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solicitors and estate agents

Railway Cottage 4, Slochd, Carrbridge, PH23 3AY

SOLD £165,000

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

SOLD - An exciting opportunity to acquire a traditional end-terrace cottage with expansive grounds, enjoying a peaceful Highland setting and outstanding potential for enhancement and added value.

Set amidst approximately 0.6 acres of outdoor space, Railway Cottage 4, Slochd, offers a rare chance to secure a charming Highland home in a unique and elevated location, surrounded by open woodland and natural beauty. This traditional stone-built property enjoys an end-terrace position and benefits from a collection of outbuildings and garden areas which offer scope for creative improvement or reconfiguration, subject to appropriate consents. The cottage currently offers generous and flexible accommodation over two floors, with a bright sitting room, three comfortable bedrooms, a kitchen/dining area, and a ground floor shower room. The property would benefit from modernisation, but offers excellent scope to personalise and enhance, making it an ideal project for those seeking a permanent home or investment opportunity. Outside, the grounds are a standout feature, extending to around 0.6 acres and including a range of timber outbuildings, informal parking areas, and woodland fringes. The outdoor space presents a multitude of possibilities — whether for growing produce, creating workshop or studio space, or extending the main house (subject to planning). Situated just off the Slochd Pass between Carrbridge and Tomatin, the property enjoys easy access to the A9 while feeling peaceful and secluded. There are stunning walks and bike trails on the doorstep, and the wider Cairngorms National Park and the amenities of Aviemore are within easy reach. EPC E, Council Tax C, 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.

Carrbridge 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 E

Entrance Vestibule

1.47m x 1.30m (4'9" x 4'3")

A charming timber-lined entrance vestibule is accessed via a glazed timber door from the covered front deck. This welcoming space is both practical and characterful, offering ample room to hang coats and store boots and there is a shelved cupboard offering additional storage space. A glazed internal door leads through to the hallway, allowing natural light to flow through, while views of the surrounding hills and garden deck enhance the sense of connection with the outdoor setting.

Hallway

The hallway is accessed via the entrance vestibule and provides further access to the sitting room, kitchen / dining and the shower room. There is carpet flooring, ceiling lighting and hanging space for outerware.

Sitting Room

5.29m x 3.61m (17'4" x 11'10")

A warm and inviting sitting room enjoying views over the garden through twin aspect windows. A focal point stove with back boiler is set within a recessed hearth and provides both character and supplementary heating, while an air conditioning unit offers climate control throughout the year. The space comfortably accommodates a variety of lounge furniture and provides access to two ground floor bedrooms and the staircase to the upper floor. There is also a shelved storage cupboard.

Kitchen / Dining

4.65m x 2.68m (15'3" x 8'9")

The kitchen/dining area is a bright and sociable space with dual aspect windows that frame views of the surrounding grounds and woodland. There is a range of base and drawer units under complementary worktops, housing a stainless steel sink with drainer and space for a cooker and other appliances. The room comfortably accommodates a family dining table and chairs, making it ideal for both everyday living and entertaining. A feature exposed timber beam adds a rustic charm, and the space is finished with timber-effect flooring and ceiling lighting. A door to the rear leads through to the adjoining utility/pantry.

Utility / Pantry

0.79m x 2.70m (2'7" x 8'10")

The utility / pantry is a versatile and well-organised space that combines storage with laundry functionality. It offers extensive open shelving to three walls, ideal for storing dry goods, crockery, and kitchen essentials. There is ample space and plumbing for both a washing machine and a tumble dryer.

Bedroom One

3.12m x 4.21m (10'2" x 13'9")

This charming double bedroom enjoys delightful elevated views across the railway line to the hills beyond, creating a peaceful and scenic retreat. The room has carpet flooring and recessed downlighting in addition to twin integrated wardrobes that offer good storage.

Bedroom Two

2.60m x 2.45m (8'6" x 8'0")

A single bedroom currently utilised as a home office, with a large window allowing in natural light and offering pleasant outlooks. The room is fitted with open shelving for books and storage, while there is space for a single bed and additional furnishings. It is finished with carpet and ceiling lighting.



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Bedroom Three

2.57m x 2.43m (8'5" x 7'11")

Currently set up with bunk beds, ideal for children or as guest accommodation, there is a window to the rear providing good natural light. The room includes ceiling lighting, carpet flooring, and ample shelving and storage.

