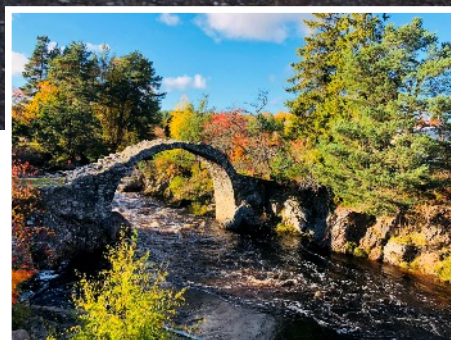


Doire Teile,
CARRBRIDGE, PH23 3AN



Attractive detached three bedroom BUNGALOW with an attractive location bordering onto rear woodlands with great views. This spacious property is in good order throughout and offers comfortable accommodation with adjoining large single garage. Viewing is highly recommended.



4

- Entrance vestibule & cloakroom cupboard
- Bright, spacious lounge & dining area
- Fully fitted kitchen
- Utility room with appliances
- Three double bedrooms – one en-suite
- Family bathroom
- Triple glazed, electric E7 night storage heating
- Single garage / driveway
- Mixed garden area
- Ideal family home

OFFERS OVER £260,000 ARE INVITED

STATION SQUARE GRAMPIAN ROAD
AVIEMORE PH22 1PD

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Carrbridge village is located in the Cairngorms National Park in a prime location by the River Dulnain and is famous for its old packhorse bridge built in 1717. It has a growing population and has an active and inclusive community (including a primary school, village shop/post office and hotels). The area is an ideal base for exploring the Highlands. There is extensive range of outdoor pursuits including snowsports hillwalking, mountain biking, golfing, fishing and stalking. Other attractions include Landmark Forest Park, Strathspey Steam Railway and the Malt Whisky Trail. Carrbridge is on the main North/South railway line and has its own train station. The A9 is easily accessible with Inverness 25 miles north and Aviemore 7 miles south. Inverness Airport has regular daily flights to London, Manchester, Birmingham and other UK destinations.

THE PROPERTY

PH23 3AN

This detached spacious bungalow is pleasantly located on Station Road in Carrbridge. The property provides comfortable accommodation in a wooded location with the rear backing onto extensive amenity woodlands. There is electric E7 night storage heaters and radiators and triple glazing throughout. Adjoining large single garage with power and light. The front and rear garden areas are mostly wild garden with grass and stone chip driveway parking. All floor coverings, light fittings, window blinds and curtains are included. *Some furnishings, appliances maybe available by private negotiation.

ENTRANCE / VESTIBULE

(1.5 m x 1.1 m)

External timber door. External lamp. Timber glazed door through into hall.

HALLWAY

Large L-shaped hallway with large walk in storage cloakroom cupboard (2.2m x 0.75m) with electric meter / fuse box and additional part shelved hot water tank cupboard. Smoke detectors x 2. Attic hatch / partial flooring. Night storage radiator x 2.

LOUNGE

(4.6m x 4.25 m)

Bright spacious with triple panoramic windows overlooking the front garden. TV and telephone point. Night storage radiator.

Leads through to:

DINING AREA

(3.2m x 2.9m)

Window to rear garden and woodlands. Night storage radiator.



KITCHEN / breakfast area

(3.25 m x 3m)

Well proportioned kitchen / with space for breakfast area leading through to rear porch utility area. Bright kitchen with window overlooking the wild rear garden area and woodlands. Extensive floor and wall mounted units, with complementary worktops. Stainless steel sink. Electric cooker - grill / oven with extractor hood. Night storage radiator.

UTILITY ROOM

(2.22m x 1.65m)

Sink worktop and appliances – dishwasher*, fridge*, washing machine*. Door to rear garden.



BEDROOM 1 (3.6 m x 3.35m)

Bright spacious double bedroom with window overlooking the front garden. Twin fitted double wardrobe. Radiator.



EN—SUITE (2.2 m x 1.1m)

Shower / WC, Bar heater. Extractor. Window to side.

BEDROOM 2 (3.35m x 3.25m)

Large airy, double bedroom with window to rear garden and woodlands. Two fitted single wardrobes. Radiator.



BEDROOM 3 (3.6 m x 2.25m)

Double bedroom with window overlooking the front garden. Single fitted wardrobe. Radiator.



BATHROOM (3.25 m x 1.65 m)

Window to rear. Bath / WC / wash basin. Shaver point. Extractor. Vinyl flooring. Heated towel rail.



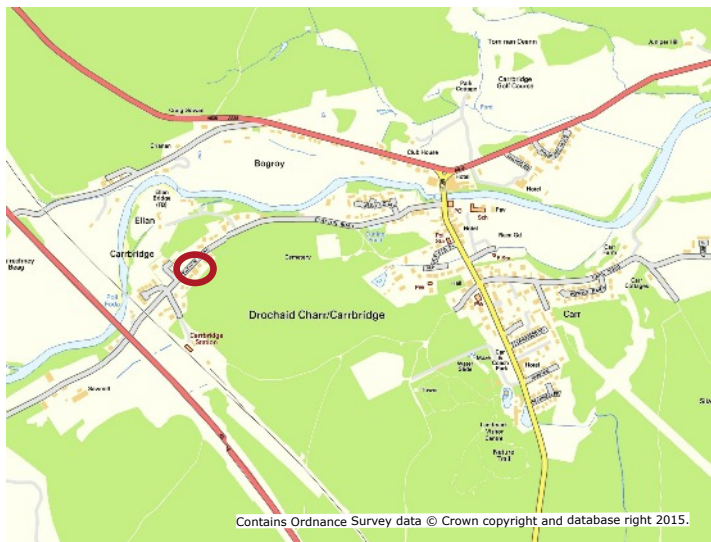
GARDEN

The front garden area is mostly shrubs and borders, whilst the side and rear are mostly stone chips and grass. There is extensive driveway Parking and garage.

GARAGE

(7.m x 3.25 m)

The single garage is adjoining with an up and over door and power / lighting.



SERVICES

Mains electricity, drainage and water supply. Telephone. Wi-Fi provision. Satellite dish.

OFFERS / SOLICITORS

Highland Property Services are pleased to provide any potential purchaser of this property with a full legal service from an established Scottish solicitor to act in the purchase. All Offers from your solicitor in the standard Scottish style must be made direct to Highland Property Services. Our client reserves the right to accept an Offer at any time. In the event that a Closing date is set, we are only able to liaise with clients who have instructed their Solicitor to Note interest on their behalf.



COUNCIL TAX / EPC

We understand this property is rated in Band E for council tax. The Energy Efficiency rating for the house is Band D - (57).

VIEWING

Is strictly by prior arrangement.

HOME REPORT

A Home Report is available on our website or via packdetails.com (HP565362 PH23 3AN)

DATE OF ENTRY

A prompt Settlement date is being sought.

ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding Holiday or Residential Letting / rental rates and a comprehensive property management and holiday rental service is available on request.

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the selling agents have not tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.



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Monday - Saturday 9.00 a.m. - 5.00 p.m.