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solicitors and estate agents

3 Ellanwood Court, Carrbridge, PH23 3AR
UNDER OFFER £125,000

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

UNDER OFFER - 3 Ellanwood Court is a charming one-bedroom bungalow in a peaceful and private setting within Carrbridge, backing onto mature woodland and offering excellent value with clear scope for personalisation. Entry is through a sheltered porch, ideal for coats, boots and everyday storage, leading into a hallway which gives access to the further accommodation. The sitting room is located to the front of the property and is bright and well-proportioned, with twin windows drawing in natural light and an attractive stone fireplace creating a characterful focal point. The shower room is fitted with a corner shower enclosure, WC and wash hand basin with vanity storage while the generous double bedroom enjoys a quiet rear outlook and benefits from good integral storage, allowing plenty of usable floor space for additional furnishings. The kitchen provides a practical range of units, worktop space and room for informal dining, with large windows bringing in light and views towards the greenery beyond. From here, a covered exit leads to a useful wood and bike store, ideal for outdoor equipment. Outside, the enclosed garden is designed for easy maintenance with gravelled and paved areas, offering space to sit out and enjoy the woodland backdrop. Communal parking adds everyday convenience. This is a superb opportunity for first-time buyers and downsizers. EPC E, Council Tax B, 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 E

Entrance Porch

1.96m x 0.95m (6'5" x 3'1")

The entrance porch provides a practical and sheltered welcome into the property, with a uPVC external door incorporating a glazed panel and matching front-facing window allowing natural light to brighten the space. Finished with wood-effect vinyl flooring, this useful area offers space for coats, footwear and everyday essentials before a further internal door leads through into the main hallway.

Hallway

The hallway is bright and neatly presented, finished with wood-effect vinyl flooring and with doors that lead to the sitting room, shower room, bedroom and kitchen. There is ceiling lighting and a high level window offering natural light to the front.

Sitting Room

4.11m x 3.20m (13'5" x 10'5")

The sitting room is a well-proportioned front-facing space with two large windows bringing in good natural light and outlooks to the garden. There is carpet flooring and a stone fireplace that provides an attractive focal point and is currently lined for a wood-burning stove, offering excellent scope to create a warm and characterful living area.



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Kitchen / Dining

3.685m x 3.38m (12'1" x 11'1")

The kitchen/dining room is a practical, well-sized space with wood effect flooring and direct access to the rear garden. Fitted with a range of cream base, wall and drawer units, worktop space, tiled splash back, window overlooking the rear garden and stainless steel sink with drainer. There is also ample room for a dining table and chairs.

Bedroom

2.93m x 3.27m (9'7" x 10'8")

The bedroom is a comfortable double room with a window overlooking the rear garden and woodland beyond. There is carpet flooring and a double integral wardrobe provides excellent hanging and shelved storage. A further shelved cupboard houses the water tank, adding useful practical storage within the room.

Shower Room

2.04m x 2.04m (6'8" x 6'8")

The shower room is fitted with wet wall panelling, wood effect flooring, a WC, wash hand basin with vanity storage and mirror above, plus a corner shower enclosure with curved glazed doors and electric shower. A high level opaque window provides natural light and ventilation.

Outside

Outside, there is a private enclosed garden with paved seating areas, gravelled low maintenance space and a pleasant woodland backdrop with direct gated access. A lockable store (1.22m x 1.80m) provides useful space for bikes, wood tools or outdoor equipment and there is communal parking.

Services

It is understood that there is mains water, drainage and electricity. There is electric heating.

