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7 Dalmore Road, Carrbridge, PH23 3BG

UNDER OFFER £470,000

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UNDER OFFER - Nestled in a tranquil cul-de-sac in the charming, historic village of Carrbridge, lies this beautiful detached house with accommodation extending to approximately 209 sqm. This home exudes an inviting warmth, offering four spacious bedrooms, each graced with their own private en-suite, ensuring comfort and privacy for all. The generous sitting room is a place for relaxation, with an open fireplace serving as a charming focal point for cool evenings. The combined kitchen and dining area is the heart of the home, equipped for modern living yet retaining a welcoming, homely atmosphere. The sunroom, bathed in natural light, provides a warm haven to enjoy a good book or your morning coffee. A dedicated study caters for home working, while the utility room simplifies everyday tasks. An integral large garage with remote controlled electric door adds to the convenience, offering plenty of secure storage space. Yet, it's the exterior views that truly captivate. The property offers picturesque views over vast open fields, the sprawling countryside, and onto the rolling hills beyond. Outside, the patio invites alfresco dining, while manicured lawns and mature plantings contribute to a sense of serenity and connection with nature. This home, with its understated elegance, offers a peaceful retreat that seamlessly blends the serenity of the countryside with the conveniences of village life. Energy Performance Certificate Rating D, Council Tax Band G

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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 Links

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.

Entrance

1.72m x 1.91m (5'7" x 6'3")

Step inside through an inviting entrance adorned with stylishly tiled flooring that adds a touch of understated elegance. The space is beautifully illuminated by the warmth of natural light streaming in through twin aspect windows, creating a bright and welcoming ambiance. Strategically placed, the alarm control panel provides a convenient and reassuring feature, ensuring your home's security is at your fingertips the moment you walk through the door. A sophisticated glazed door with matching glazed panels invites you further into the home. It leads you seamlessly into the spacious hall, serving as the perfect introduction to the rest of your living space. This thoughtfully designed entrance effortlessly combines functionality with aesthetics, setting a luxurious tone for the rest of your new home.

Hall

Step beyond the glazed door and you'll find yourself in a generously-sized, carpeted hallway that introduces a sense of warmth and comfort underfoot. The plush carpeting lends an added layer of coziness and luxury to the space, creating a welcoming transition to the rest of the home. The hall thoughtfully provides access to most of the ground floor accommodation, offering a convenient layout that makes the space feel connected and fluid. This design ensures each area of the ground floor is easily reachable, enhancing the practicality and usability of the home. At one end of the hall, a beautifully crafted switch back staircase ascends to the first floor. The staircase design not only adds architectural interest but also maximizes space efficiency. This elegantly designed hallway serves as the perfect central hub of your new home, seamlessly guiding the flow of everyday life.

WC

1.09m x 2.48m (3'6" x 8'1")

Discover a modern and stylish WC, beautifully appointed with a sleek wash hand basin and a chrome mixer tap. The wall-mounted mirror and dedicated shaver light add both functionality and style, creating a refined and practical space for everyday use.

Sitting Room

6.02m x 5.80m (19'9" x 19'0")

Step into a spacious and inviting sitting room, where comfort meets style. An expansive bay window captures superb, unspoiled country views, offering a constantly changing canvas of nature's beauty. A further window to the side allows additional natural light to stream in, creating an atmosphere of brightness and warmth. The room's focal point is an open fireplace, framed by a striking slate hearth and surround. It offers an inviting space to gather, where the crackle and glow of a real fire will bring comfort during cooler days and evenings. Underfoot, the room boasts rich oak flooring, lending a timeless elegance to the space. Its natural hues perfectly complement the slate and offer a warm contrast to the light-filled room.

