys a sense of warmth and balance, combining practical family accommodation with a relaxed, homely atmosphere. A welcoming entrance vestibule opens into a generous central hallway which forms the natural hub of the home with a sitting room off it that is both an impressive and inviting space, enjoying abundant natural light from wide glazing and French doors opening directly to the rear garden. Arranged around a contemporary wood-burning stove, the room provides a cosy focal point while remaining ideal for everyday living and entertaining. The sitting room is on open-plan with the kitchen and dining area — the heart of the home, a sociable space offering generous worktops, integrated appliances and ample room for family dining, with excellent natural light. A well-appointed utility room provides excellent additional storage and practicality in addition to housing the biomass boiler. A versatile fourth bedroom is also ideal as a home office or guest room and together with a WC, completes the ground floor. Upstairs, a bright landing connects three further bedrooms and the bright family bathroom. The principal bedroom benefits from excellent proportions and a modern en-suite shower room, while the remaining bedrooms are well balanced and comfortable. Outside, the gardens provide privacy and space for relaxation, with off-street parking and a detached garage completing this highly appealing home in an outstanding village setting. EPC D, Council Tax E, Home report available online from 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 D

Entrance Vestibule
1.31m x 1.45m (4'3" x 4'9")
Bla Bheinn is situated in a quite cul-de-sac and is accessed along a paved path through the easily maintained front garden area to the high performance timber external door and into the entrance vestibule. Inside there is a a glass panel door leading into the hallway, ceiling lighting, solid wood flooring and ample space for coat and boot storage.

Hallway
Entry into the spacious hallway is through a timber and glazed door and leads to the ground floor accommodation, briefly comprising of a sitting room, kitchen and dining area, a fourth bedroom which is currently used as a home working space, a utility room and cloakroom WC. There is an under stairs storage cupboard housing the water tank. The area is finished with solid pine flooring, ceiling lighting, a radiator and a feature pine staircase leading to the first floor.

Sitting Room
5.83mm x 4.00m (19'1"m x 13'1")
This sitting room is a bright and welcoming space centred around a wood-burning stove that provides a natural focal point for the room. Dual aspect glazing and French doors allow for an abundance of natural light and offer a seamless transition to the garden. The room features light wooden flooring and an open-plan layout that connects directly to the kitchen and dining area, creating a practical flow for everyday living and entertaining.

Kitchen & Dining Area
3.02m x 6.39m (9'10" x 20'11")
This bright and spacious open-plan room serves as the heart of the home, combining a functional kitchen with a dedicated dining space. The kitchen is fitted with a range of modern units and generous workspace, complemented by a practical tiled floor. It features an integrated double oven and hob with an extraction fan above, a stainless steel sink with a drainer, and under-counter plumbing for a dishwasher. The dining area offers ample room for a large table and seating, making it an ideal spot for family meals and entertaining. Large windows provide plenty of natural light, and the open layout ensures a seamless flow through to the rest of the living accommodation.

Utility Room
2.77m x 2.33m (9'1" x 7'7")
This practical utility room provides a dedicated space for laundry and home maintenance, featuring plumbing and space for both a washing machine and a tumble dryer. A stainless steel sink with a drainer is positioned beneath a window overlooking the rear garden, and a side door offers convenient access to the exterior. A key feature of the room is the Klover PB 24 biomass boiler, which supplies the property with central heating and hot water. This system is fuelled by biomass pellets from a large hopper situated in the garden.

Bedroom Four / Home Working Space
2.76m x 2.68m (9'0" x 8'9")
This versatile fourth bedroom on the ground floor features warm wooden flooring and an integrated double wardrobe that provides convenient storage. The space is currently utilised as a home office, highlighting its flexibility for those who require a dedicated working area. With neutral décor and a window overlooking the front, this room offers an adaptable environment that could easily serve as a guest bedroom or a quiet study.

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WC
1.35m x 1.45m (4'5" x 4'9")
This attractive WC benefits from white sanitary wear. The pedestal basin features twin taps, a tiled splashback and a mirror above. There is a radiator, ceiling lighting, tile flooring, an extractor fan and a opaque front facing window.

Landing
The landing provides access to the first floor accommodation, briefly comprising, three double bedrooms and a family bathroom. There is carpet flooring, wall and ceiling lighting, a radiator and a hatch providing access to the attic.

