



masson  
cairns Ltd

solicitors and estate agents

4 Dalmore Road, Carrbridge, PH23 3BG

Offers Over £449,500

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

An outstanding and immaculately presented detached home offering generous, energy efficient and high-quality accommodation set within beautifully landscaped and private garden grounds, positioned in this highly regarded village within the Cairngorms National Park. The accommodation is arranged over two thoughtfully planned floors and places strong emphasis on light, space and modern living. The principal sitting room is generous in scale and centred around a focal wood-burning stove, creating a warm and welcoming atmosphere. A recently fitted contemporary kitchen is finished to an excellent standard with quality integrated appliances and opens seamlessly into a bright and spacious dining / family area, also featuring patio doors providing direct access to the garden. Additional ground-floor accommodation includes a separate utility room, wc and a large double bedroom with modern en-suite, offering excellent flexibility for guests or single-level living. The upper floor provides three further spacious double bedrooms, one of which benefit from modern en-suite facilities, all recently upgraded and presented in excellent order. The property is further enhanced by a range of energy-efficient features including photovoltaic panels, Solar water heating and an air source heat pump. Externally, the house enjoys generous off-street parking, a detached and extended garage with workshop, greenhouse, kitchen garden and a variety of private patio areas ideal for al fresco dining. Occupying a quiet and rarely available position within Carrbridge, the property enjoys a high degree of privacy while remaining well placed for excellent road and rail links and convenient access to the outstanding outdoor, leisure and recreational opportunities. EPC B, Council Tax F Home report online at [massoncairns.com](http://massoncairns.com)

**Offers Over £449,500**



masson  
cairns Property Management

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ  
Tel: 01479 874800  
Fax: 01479 874806  
[property@lawscot.com](mailto:property@lawscot.com)  
<https://www.massoncairns.com>

## 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.

## Energy Efficiency

The property enjoys an excellent energy efficiency rating, achieving a high B rating and sitting just three points below an A, reflecting the quality of its insulation, systems and overall performance. Heating is provided by an efficient dual system, with a Vaillant air source heat pump located to the rear of the property supplying radiators throughout the house. This is complemented by a Grant Vortex oil-fired boiler, also positioned externally, which provides reliable back-up for hot water, ensuring comfort, resilience and flexibility year-round. In addition, there are 14 solar PV panels mounted on the garage roof forming a 4.2kW system, which supplements the electricity supply and hot water via a Solar iBoost, further enhancing efficiency and helping to keep running costs well controlled.

## Home Report

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

## EPC Rating B

## Entrance Vestibule

1.85m x 1.69m (6'0" x 5'6")

The property is entered via a paved approach through the neatly arranged and well-maintained front garden, leading to a high-performance timber entrance door. The vestibule provides a bright and welcoming reception space, with windows to either side and a glazed internal door opening through to the sitting room. Finished with oak flooring and ceiling lighting, the area offers practical space for coats and footwear and incorporates a radiator for comfort. The vestibule also neatly accommodates the electric meters together with the burglar and fire alarm systems, providing a functional yet well-presented introduction to the accommodation beyond.

## Sitting Room

5.66m x 5.86m (18'6" x 19'2")

The sitting room is a bright and generously proportioned space, enjoying excellent natural light from triple aspect windows to the front, rear and side, which also provide attractive views across the surrounding garden grounds. At the heart of the room is an elegant multi-fuel stove set on a granite hearth with matching surround and a marble mantel, creating a welcoming focal point. The room is finished with quality oak flooring, recessed ceiling lighting and radiators, and benefits from a natural flow through to the adjoining kitchen, dining and family room, making it well suited to both everyday living.

## Kitchen / Dining Area / Family Area

3.29m x 5.26m (10'9" x 17'3")

This impressive open-plan kitchen, dining and family space forms the heart of the home, offering excellent proportions and a bright, welcoming atmosphere. The room enjoys attractive outlooks across the gardens through windows to the rear and sides, creating a strong connection with the outdoor space. The recently installed kitchen is fitted with a comprehensive range of high-quality base, wall and drawer units, complemented by contemporary work surfaces, coordinated splash backs and an inset sink with chrome mixer tap. Integrated appliances include a Siemens induction hob with illuminated extractor, Neff double oven, fridge, freezer and dishwasher, all neatly incorporated to provide a clean and streamlined finish. The dining area comfortably accommodates a generous table for entertaining, while the adjoining family area offers a relaxed setting, ideal for everyday living. Oak flooring, recessed ceiling lighting and a radiator complete the space while patio doors open directly onto a sheltered seating area, perfect for al fresco dining, with a further door leading through to the inner hall providing access to the utility room and WC.

## Utility / Boot Room

2.98m x 1.56m (9'9" x 5'1")

The utility room provides valuable ancillary accommodation, thoughtfully arranged to support day-to-day family living. Fitted with a practical worktop incorporating a stainless steel sink and drainer, the room offers generous storage alongside space for a washing machine and tumble dryer. A separate, large integrated airing cupboard houses the hot water cylinder while a further door provides direct access to the rear garden, making this an ideal space for outdoor use, with a separate boot room area offering hanging and shelved storage for coats, footwear and outdoor equipment. An adjoining door leads to the WC of this well-planned service area.