Kitchen / Dining Area

4.19m x 2.46m / 4.19m x 3.54m (13'8" x 8'0" / 13'8" x 11'7")

Experience the heart of the home in the expansive kitchen and dining room. The space is well-appointed with a generous range of base, wall, and drawer units providing ample storage, ensuring everything you need is within reach. The design harmoniously combines functionality and style, catering to both everyday living and special occasions. The kitchen is equipped with quality integral appliances that are seamlessly incorporated into the design, creating a sleek and efficient workspace for culinary creativity. The window to the front infuses the kitchen with natural light, enhancing the welcoming atmosphere. Meanwhile, a door leads to a handy utility room, providing additional storage and workspace to keep your kitchen clutter-free. This inviting space extends into a dining area, perfect for enjoying family meals or hosting dinner parties. From here, double-glazed doors open into the sunroom, effortlessly merging indoor living with the natural beauty of the outdoors. This spacious kitchen and dining room encapsulate the essence of modern living, offering a perfect blend of style, comfort, and practicality.

Sunroom

3.56m x 4.11m (11'8" x 13'5")

Step into a stunning, generously-sized living space, bathed in an abundance of natural light streaming in through a panoramic glass facade. This expanse of glazing provides breathtaking, unobstructed views of the idyllic countryside beyond, transforming the room into a tranquil retreat where the boundaries between the interior and the outside world blur harmoniously. The changing moods and colors of the seasons paint a different picture every day, making this room a constantly evolving spectacle of nature's beauty. French patio doors offer a seamless transition from the interior to the exterior, leading out to an expansive garden that extends the living space even further.

Utility Room

2.04m x 2.19m (6'8" x 7'2")

This well-equipped utility room is a model of practicality and efficiency. Prepared with plumbing for a washing machine and dedicated space for a tumble dryer, it serves as a hub for all your laundry needs. The room features base units topped with a sturdy worktop, accommodating a circular sink with a stylish chrome mixer tap, making chores a breeze. A window to the front of the home invites in ample natural light, adding a touch of warmth and airiness to the room whilst the large triple storage cupboard stands out, providing generous shelved storage and housing the water cylinder. Conveniently connected doors lead directly to the kitchen and integral garage, offering an efficient flow through your home's everyday functions.

Integral Garage

4.80m x 5.69m (15'8" x 18'8")

This integral large garage combines functionality with convenience. Built on a sturdy concrete base, it provides a safe and secure space for your vehicles or additional sports and garden equipment storage. The modern electric door ensures easy access, while power and light installations keep the space well-lit and safe at all times. A rear window not only allows natural light to filter in, but also offers a view of the surroundings. A door on the side serves as a gateway into the lush garden, merging practicality with the tranquility of the outdoors.

Study

2.51m x 2.27m (8'2" x 7'5")

The study embodies efficiency and style, crafted to fuel productivity and inspire creativity. The room is graced with a sleek, fitted desk offering ample workspace, perfect for everything from daily tasks to in-depth projects. Surrounding this, a range of storage shelving adorns the walls, creating a neat and accessible arrangement for folders, paperwork, and any other professional necessities. This study serves as a quiet retreat for focused work, effortlessly blending practicality with a comfortable aesthetic.

Bedroom Four

3.00m x 3.58m (9'10" x 11'8")

An inviting double bedroom exudes tranquility and style. A twin window set to the front infuses the room with an abundance of natural light and offers serene exterior views. For your storage needs, an integral wardrobe stands ready, seamlessly blending into the room's design. Further adding to the room's convenience and privacy is a door leading directly into an en-suite shower room.

En-Suite Shower Room

1.58m x 2.28m (5'2" x 7'5")

Step into the well-appointed en-suite shower room, complete with a modern enclosure and a mains pressure shower, providing a refreshing experience. The room features a pedestal wash hand basin with a stylish chrome mixer tap, and a WC, adding to its practicality. Enhanced by some full-height tiling, the room exudes a sleek, clean aesthetic. Additional conveniences include a wall-mounted mirror, a handy towel rail, an opaque window and an efficient extractor to maintain optimal ventilation.



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Landing

The L shaped landing presents easy access to the first-floor bedrooms, making it a convenient artery of the home's layout. Additionally, an airing cupboard is nestled within its design, offering a practical space for linen storage and airing.