Principal Bedroom & En-suite
3.50m x 3.96m & 2.14m x 1.63m (11'5" x 12'11" & 7'0" x 5'4")
The principal bedroom is a spacious retreat that comfortably accommodates a large double bed alongside freestanding storage furniture. Two built-in double wardrobes offer plenty of storage, helping to maintain a clean and organised environment. Directly adjacent, the en-suite comprises a modern three-piece suite featuring a WC, a pedestal wash hand basin, and a tiled shower enclosure. A Velux window brightens the space and provides natural ventilation.

Bedroom Two
3.04 x 3.27m (9'11" x 10'8")
This bedroom offers a bright and well-proportioned space, with plenty of room for a double bed and additional freestanding furniture. A large integrated double wardrobe provides excellent storage, helping to keep the room uncluttered. The room is finished in a neutral palette and features a window that draws in natural light, creating an inviting and airy atmosphere.

Bedroom Three
2.79m x 4.02m (9'1" x 13'2")
The third bedroom offers a generous layout with plenty of space for a double bed and further freestanding furniture. A large integral wardrobe provides practical storage, while the current arrangement as a secondary home working space highlights the room's versatility. Finished with neutral décor and a large window, the room feels bright and adaptable to various needs.

Bathroom
2.74m x 1.69m (8'11" x 5'6")
The contemporary family bathroom features a white three-piece suite designed for both style and practicality. It includes a pedestal wash hand basin with a tiled splashback, mirror, glass shelving, and a shaver socket located above. A full-sized bath is complemented by full-height tiling, a glazed screen, and an overhead shower with rainfall head, providing versatile bathing options. The room is finished with tiled flooring and a large privacy window that ensures a bright atmosphere while maintaining privacy.

Outside
The property is set within generous grounds, beginning with a front garden mainly laid to lawn and bordered by a decorative drystone retaining wall. Off-street parking for two vehicles is available to the side of the house, where a path leads to the front entrance. This side driveway also provides a secondary entrance directly into the utility room for added convenience. A timber gate grants access to the enclosed rear garden, which is primarily laid to lawn and interspersed with established trees. Bound by timber fencing for privacy, the garden features a patio area ideal for alfresco dining. Located behind the garage is the pellet hopper, which serves the property's biomass boiler system.

Garage
4.00m x 6.50m (13'1" x 21'3")
The property includes a detached garage constructed of block and render, providing a durable and versatile outbuilding. It features a solid concrete floor and is equipped with both power and lighting, making it an ideal space for a workshop or for the storage of gardening equipment and sporting goods. Vehicle access is provided by an up-and-over door to the front, while a separate pedestrian door to the side offers convenient entry from the garden.

Services
It is understood that there is mains water, drainage and electricity. There is biomas central heating.

Entry
By mutual agreement.

Price
SOLD

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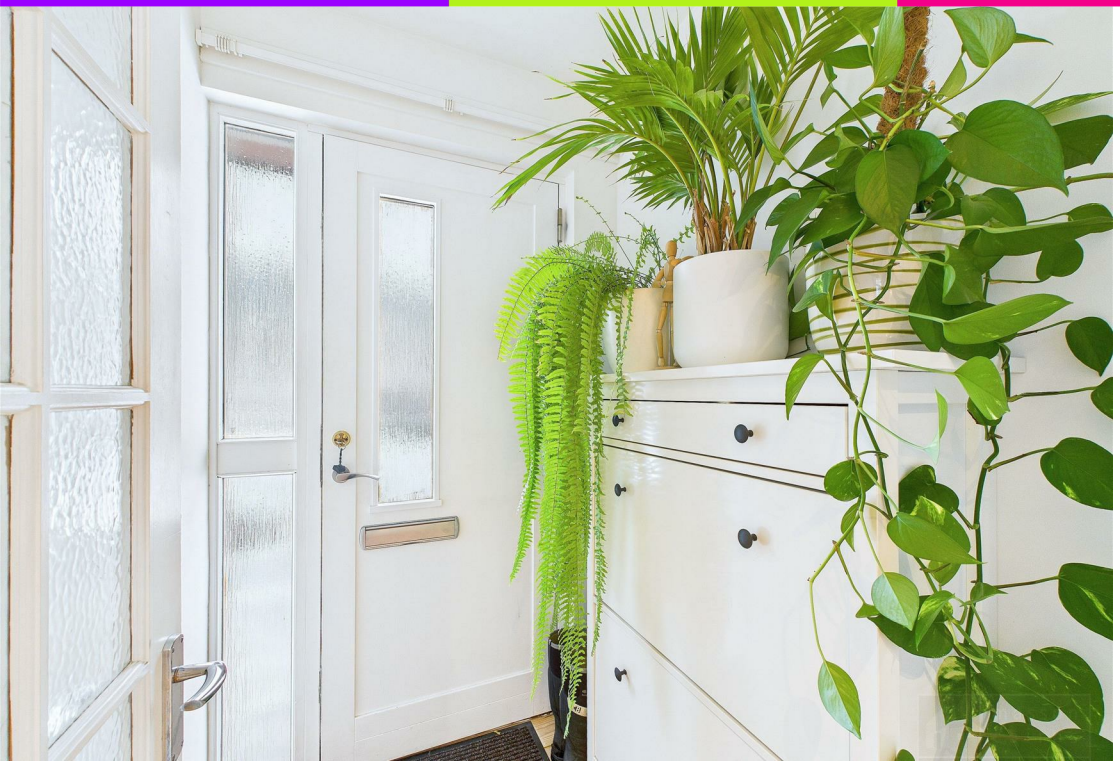