## WC

1.35m x 2.00m (4'5" x 6'6")

The cloakroom WC is neatly presented and conveniently positioned for everyday use, fitted with a contemporary WC and wash hand basin with tiled splash back, mirror and shaver light. Finished in neutral tones, the space also has a useful storage cupboard.

## Bedroom Four & En-suite

3.74m x 3.79m & 3.00m x 2.01m (12'3" x 12'5" & 9'10" x 6'7")

Situated on the ground floor, this space is a very well-proportioned and inviting double bedroom, ideally suited to guests or multi-generational living. The room enjoys a pleasant outlook to the front through a large window, allowing for excellent natural light, and is finished with soft carpet flooring, ceiling lighting and a radiator. A triple integral wardrobe with mirrored doors provides generous built-in storage with shelving and hanging space, ensuring the room remains both practical and uncluttered. A further door leads directly to the en-suite shower room, which is particularly impressive in both style and finish. Thoughtfully designed with a contemporary feel, the en-suite features a sleek walk-in shower with glazed screen and rainfall shower, complemented by full-height wet wall for a clean, modern look. The concealed-cistern WC enhances the streamlined aesthetic, while the fitted wash hand basin is set within elegant vanity cabinetry providing useful storage and a refined finish. Natural light is provided via an opaque window, and the overall presentation is one of understated luxury, creating a comfortable and well-appointed private suite.



masson  
cairns

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

[property@lawscot.com](mailto:property@lawscot.com)

<https://www.massoncairns.com>

#### Landing

The first-floor landing is bright, spacious and well presented, providing an attractive central hub to the upper accommodation. It is finished with soft carpet flooring and is flooded with natural light from a Velux window to the front.

#### Principal Bedroom & En-suite

4.42m x 4.15m & 2.30m x 2.41m (14'6" x 13'7" & 7'6" x 7'10")

The principal bedroom is a beautifully proportioned and restful retreat, occupying a quiet position on the first floor and enjoying an excellent sense of space and light. The room comfortably accommodates a super-king bed alongside freestanding furniture and benefits from soft carpet flooring and neutral décor. There is a triple fitted wardrobe with mirrored sliding doors, providing generous hanging and shelving storage while enhancing both light and space. Natural light is drawn in via a dormer-style window to the front with pleasant outlooks across the surrounding area, making this a superb main bedroom suite. Adjoining the bedroom is the stylish en-suite bathroom, finished to a high standard with a contemporary finish. The suite includes a quality bath with a rainfall head and a glazed screen, a WC and a wash hand basin, neatly arranged to maximise space and practicality. There is excellent natural light and ventilation from a velux window and together, the bedroom and en-suite form a comfortable and well-designed principal suite, ideal for modern family living.

#### Bedroom Two

3.66m x 4.18m (12'0" x 13'8")

Bedroom two is a well-proportioned double room positioned to the front of the property, enjoying good natural light through a large window. The room benefits from an excellent range of built-in storage, including a substantial quadruple integral wardrobe with mirrored sliding doors, providing ample hanging and shelving space while enhancing the sense of light and space. Finished with soft carpet flooring and a neutral decorative scheme, the room is both practical and comfortable. An access hatch leads to the partially floored loft, complete with an integrated loft ladder, offering useful additional storage.

#### Bedroom Three

4.53m x 2.67m (14'10" x 8'9")

The third bedroom is a well-proportioned and versatile room, currently arranged as a comfortable bedroom but equally well suited as a generous home office or study. A large window provides excellent natural light and a pleasant outlook, enhancing the bright and airy feel of the space. The room benefits from carpet flooring, ceiling lighting and a radiator, and is complemented by extensive built-in storage in the form of a wide integral wardrobe with mirrored sliding doors, offering excellent hanging and shelving capacity while maximising the sense of space.

#### Shower Room

1.66m x 2.46m (5'5" x 8'0")

The shower room is stylishly finished to a high standard, creating a bright and contemporary space. It is fitted with modern white sanitary ware, including a generous glazed shower enclosure with rainfall-style shower, a WC and a pedestal wash hand basin. Complementary wall finishes and quality flooring enhance the clean, modern aesthetic, while a Velux window provides excellent natural light and ventilation.

#### Garage / Workshop

A particularly valuable feature of the property is the substantial double-length garage, measuring approximately 2.8m x 6.7m, fitted with a metal up-and-over door to the front. A separate pedestrian door provides access through to the adjoining workshop area, measuring around 4.9m x 2.8m, creating an excellent and highly versatile space for storage, hobbies or practical use. Both the garage and workshop benefit from power, lighting and durable concrete flooring and there is floored loft space for additional storage. To the front of the garage is a ev charging point.

#### Outside

The property is surrounded by exceptionally well tended and thoughtfully designed garden grounds, extending to the front, side and rear and enclosed by timber fencing to ensure both privacy and security. The gardens have been carefully landscaped to create a series of inviting and practical outdoor spaces. Raised beds provide space for vegetables and herbs, while ornamental borders, terraced planters and carefully positioned specimen trees introduce colour, texture and seasonal interest throughout the year. A variety of paved terraces and patio areas have been arranged to take full advantage of the favourable southerly aspect, offering ideal settings for outdoor dining, entertaining or quiet relaxation. The grounds are complemented by a greenhouse, timber garden shed and outside tap, while a substantial tarmac driveway to the front of the garage provides generous parking for several vehicles and enhances the overall sense of space and accessibility.