Principal Bedroom

4.42m x 4.89m (14'6" x 16'0")

This principal bedroom is a spacious sanctuary offering excellent storage through twin triple integral wardrobes. These wardrobes provide ample hanging and shelved space for all your clothing and accessories. A triple window illuminates the room, showcasing superb views over the surrounding countryside and distant hills, offering a daily reminder of the home's tranquil setting. Additionally, the room features a door leading to a private en-suite bathroom, ensuring ultimate convenience and comfort.

En-Suite Bathroom

2.27m x 2.40m (7'5" x 7'10")

The en-suite bathroom features a separate shower enclosure with a mains pressure shower and a luxurious whirlpool bath for relaxation. Additionally, there's a WC and a wash hand basin, complemented by a chrome mixer tap. The bathroom benefits from an opaque window providing privacy while allowing in natural light, and an extractor fan to maintain a fresh atmosphere. It also includes a chrome towel radiator for added convenience and a display shelf, adding a practical touch to the room's simple design.

Bedroom Two

4.18m x 5.83m (13'8" x 19'1")

A spacious bedroom that is a perfect blend of style and functionality. Twin aspect windows, both front and rear, invite ample natural light, creating a warm, inviting ambience while offering views of your surroundings. The room boasts twin double integral wardrobes, offering ample hanging and shelved storage for your clothing and accessories, and seamlessly blending into the room's decor.

En-Suite Shower Room

1.46m x 2.40m (4'9" x 7'10")

Discover the modern convenience of the en-suite shower room. Featuring an enclosure with a mains pressure shower for an invigorating start or end to your day. A pedestal wash hand basin with a sleek chrome mixer tap, and a WC complete the suite. Aesthetically pleasing, full-height tiling adorns some of the walls, lending a clean, streamlined appearance. Functional accessories including a wall mirror, towel rail, and an extractor ensure a comfortable experience. The room also benefits from a Velux window, filling the space with natural light while offering a glimpse of the sky above.

Bedroom Three

3.29m x 2.70m (10'9" x 8'10")

A further bright bedroom, filled with natural light streaming through a large window. The room is complemented by an integral mirrored wardrobe, which not only provides ample storage but also enhances the sense of space and brightness. A door leads directly to a private en-suite, ensuring convenience and privacy.

En-Suite Shower Room

1.14m x 2.40m (3'8" x 7'10")

This en-suite shower room is designed with simplicity and functionality in mind. It features an enclosed shower with mains pressure for a refreshing experience, along with a pedestal wash hand basin equipped with a chrome mixer tap. There's a WC for convenience, and some walls are adorned with full-height tiling for easy maintenance. The room includes a wall mirror and a towel rail for practical use. An extractor is present to keep the space well-ventilated, and a Velux window brings in natural light, enhancing the overall comfort and feel of the room.

Outside

The home's exterior is beautifully presented with simple yet inviting gardens. At the front, a gravel drive offers off-street parking, leading to the integral garage and welcoming front door. A well-maintained lawn stretches from the front to the sides of the house, setting a serene tone. To the rear, a large expanse of lush lawn offers a spacious play or relaxation area. It's complemented by a generous patio and a raised deck, perfect for alfresco dining or simply soaking up the view. These outdoor living spaces provide an idyllic vantage point for gazing out over the surrounding fields and open countryside, truly emphasizing the home's tranquil setting.

Services

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

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 D

Entry

By mutual agreement.

Price

UNDER OFFER

Some furniture is available by separate negotiation.