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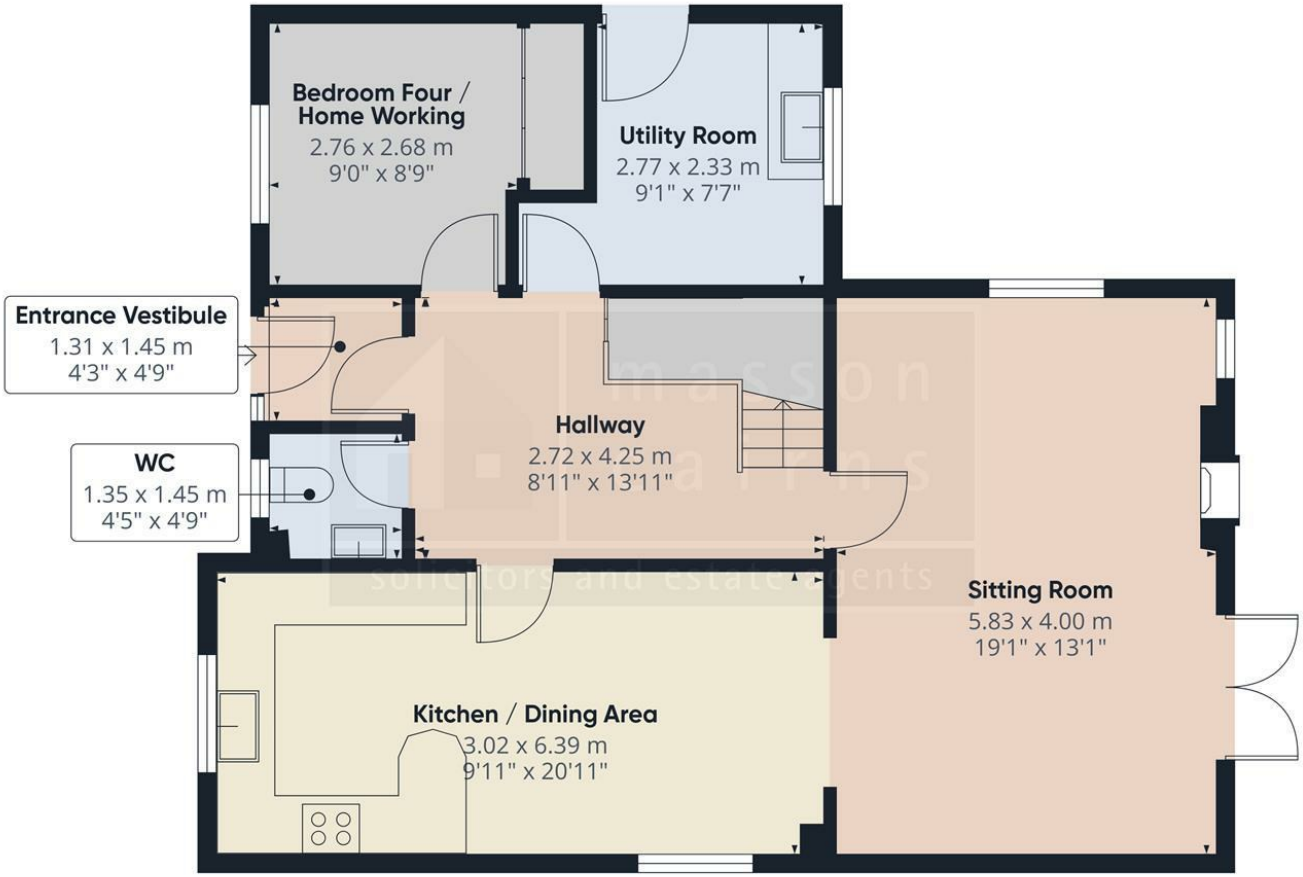