#### Services

It is understood that there is mains water, drainage and electricity. There is a dual system, with a Vaillant air source heat pump located to the rear of the property supplying radiators throughout the house. This is complemented by a Grant Vortex oil-fired boiler, also positioned externally, which provides reliable back-up for hot water, ensuring comfort, resilience and flexibility year-round. In addition, there are 14 solar PV panels mounted on the garage roof forming a 4.2kW system, which supplements the electricity supply and hot water via a Solar iBoost, further enhancing efficiency and helping to keep running costs well controlled.

#### Entry

By mutual agreement.

#### Price

Offers over £449,500 are invited

#### Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: [property@lawscot.com](mailto:property@lawscot.com)

[www.massoncairns.com](http://www.massoncairns.com)



masson  
cairns

solicitors and estate agents

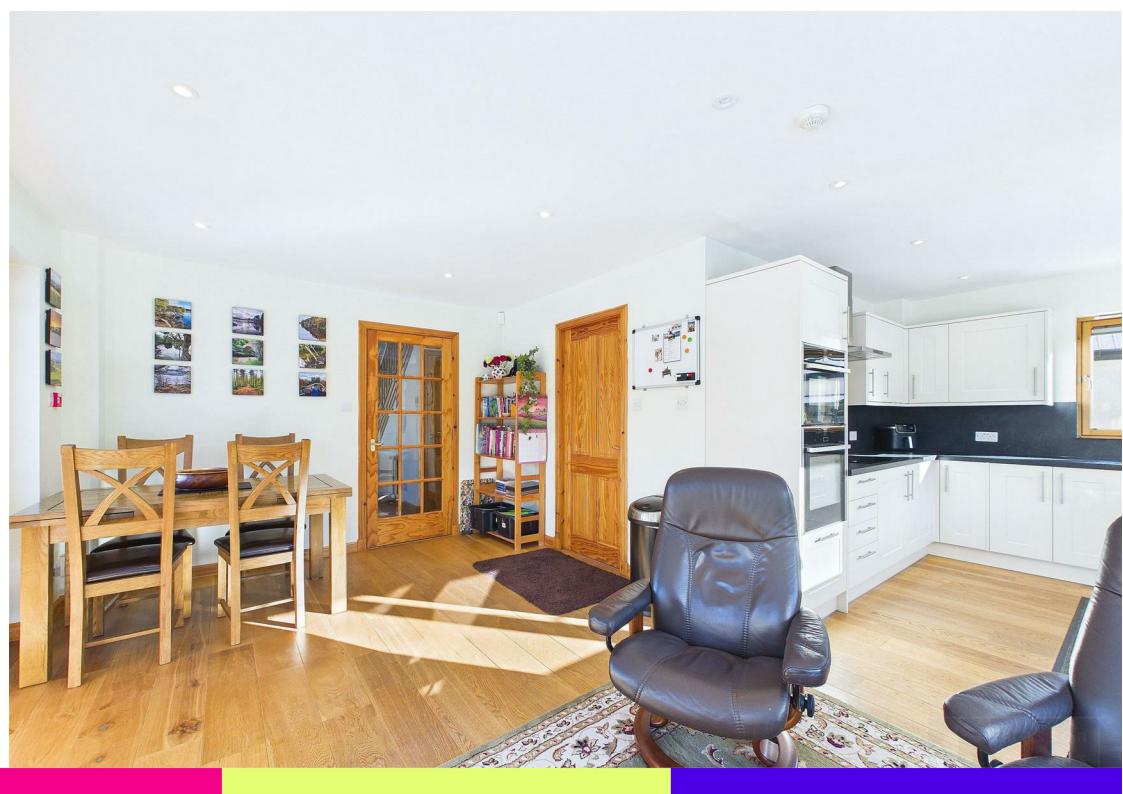
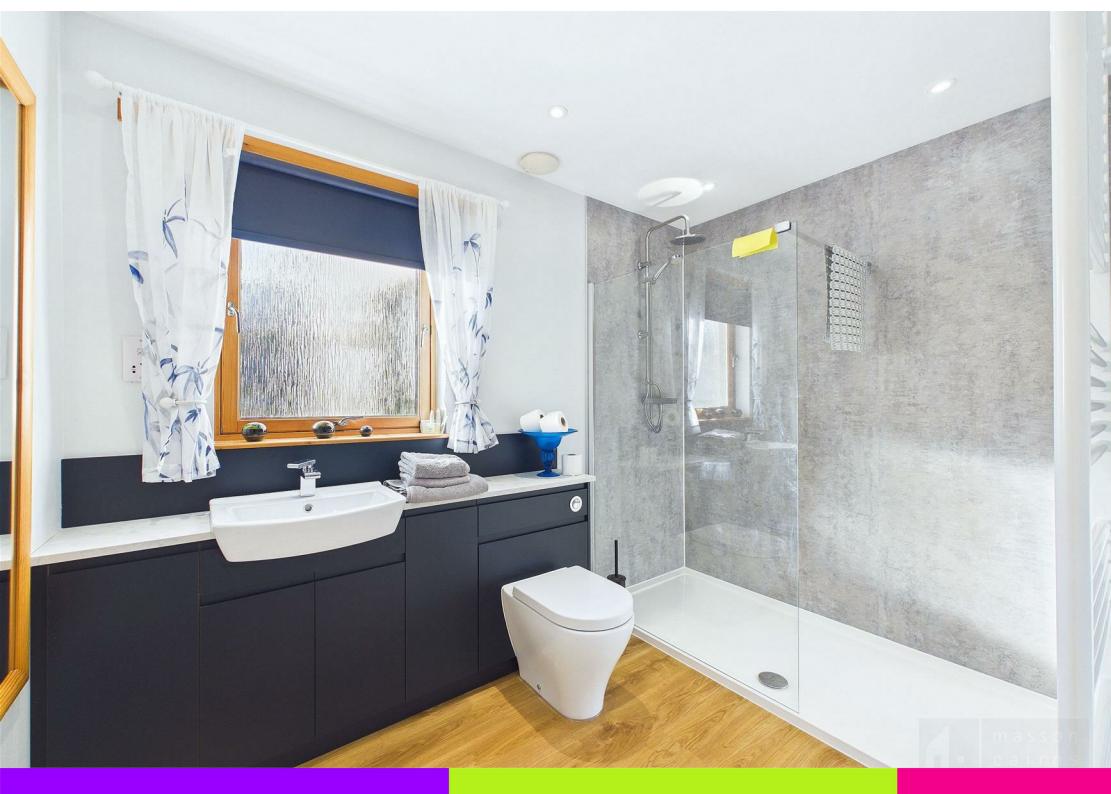
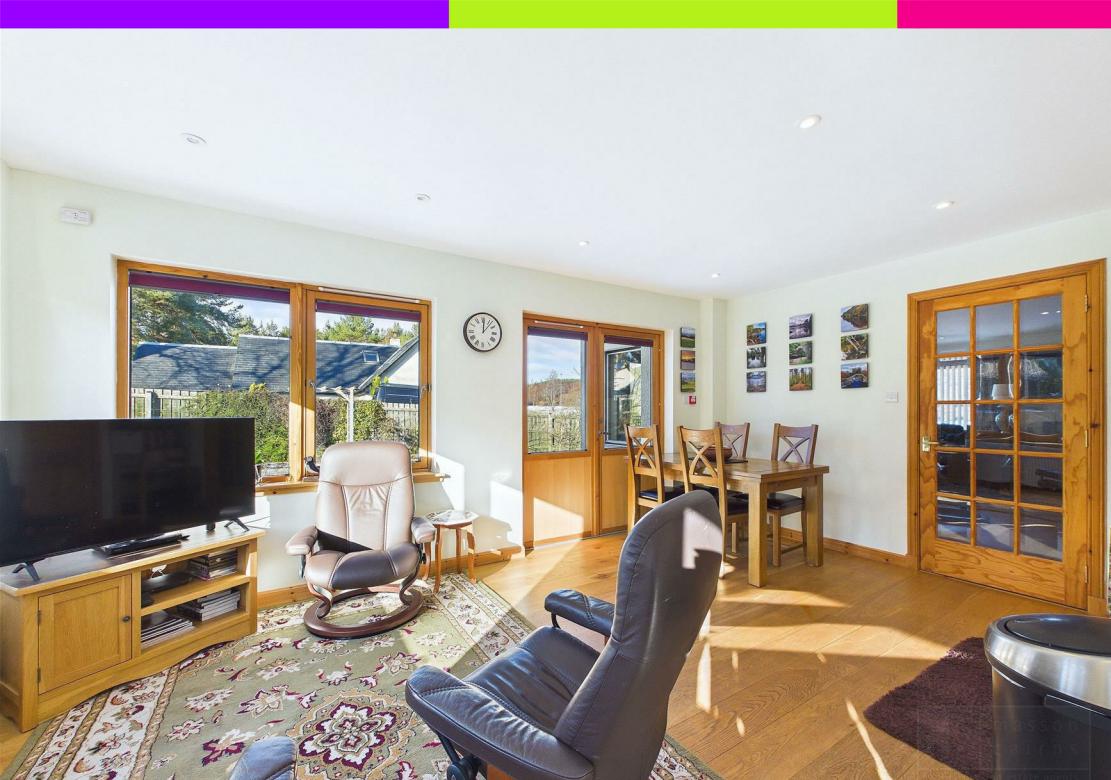
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