Viewings and Offers

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

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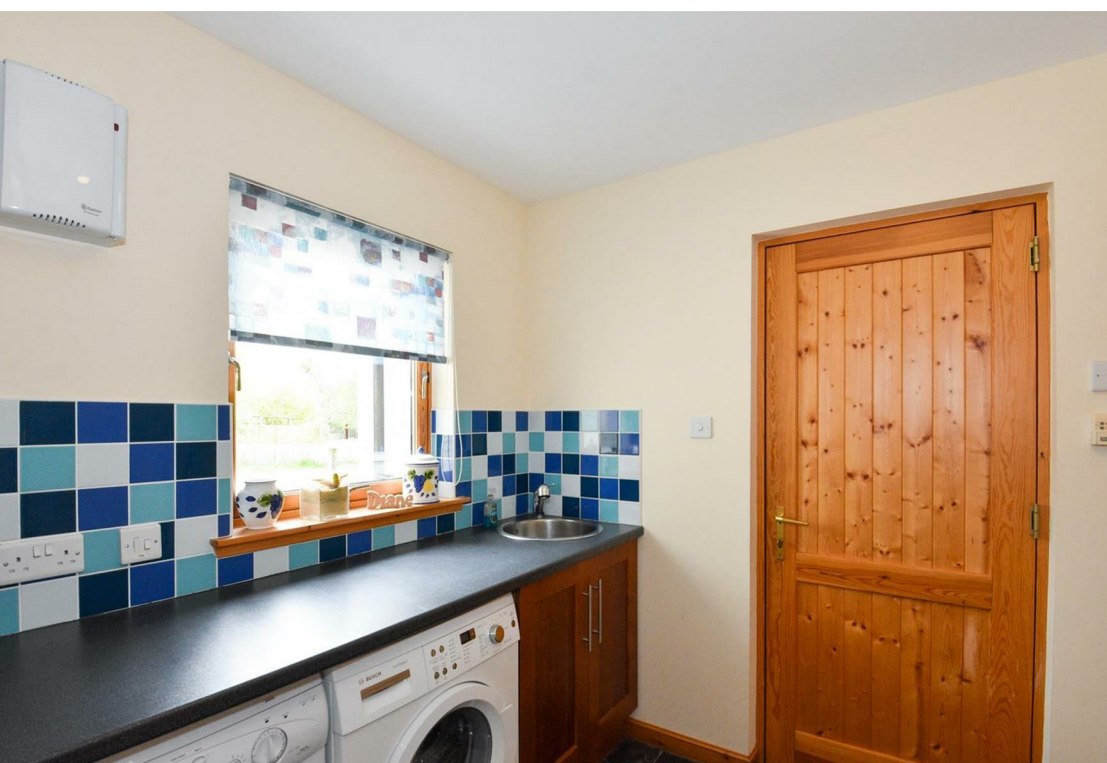
