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solicitors and estate agents

2, Slochd Railway Cottages, Carrbridge, PH23 3AY  
UNDER OFFER £110,000

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

UNDER OFFER - Nestled within the Cairngorms National Park and a stone's throw away from Carrbridge, this charming two-bedroom mid-terrace railway cottage beckons with excellent potential for those seeking a peaceful retreat. This delightful residence is spread across two levels, offering well-proportioned living spaces that blend traditional charm with modern living needs. Upon entering, you're greeted by a quaint kitchen equipped with ample space for dining, making it a perfect spot for home-cooked meals and gatherings. Adjacent to the kitchen, the sitting room, adorned with a wood-burning stove, promises comfort and warmth. The accommodation also features a bedroom and a bathroom on the ground floor, providing convenience and accessibility. The hall area provides further storage for outerwear in addition to stairs leading to the first floor and a further door into the entrance vestibule which in turn leads outside (this area is currently being used for storage). The upper level is dedicated to the principal bedroom, a spacious sanctuary offering privacy and some impressive views. Outside, the property boasts an area of garden ground, offering a blank canvas for gardening enthusiasts or a peaceful spot to enjoy the natural surroundings. This property presents an exciting and affordable opportunity, whether you're looking for your first home or downsizing. Its prime location in the Cairngorms National Park affords superb access to a plethora of outdoor activities and areas of outstanding natural beauty, ensuring a lifestyle filled with adventure and relaxation. Viewing is highly recommended to fully appreciate the potential and charm of this railway cottage. Council Tax B, Energy Performance Certificate F

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## Carrbridge

Within a short drive of Carrbridge, the property is located within the 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.

## Kitchen

4.23m x 2.93m (13'10" x 9'7")

This welcoming kitchen is beautifully appointed with light coloured base, drawer, and wall units, topped with complementary worktops and surrounded by tasteful tiling. It comes fully equipped with integrated appliances, including an oven/grill and ceramic hob, complemented by an extractor fan above for convenience. The space

features a sink with a modern mixer tap, and there is space for an under counter fridge and freezer. A timber door leads directly to the garden, enhancing the room's airy feel, while internal double doors offer seamless access through to the sitting room. The kitchen comfortably accommodates a 4-seater dining table and chairs, making it an ideal spot for meals and gatherings. Additional highlights include a large picture window overlooking the rear garden and elegant timber flooring, all combining to create a friendly and functional space.

## Sitting Room

4.37m x 3.72m (14'4" x 12'2")

A cosy sitting room enjoying a warming multi fuel stove with timber surround. The lounge offers access to the kitchen / dining, bedroom two, bathroom and the hallway. There are recessed display shelves either side of the stove in addition to carpet flooring and ceiling lighting.

## Bedroom Two

2.66m x 2.41m (8'8" x 7'10")

Situated on the ground floor, this cosy double room offers versatile living space that can easily adapt to your lifestyle needs. Featuring a picture window, it bathes the room in natural light, creating a warm and inviting atmosphere. Beyond its use as a comfortable bedroom, this room holds potential as a dedicated home office. Its size and layout make it an ideal spot for setting up a workspace.

## Bathroom

2.66m x 2.41m (8'8" x 7'10")

This light-filled bathroom is elegantly designed in crisp white, offering a serene and refreshing ambiance. It features a three-piece suite that includes a bath with a shower, complemented by a wet wall surround and a glazed screen, ensuring functionality and style. The inclusion of a WC and a pedestal wash hand basin, both accentuated with modern chrome mixer taps, adds a touch of contemporary elegance to the space.

## Hall / Entrance Vestibule

The internal hall of this property is thoughtfully designed to cater to the practical needs of daily living, offering ample space for outerwear and footwear storage. Additionally, the staircase leading to the first-floor bedroom adds a structural elegance to the hall, while a further door leads through to what was originally the entrance vestibule which is currently being utilised as a storage area. This area / vestibule has a further door which leads outside.



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### Principal Bedroom

4.47m x 4.23m (14'7" x 13'10")

Located on the first floor, this light and airy double room is a tranquil haven, offering a generous Dormer window that frames picturesque views of the railway and the breath taking countryside beyond. The room's design maximises natural light, creating a bright and welcoming atmosphere. Carpeted flooring adds warmth and comfort underfoot, enhancing the room's cosy ambiance.

### Outside

This property boasts a private lawn area, a tranquil outdoor space where you can enjoy the natural and breathtaking views. Overlooking the railway and Slochd viaduct, the lawn offers a unique vantage point to the stunning countryside beyond, providing an idyllic backdrop for relaxation or outdoor activities. Additionally, there is the convenience of communal car parking which ensures residents and guests have easy and secure parking options close to home.

### 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 F

### Services

It is understood that there is mains electricity, private water supply through a borehole with filtration system and private septic tank. Electric boiler providing wet radiator central heating and wood burning stove in lounge.

### 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  
Fax: (01479) 874806  
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GROSS INTERNAL AREA  
 FLOOR 1: 653 sq. ft, 60 m<sup>2</sup>, FLOOR 2: 106 sq. ft, 9 m<sup>2</sup>  
 TOTAL: 759 sq. ft, 69 m<sup>2</sup>  
 REDUCED HEADROOM BELOW: 1.5 m: 57 sq. ft, 6 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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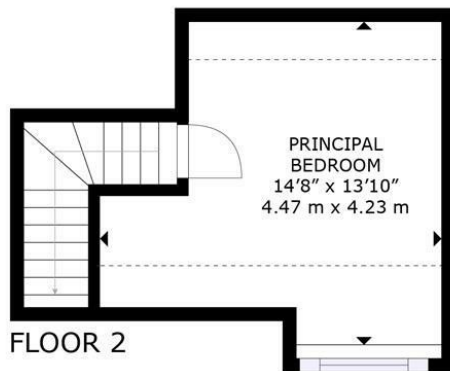
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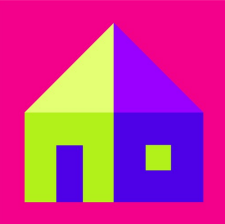
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| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            | <b>85</b>   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   | <b>37</b>                  |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>Scotland</b>                                    | EU Directive<br>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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