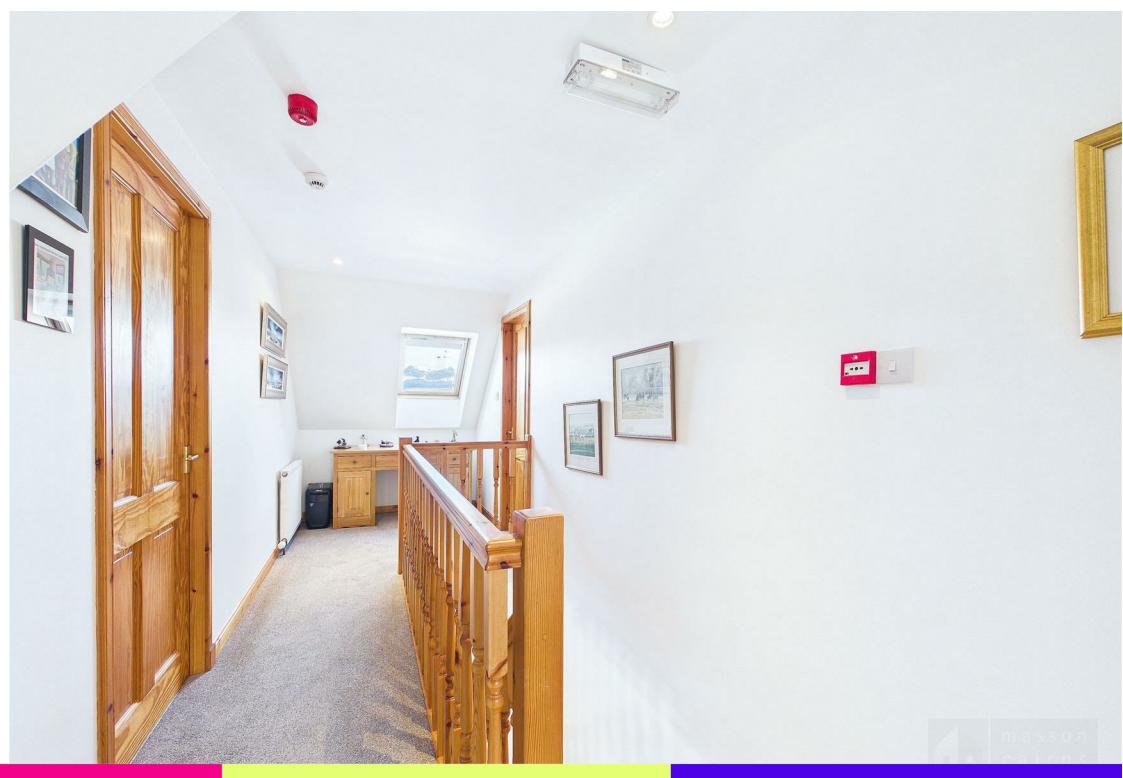
Fax: 01479 874806

[property@lawscot.com](mailto:property@lawscot.com)