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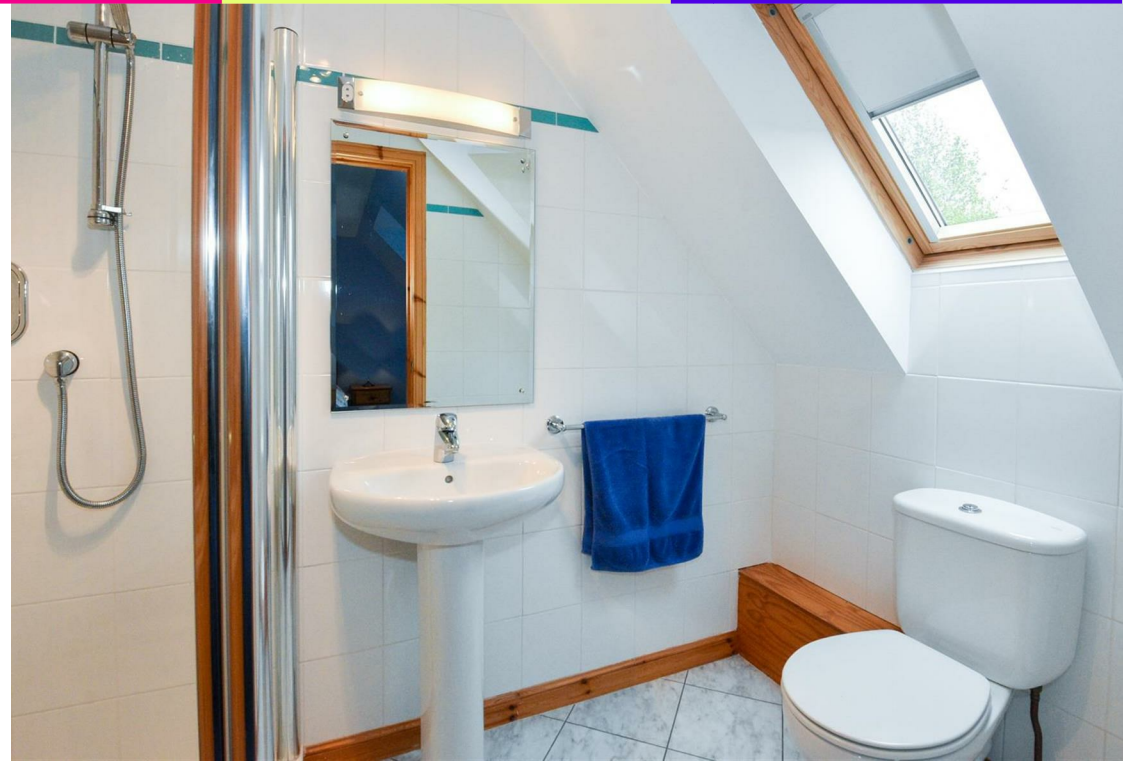
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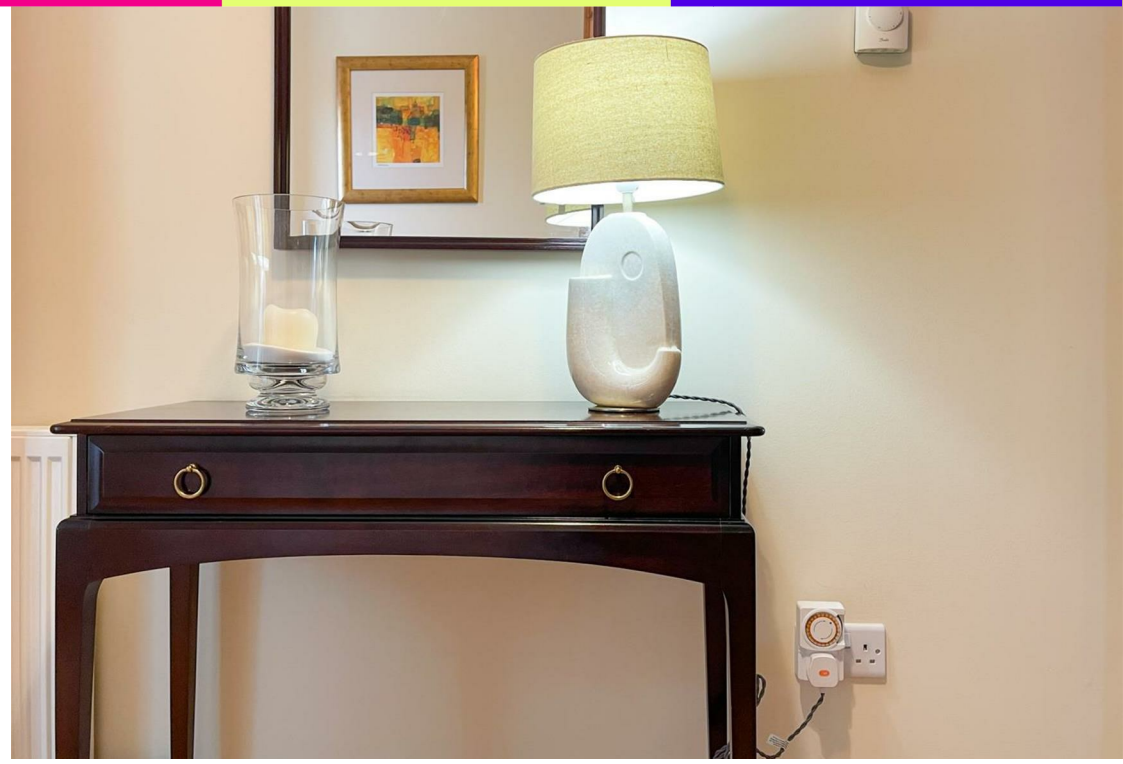