Floor 0

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Approximate total area(1)

73.6 m²
793 ft²

(1) Excluding balconies and terraces

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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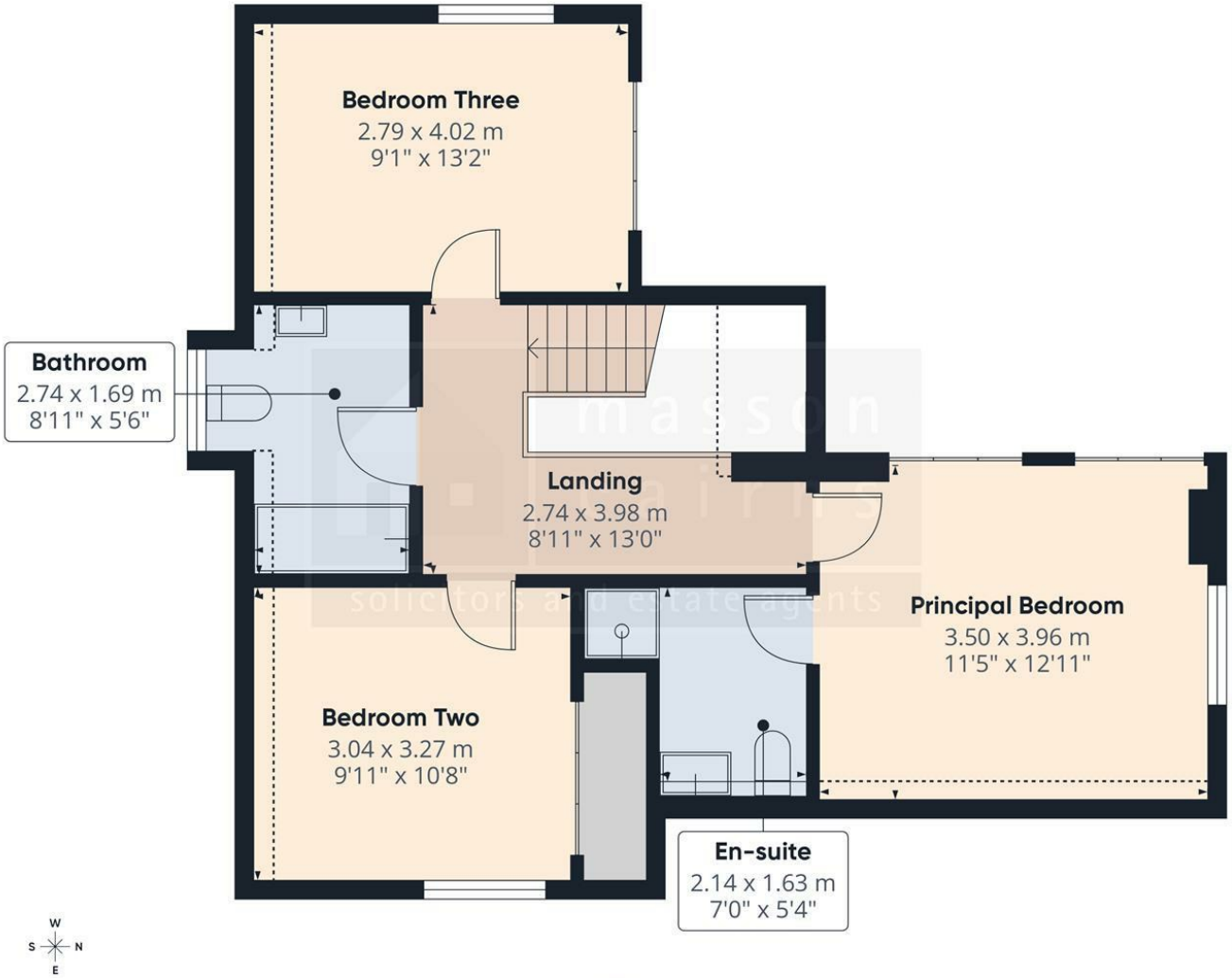