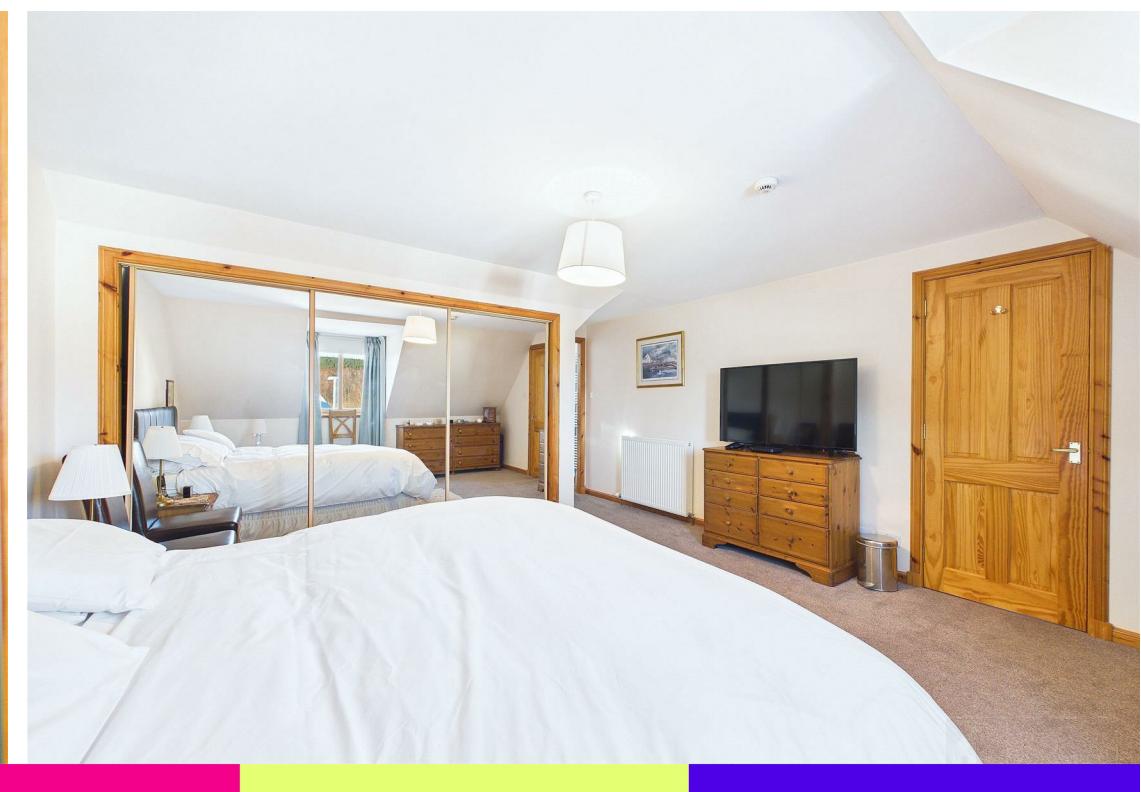
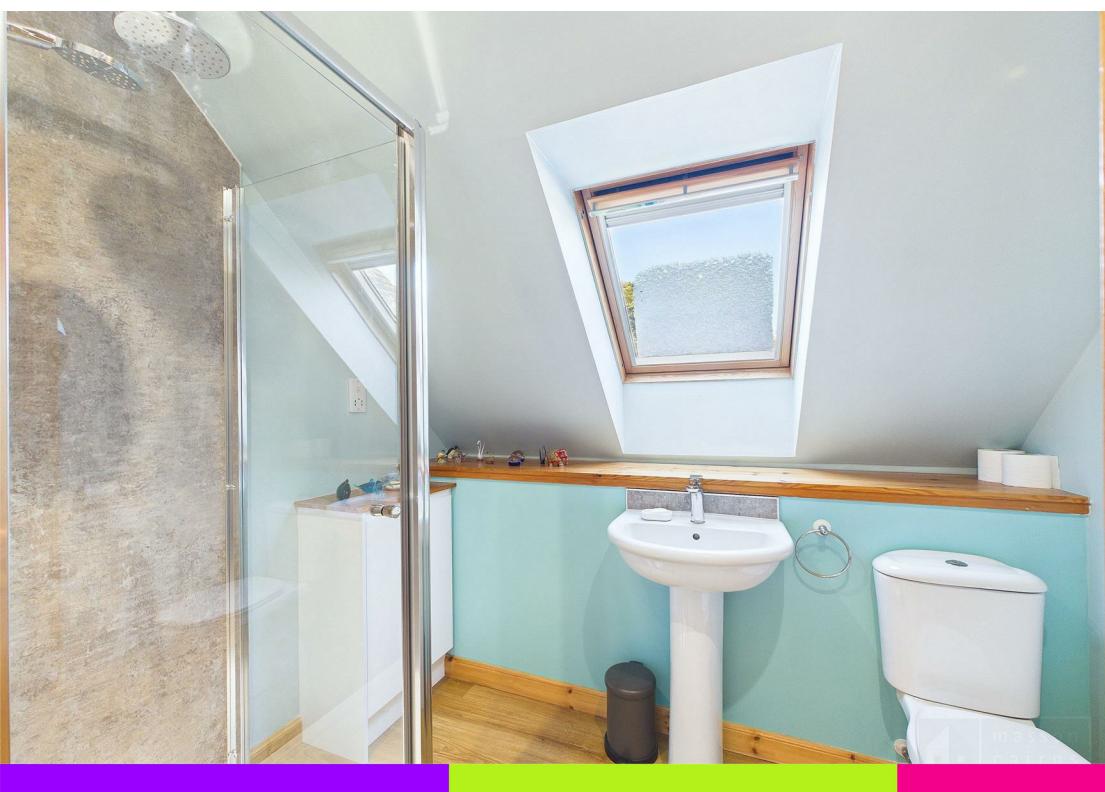
[https://www.massoncairns.com](http://www.massoncairns.com)





