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solicitors and estate agents

**CLOSING DATE - 19 Crannich Park, Carrbridge, PH23 3BD**

**UNDER OFFER £135,000**

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

UNDER OFFER - FRIDAY 23 JUNE 2023 AT 12 NOON - Presenting a fantastic opportunity, this one-bedroom semi-detached bungalow is nestled within a highly sought-after development in the historic village of Carrbridge, located in the breathtaking Cairngorms National Park. Upon entering the bungalow, you are greeted by a spacious hall that provides excellent storage space, hinting at the property's practical design. The hall opens to a comfortable sitting room which, with a touch of updating, could be transformed into a cosy space for relaxation and entertainment. Next to the sitting room is the kitchen, featuring a dining area that holds significant potential to become the heart of the home while the double bedroom offers ample space, ready to be personalised into a peaceful and serene sanctuary. A bathroom, in need of some revitalisation, completes the accommodation. Outside, the property provides a front garden that not only enhances the curb appeal but also conveniently serves as a parking space. At the rear, an enclosed garden offers privacy and a fantastic outdoor living space. In need of a gentle refresh, this bungalow offers a unique opportunity for those looking to put their own stamp on a property. Energy Performance Certificate Rating D, Council Tax Band B

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

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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 center, a thriving hub of independent shops, cozy 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.

### Hall

Upon entering the bungalow, you are welcomed by an L-shaped entrance hall, thoughtfully designed for practicality and convenience. This area features two spacious storage cupboards, perfect for stowing away seasonal items, linens, or everyday essentials in an organised fashion. Additionally, a dedicated airing cupboard houses the water cylinder, offering easy access for maintenance and further storage space on the incorporated shelves. Further adding to the practicality of the property, a loft hatch is conveniently located in the hallway, providing easy access. There are further doors that lead off to the various rooms of the bungalow, enabling easy and efficient movement throughout the home.

### Sitting Room

3.65m x 4.66m (11'11" x 15'3")

A spacious and bright sitting room, perfect for relaxation or hosting guests. Illuminated with an abundance of natural light, the room feels airy and inviting. Patio doors provide a direct link to the rear garden, extending the living space outdoors. A further door leads through to the bedroom.

### Kitchen / Dining

2.86m x 2.38m / 2.10m x 3.57m (9'4" x 7'9" / 6'10" x 11'8")

The kitchen is thoughtfully designed, featuring an array of base, wall and drawer units complemented by durable worktops. Conveniently positioned under the window is a sink with a drainer, alongside a cooker and extractor. The room provides generous space for a dining table and chairs, making it a perfect spot for both cooking and dining experiences.



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### Bedroom

2.98m x 2.57m (9'9" x 8'5")

The bungalow features a spacious double bedroom. A window offers views of the rear garden, allowing natural light to flood the room and creating an airy, open feel. In terms of storage, the bedroom boasts a double integral wardrobe, providing an organised solution for clothing and accessories. Additional wall shelves offer further space for books, decor, or any personal items you'd like to have within easy reach.

### Bathroom

1.74m x 2.63m (5'8" x 8'7")

The bathroom comes complete with a three-piece suite that includes a WC, a bath and a pedestal wash hand basin with twin taps and splash back tiling, while the wall shelving and vanity unit provide ample storage. A wall mirror enhances the sense of space while an extractor fan ensures excellent ventilation, and a roof light window fills the room with natural illumination.

### Outside

The front garden exudes a sense of charm and tranquility, featuring a lush green lawn and a path leading to the front door. To the side of the front garden, a large gravel drive awaits, offering ample space for parking and is bordered by mature tree planting, providing shade, privacy, and a natural aesthetic. The timber ranch fencing adds a rustic touch, completing the boundary of this inviting space. Backing on to woodland, the rear garden offers a private and enclosed oasis of good size. A lawn offers a perfect area for outdoor activities, while a small patio area provides a cozy spot for relaxation or alfresco dining. A rotary clothes airer is conveniently placed, allowing for efficient drying of laundry in the fresh air. Additionally, a timber potting shed offers storage for gardening tools and supplies, catering to those with a green thumb.

### Services

It is understood that there is mains water, drainage and electricity. There are electric night storage and panel heaters.+

### 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 D

### Entry

By mutual agreement.