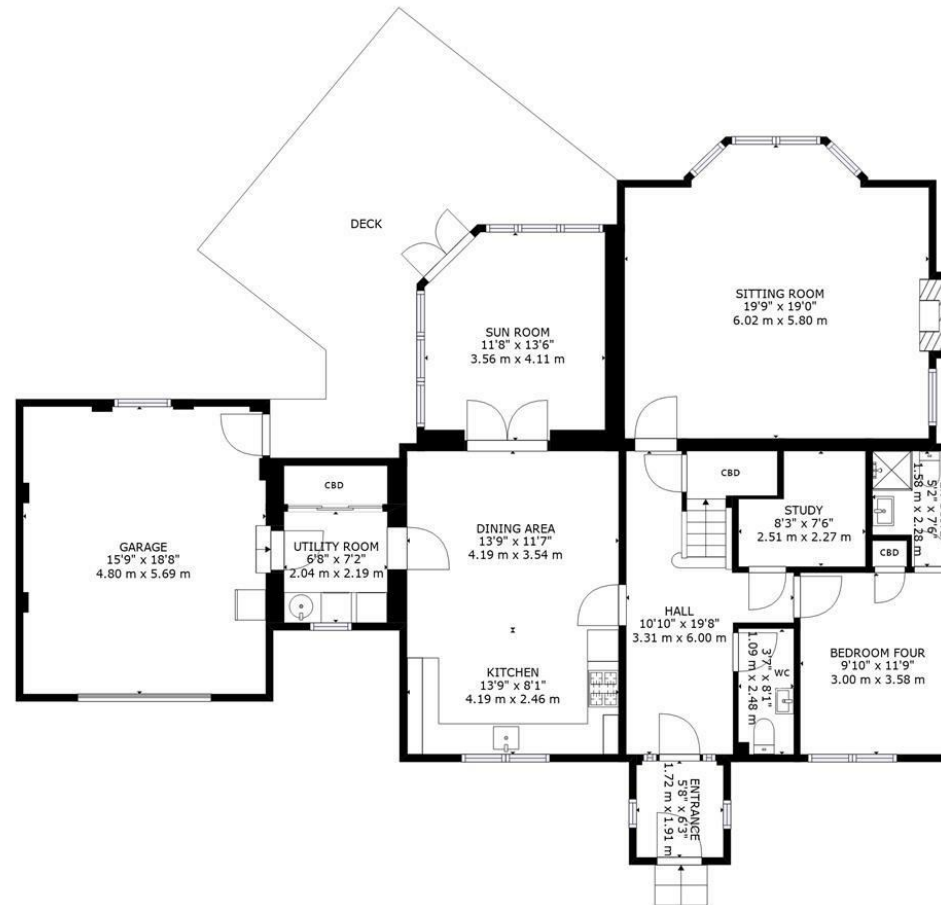












GROSS INTERNAL AREA
 FLOOR 1: 1364 sq. ft, 127 m², FLOOR 2: 888 sq. ft, 83 m²
 EXCLUDED AREAS: , GARAGE: 294 sq. ft, 27 m²
 DECK: 353 sq. ft, 33 m², REDUCED HEADROOM BELOW 1.5M: 80 sq. ft, 7 m²
 TOTAL: 2252 sq. ft, 209 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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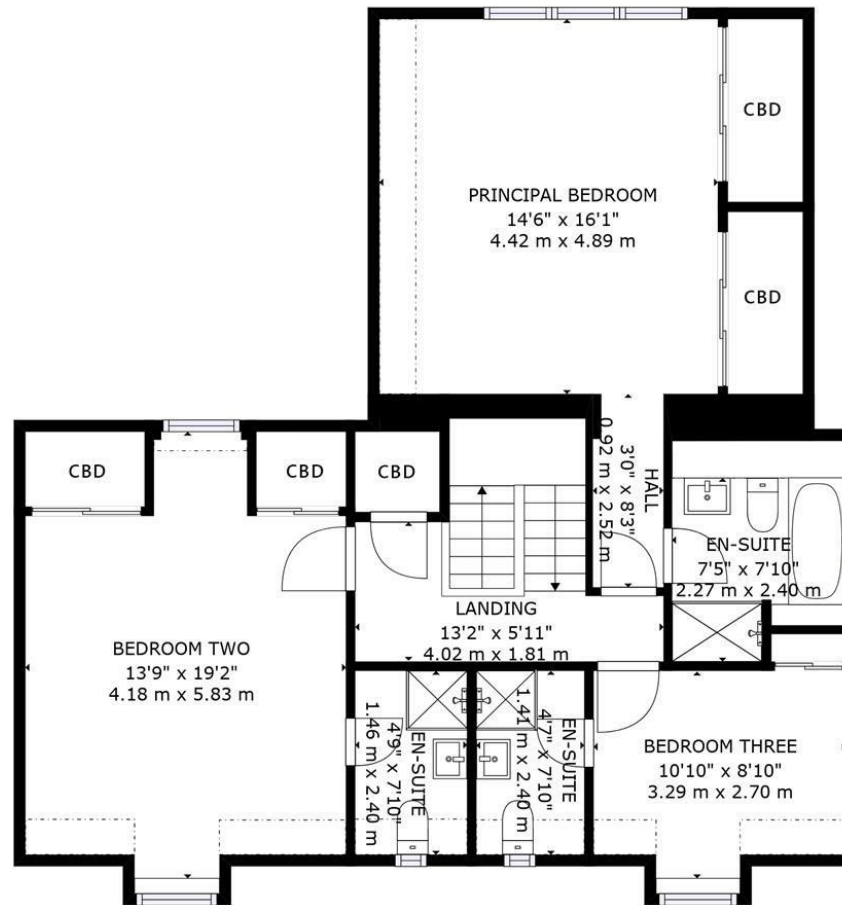
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FLOOR 2