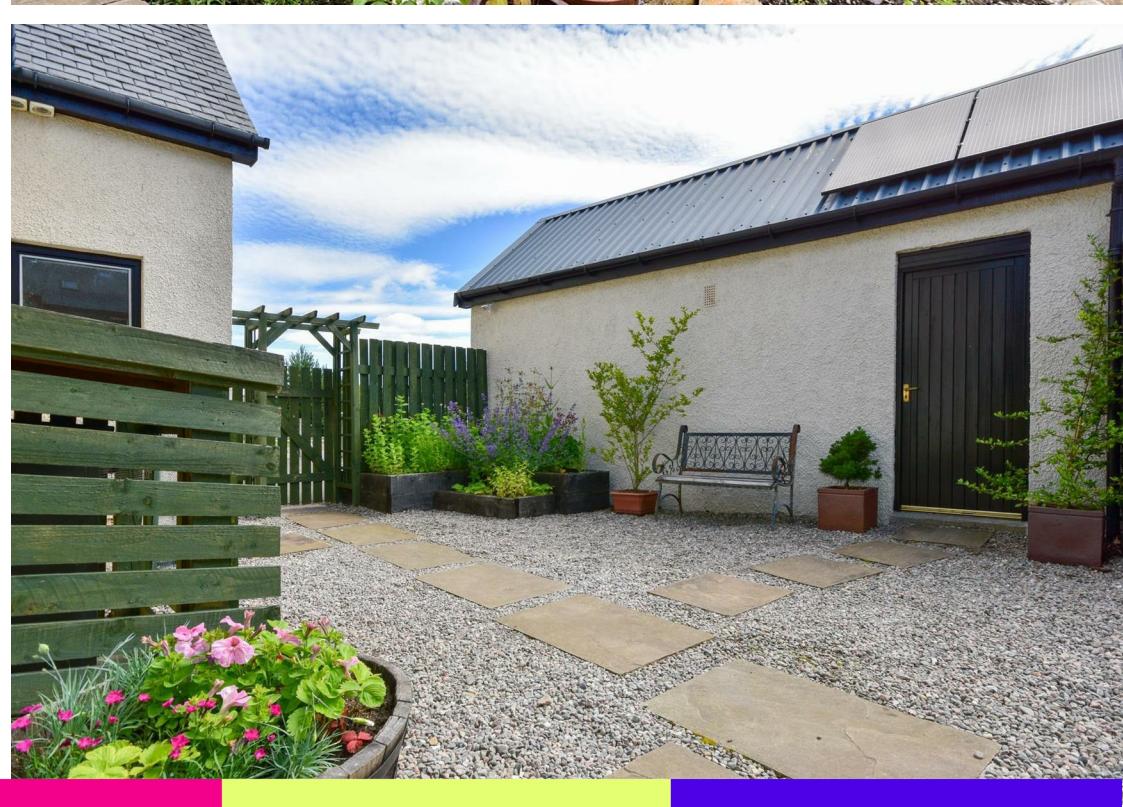
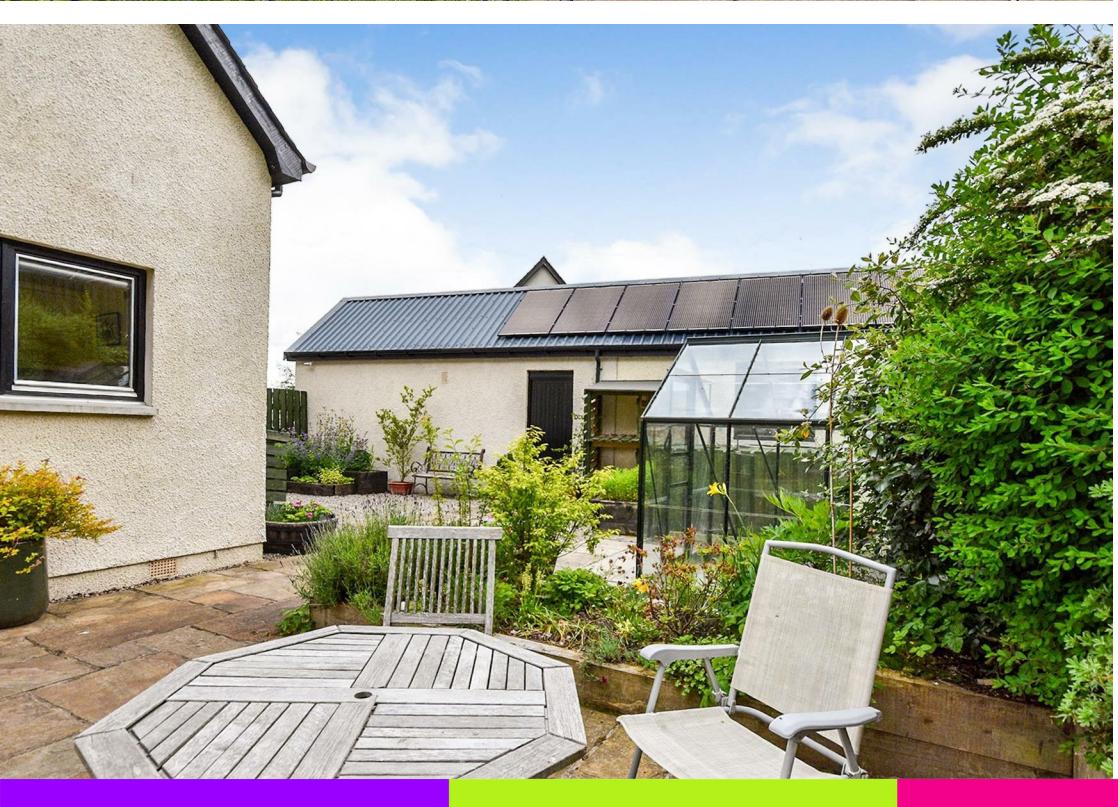