### Price

UNDER OFFER

CLOSING DATE - FRIDAY 23 JUNE 2023 AT 12 NOON

### Viewings and Offers

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

Strathspey House

Granttown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

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

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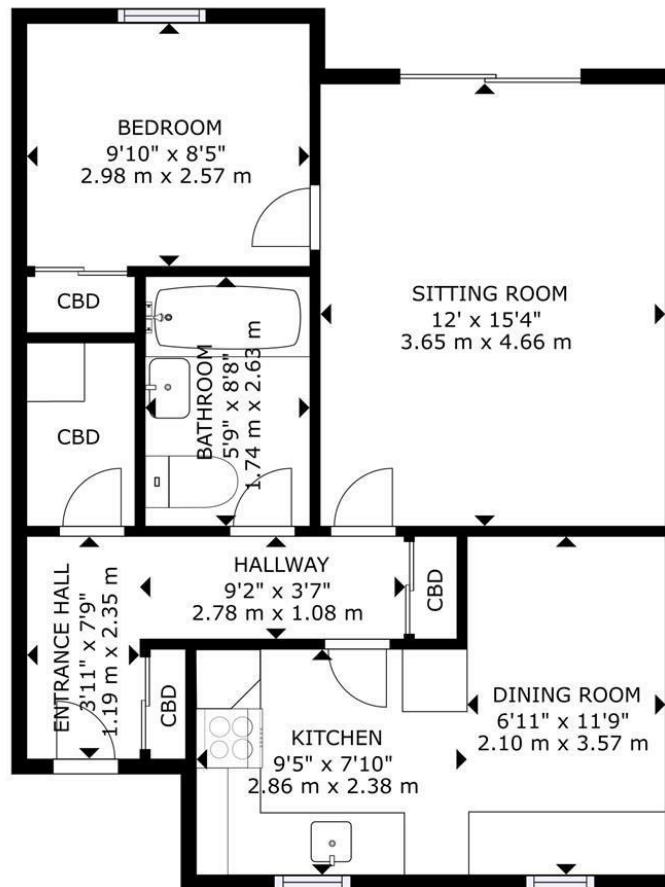
Fax: 01479 874806

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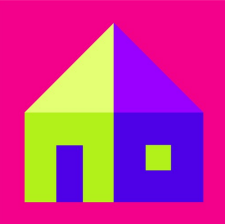
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GROSS INTERNAL AREA  
 FLOOR 1: 600 sq ft, 55.77 m<sup>2</sup>  
 TOTAL: 600 sq ft, 55.77 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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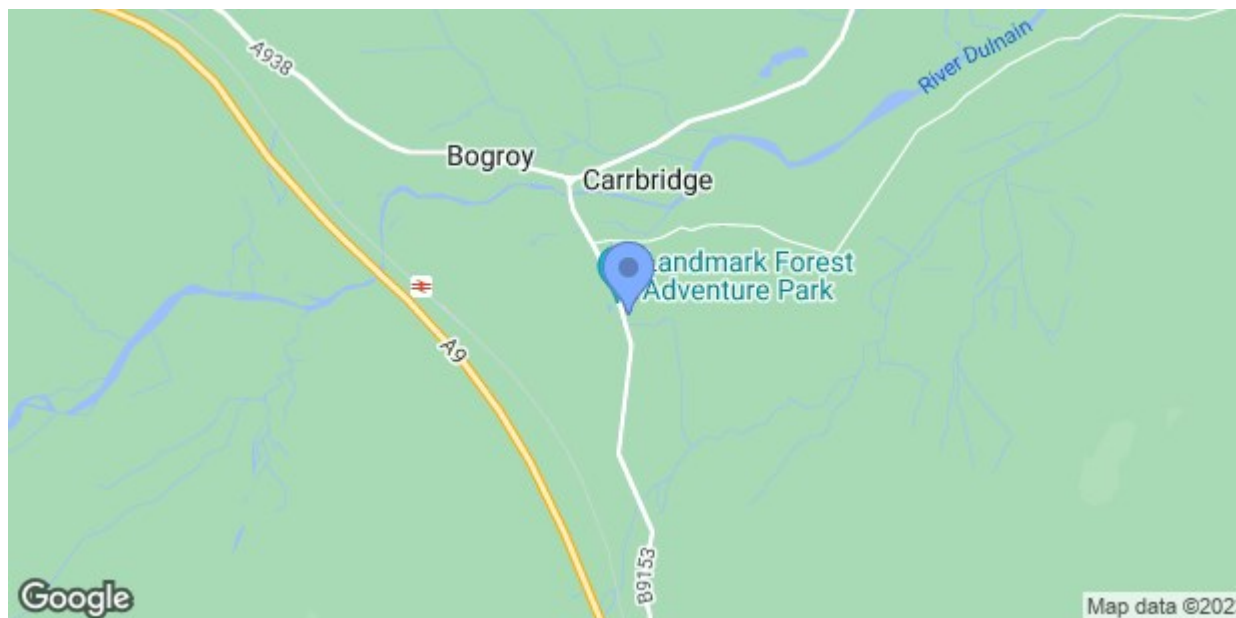
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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



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