Shower Room

1.53m x 2.64m (5'0" x 8'7")

A well-appointed shower room featuring a large glazed enclosure with a mains pressure shower and rainwater head set against contemporary tile effect wet wall panelling. Complementing the space is a WC, wash hand basin with mirror and shaver light. There is an opaque window providing natural light, electric wall fan, ceiling lighting, and laminate flooring.

Outside & Outbuildings

The property sits within expansive garden grounds extending to approximately 0.6 acres, offering exceptional amenity, privacy, and excellent potential for further landscaping or development (subject to any necessary consents). A timber-decked entrance porch with balustrade and overhead canopy provides a sheltered and attractive approach to the home, while various planters and flower beds lend charm and colour to the immediate frontage. To the rear and side, the grounds open out into generous areas of lawn and gravel, with mature trees and a surrounding natural landscape providing an attractive Highland backdrop. There is direct access to surrounding woodland walks, while the property's scale and positioning offer scope for additional cultivation, leisure or lifestyle uses. A particular feature are the various timber outbuildings which are divided into two large garage/workshop spaces and a light-filled garden room plus an additional garage:

Garage One (approx. 6.67m x 6.28m) features twin outward-opening timber doors, concrete flooring, and excellent storage with both floor and wall-mounted shelving. Ideal for workshop use or secure storage of vehicles and equipment.

Garage Two (approx. 7.36m x 6.53m) is equally spacious with good headroom and potential for a variety of uses, including as a studio, hobby space, or further workshop.

Garden Room (approx. 2.80m x 4.39m) is a rustic and glazed space with views to the garden and beyond, perfect for potting, seating, or a sunny retreat.

In addition, the property benefits from ample parking with space for several vehicles, located adjacent to the outbuildings. There is also an open fronted

store and wood stores positioned nearby, contributing to the versatile and practical outdoor offering.

Overall, the outside space and outbuildings at Railway Cottage 4, Slochd are a key highlight — offering both lifestyle value and excellent scope for future enhancement or creative use.

Services

It is understood that there is mains electricity, private water supply via a borehole with filtration system and septic tank. There is an Air Source Heat Pump which quickly and efficiently heats the property in addition to a multi fuel stove in the lounge with a back boiler.

Entry

By mutual agreement.