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

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

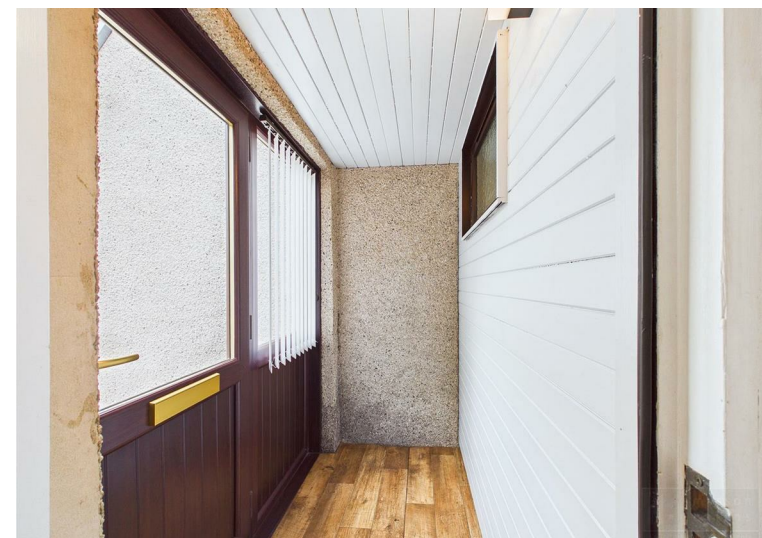
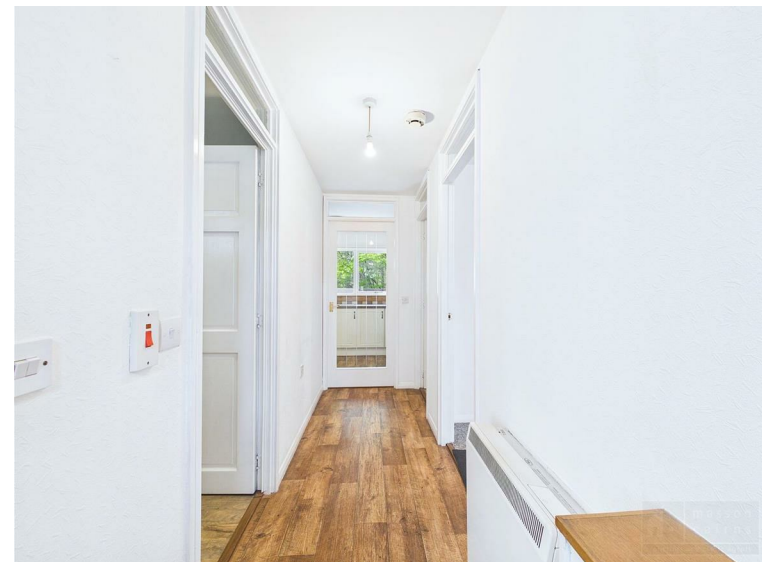
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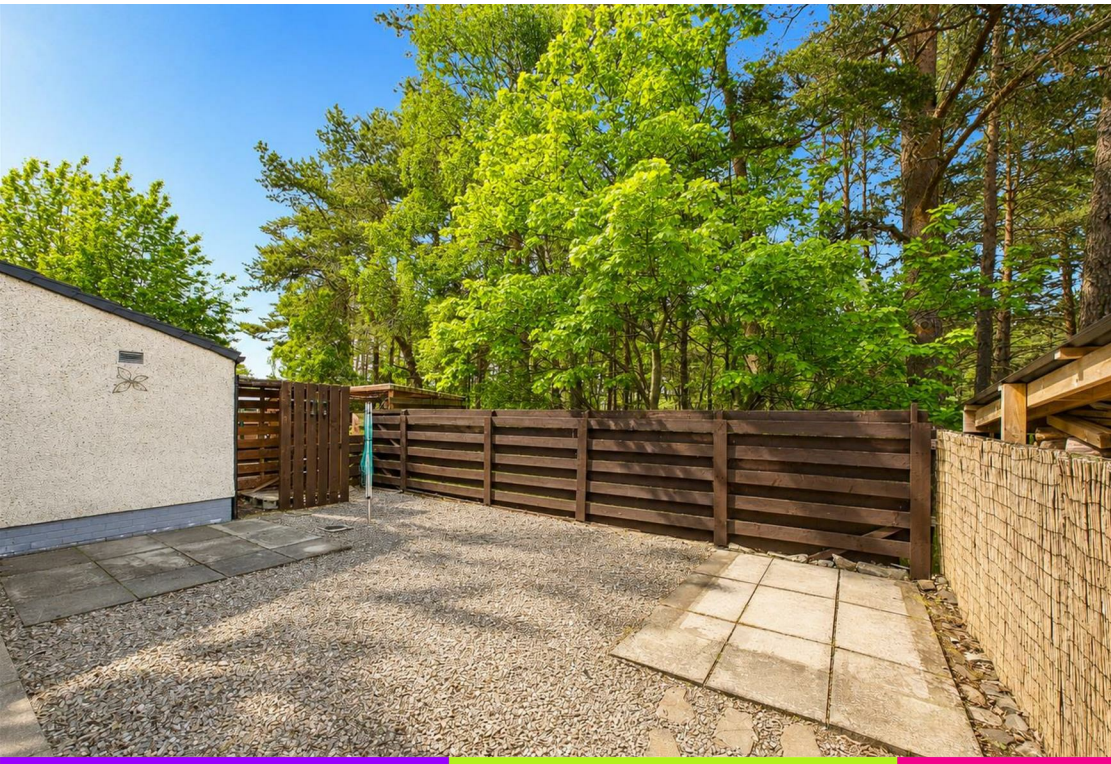
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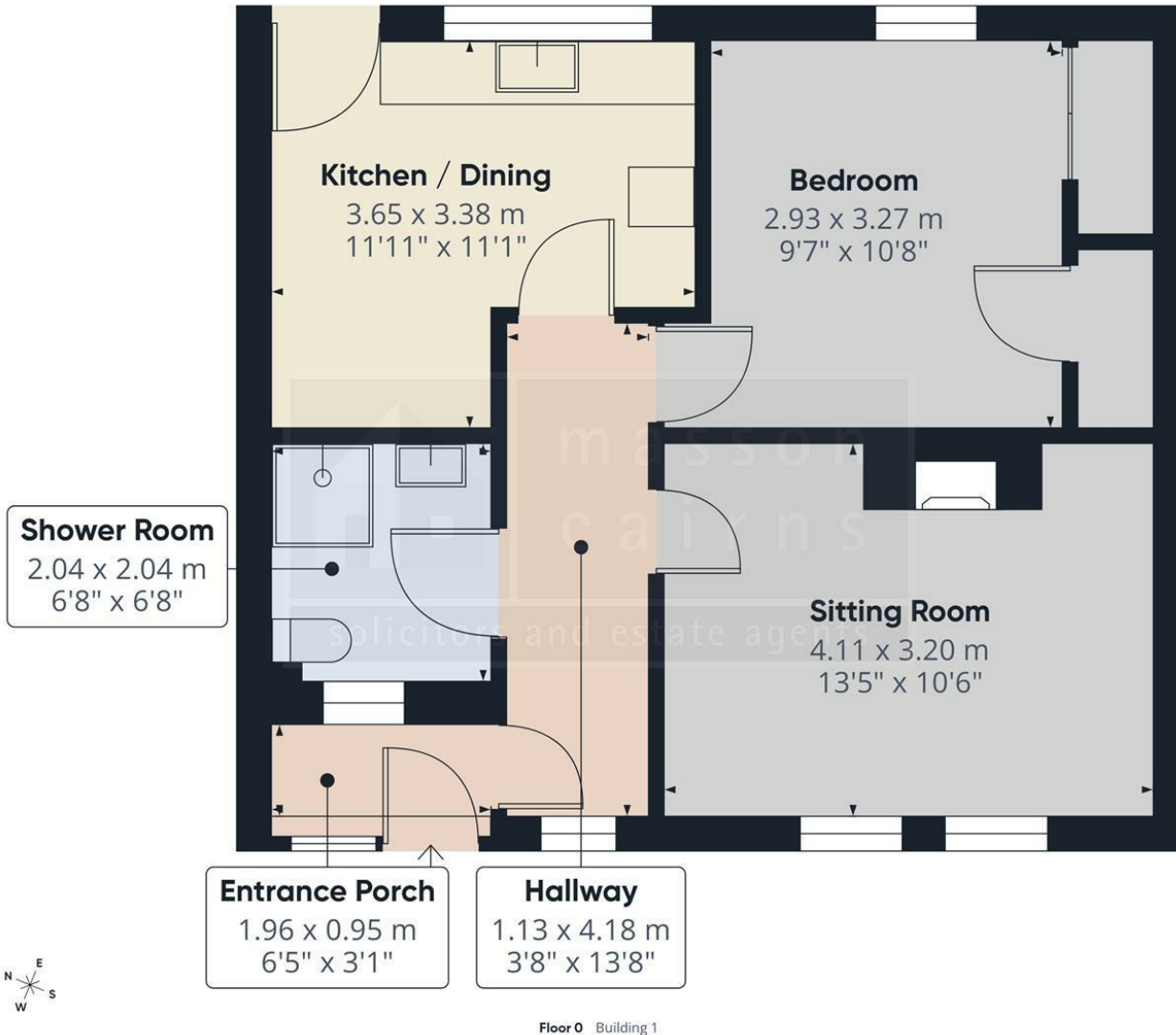
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Approximate total area⁽¹⁾
46.4 m²
501 ft²

(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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Outside Store

1.22 x 1.80 m
3'11" x 5'11"



Floor 0 Building 2



Approximate total area⁽¹⁾

2.3 m²
25 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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