Floor 1

Approximate total area(1)
52.2 m²
563 ft²

Reduced headroom
2.2 m²
24 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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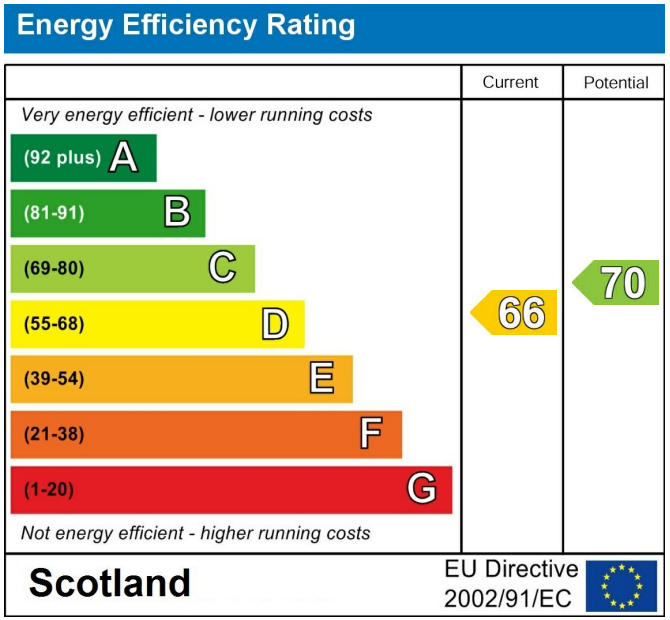

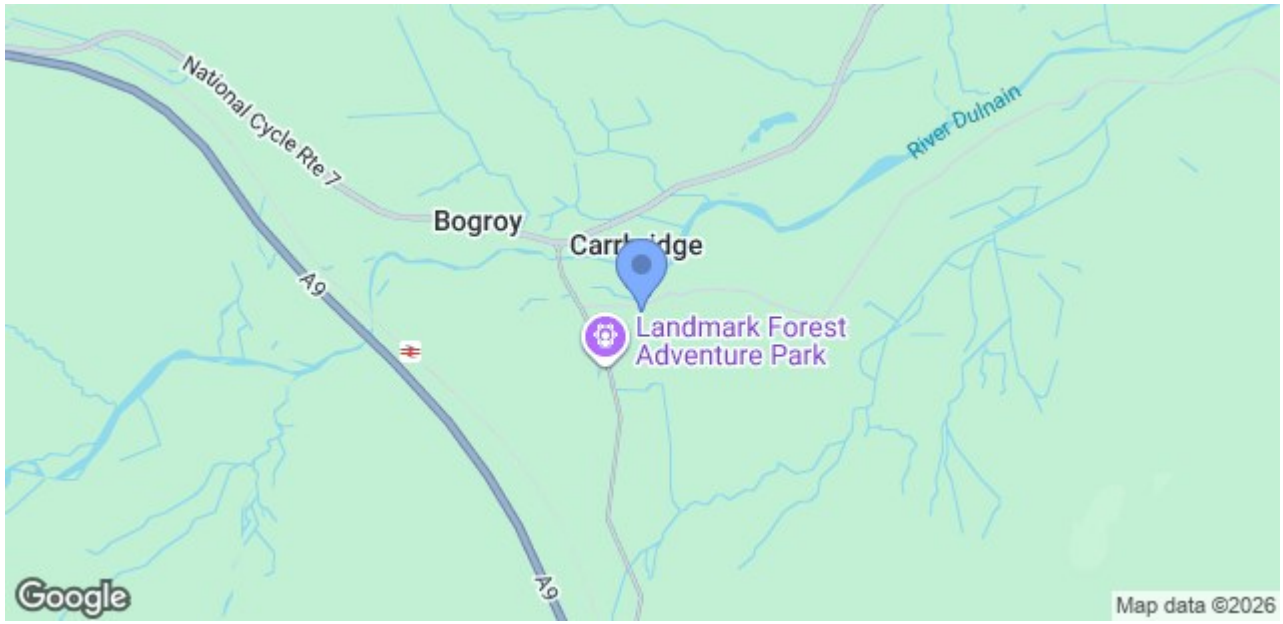

While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters

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