Price

SOLD

Viewings and Offers

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

Masson Cairns

Strathspey House

Grantown on Spey

Moray

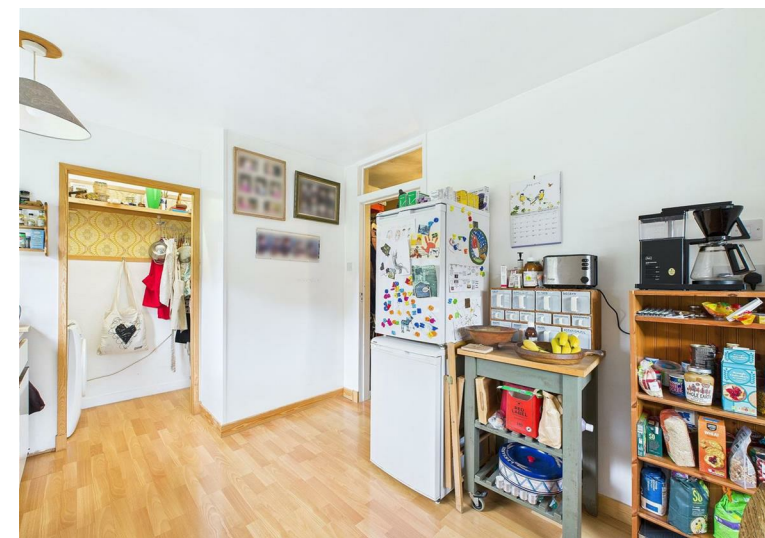
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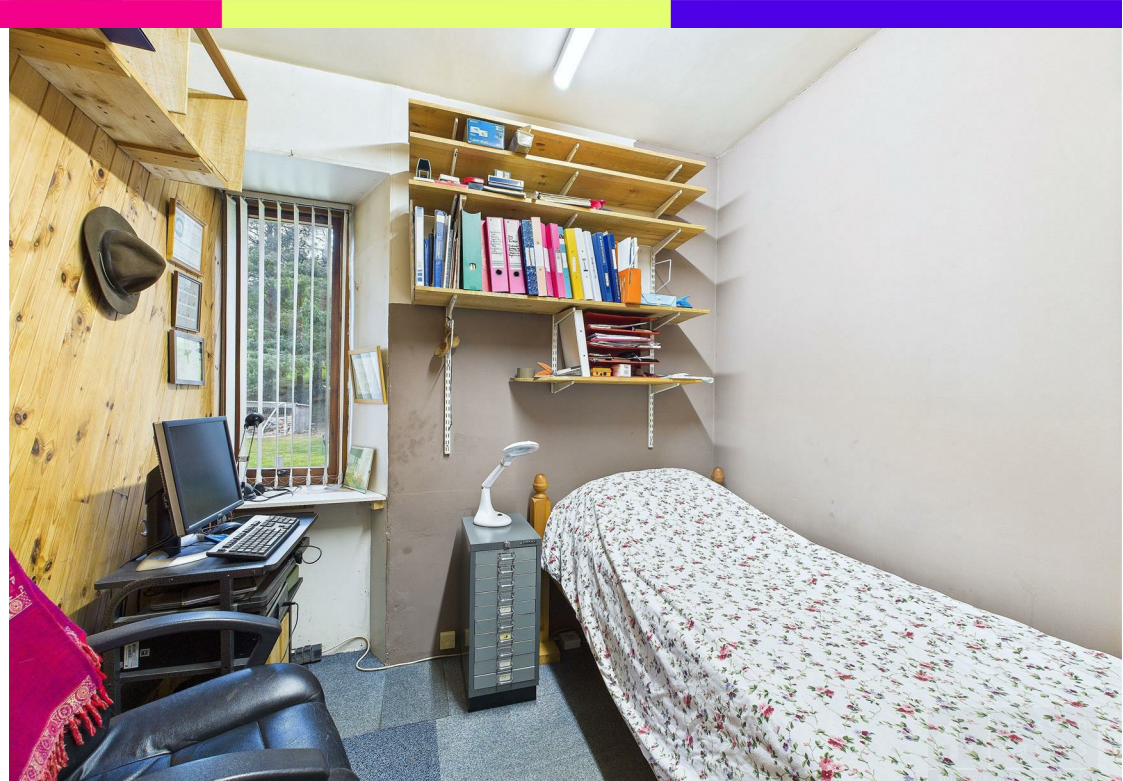