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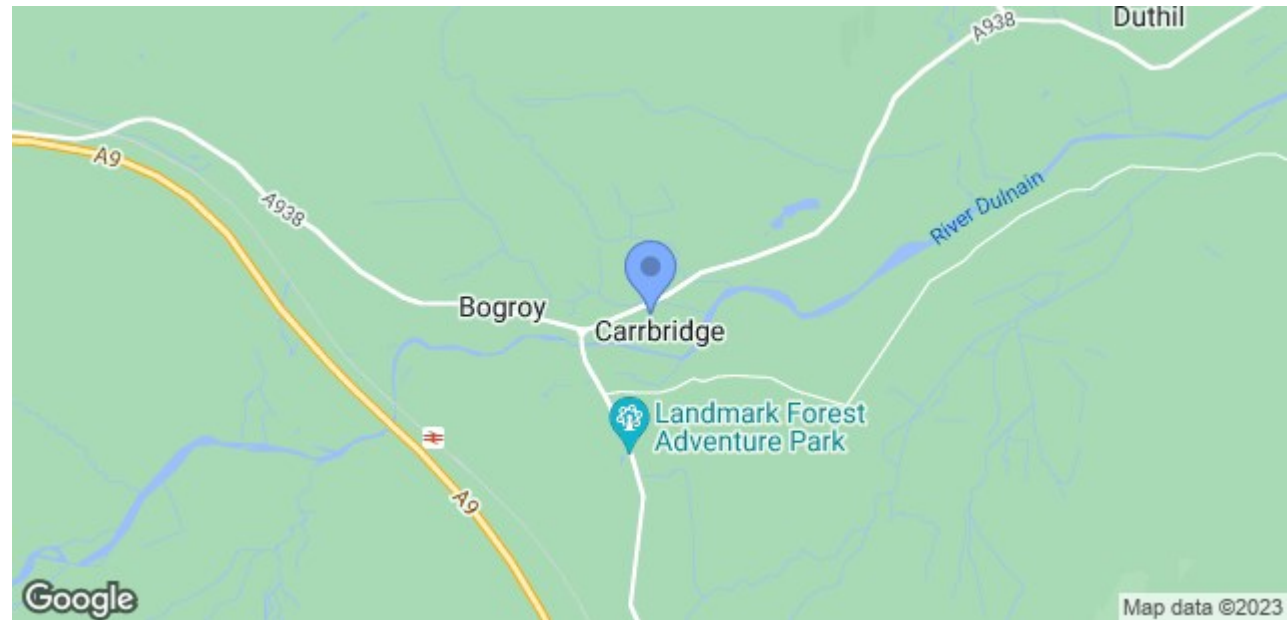
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(39-54) E		
(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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