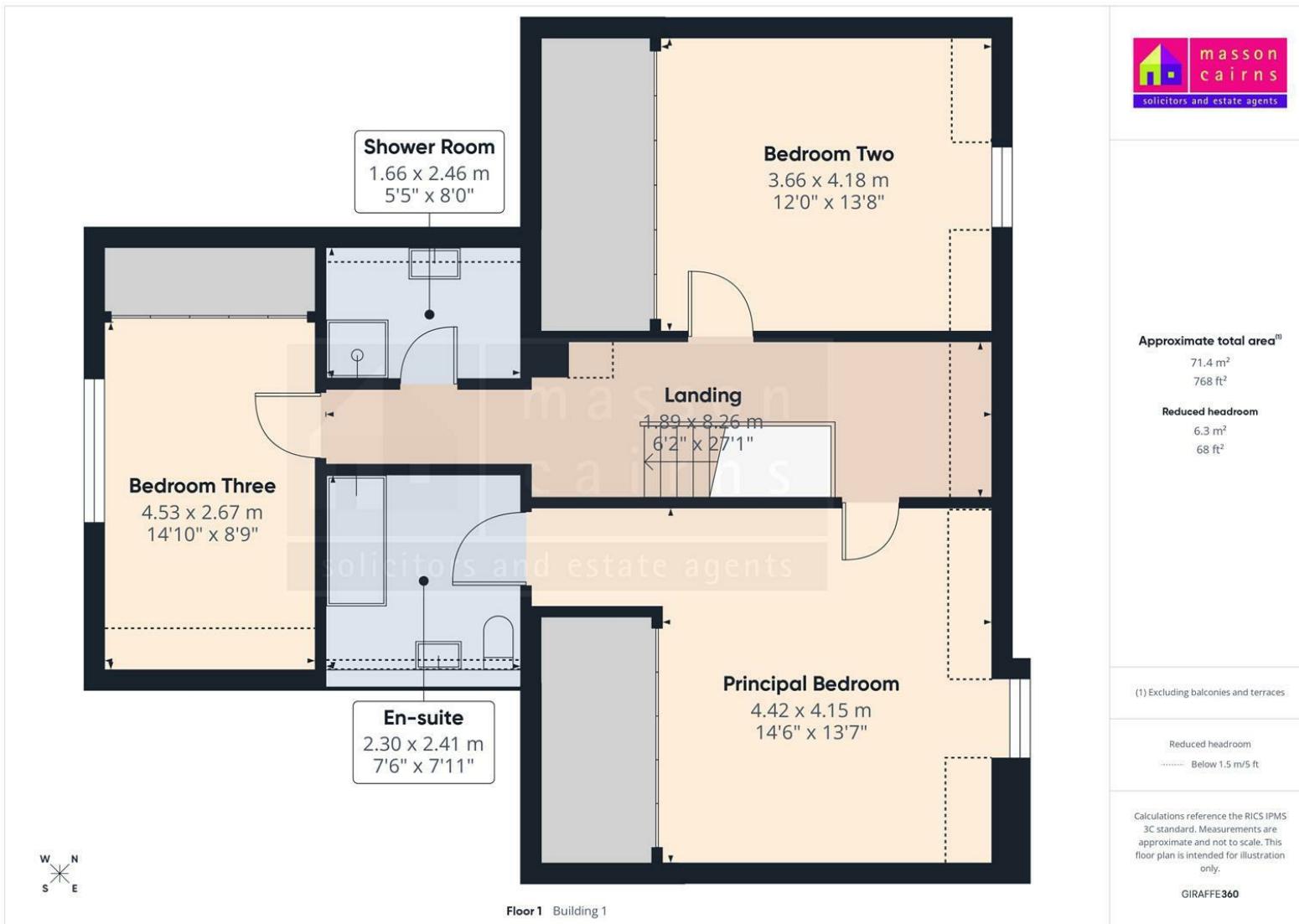






**masson  
cairns**  
solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ  
Tel: 01479 874800  
Fax: 01479 874806  
property@lawscot.com  
<https://www.massoncairns.com>



**masson  
cairns** LTD

solicitors and estate agents



Approximate total area<sup>(1)</sup>

32.9 m<sup>2</sup>

355 ft<sup>2</sup>

(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.

GIRAFFE360



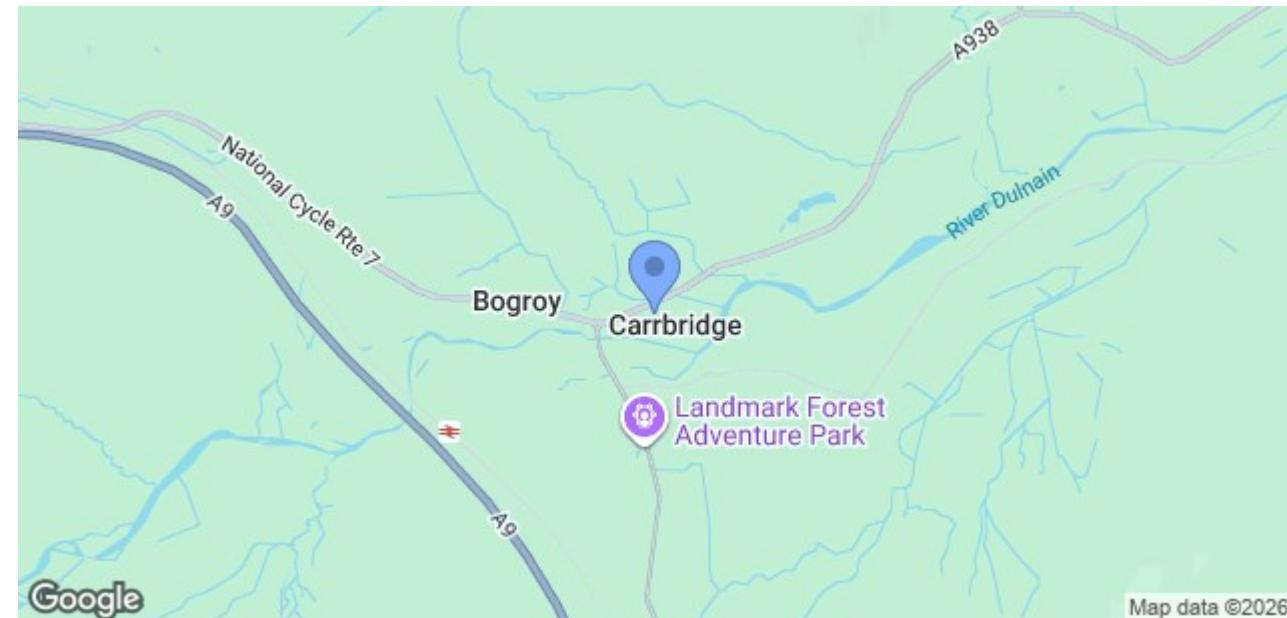
Floor 0 Building 2



masson  
cairns<sup>®</sup>

solicitors and estate agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Scotland</b>	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



**masson  
cairns** 

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ  
 Tel: 01479 874800  
 Fax: 01479 874806  
 property@lawscot.com  
<https://www.massoncairns.com>