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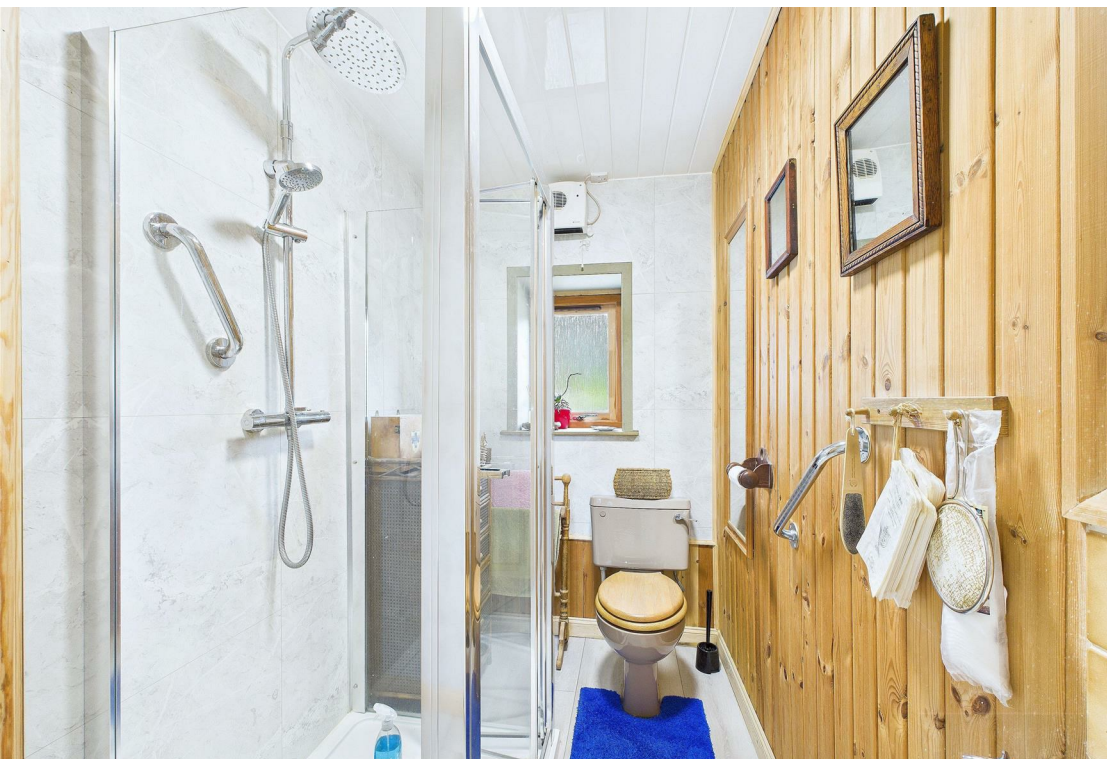
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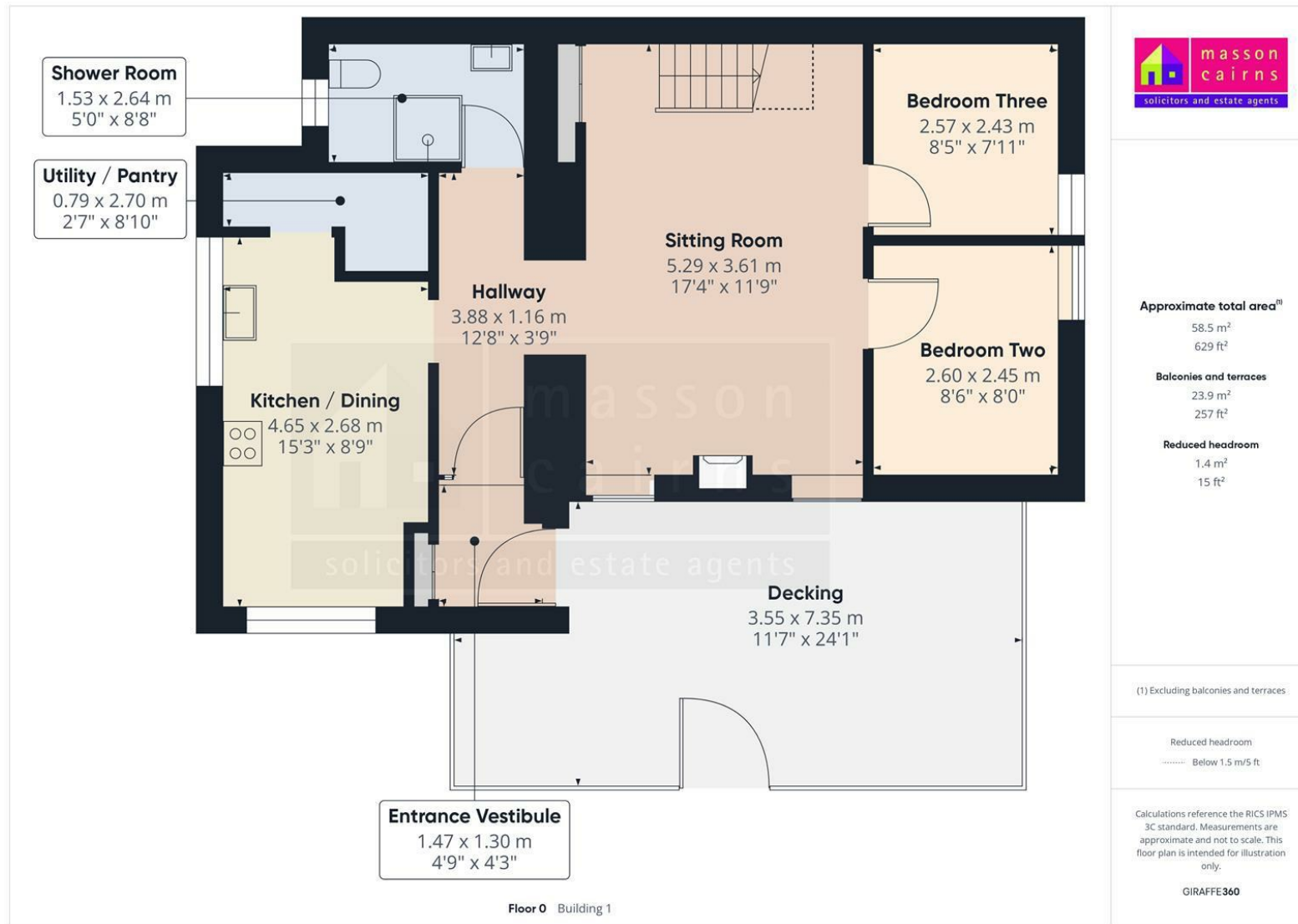












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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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