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5 Dalmore Road, Carrbridge, PH23 3BG  
Offers over £305,000

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

5 Dalmore Road is a beautiful four bedroom detached home built to a high standard and offering accommodation over two floors including a spacious lounge with marvellous bay window and gas fire, kitchen with quality incorporated appliances, private sunroom with garden views, two family bathrooms, large utility area, garage and beautifully maintained private gardens with patio. This immaculately presented property stands in a large plot opposite Carrbridge Golf Course, in the select and prestigious Dalmore Development on the edge of the popular town of Carrbridge and the property will suit a variety of buyers including those looking for a rural retreat in idyllic surroundings close to Aviemore and Grantown on Spey. Energy Performance Certificate Rating C. Council Tax Band F

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## Carrbridge

Carrbridge is located in the heart of the Cairngorms National Park in the Scottish Highlands and has a vibrant and friendly community (including a primary school, village shop, post office and two hotels). The area is peaceful and tranquil and is surrounded by spectacular mountain and moorland scenery making it the ideal base for exploring the Highlands. Famed for its outstanding beauty the area offers an extensive range of outdoor pursuits including skiing at Scotlands leading ski resorts - Aviemore, hillwalking, mountain biking, golfing, fishing and stalking. Other attractions include Landmark Forest Park, Strathspey Steam Railway and the Malt Whisky Trail. Carrbridge has a main-line railway station. The A9 is easily accessible with Inverness 25 miles north, which provides excellent shopping facilities, Cathedral, Theatre, Leisure Centre and Castle. Inverness Airport has regular daily flights to London, Manchester, Birmingham and other UK destinations.

## Entrance Vestibule

1.79m x 1.72m 5'10" x 5'8"

A quality timber door opens into this light area which in turn offers access to the hallway. There is a window at each side, a radiator, ceiling lighting and vinyl flooring.

## Hallway

A spacious and welcoming hallway which offers access to the lounge, kitchen, bedroom three, and bedroom four / dining room and the bathroom. There are stairs leading to the first floor accommodation. There is a large sliding door cupboard which houses the water tank and which makes a great area to air clothes and there is a cupboard under the stairs offering further storage. There is carpet flooring, ceiling lighting and a radiator.

## Lounge

4.72m x 4.25m 15'6" x 13'11"

A splendid and generously comfortable room with a large bay window to the rear looking out into the beautifully kept garden and providing excellent levels of natural light. The room encompasses a relaxing gas fire with attractive marble hearth and mantle and there is carpet flooring, a radiator, wall and ceiling lighting.

## Kitchen

3.58m x 4.58m 11'9" x 15'0"

A homely kitchen with a great selection of quality wall, drawer and base units incorporating a wall display unit and extending to a neat breakfast bar area for two. A black one and a half sink with mixer tap and drainer sits in the surrounding marble effect worktop and the integrated appliances include a Whirlpool induction hob with Bosch extractor fan over, Whirlpool dishwasher, Bosch washing machine, Bosch Innowave microwave and oven, fridge and freezer. Doors to the sunroom and the utility area and there is a radiator, ceiling lighting and vinyl flooring.

## Sunroom

3.98m x 2.86m 13'1" x 9'5"

A delightfully bright and cosy room accessed from the kitchen which has wall to wall windows creating a wonderful haven to sit and enjoy the views out to the private rear gardens. There is carpet flooring, ceiling lighting and a radiator.

## Bedroom Three

2.4m x 4.3m 7'10" x 14'1"

An attractive twin bedroom which has a large picture window allowing views over the front garden and well kept cul-de-sac. The room benefits from a double mirrored sliding door wardrobe which offers great shelving and hanging storage and there is carpet flooring, radiator and ceiling lighting.

## Bedroom Four / Dining Room

3.93m x 2.86m 12'11" x 9'5"

A spacious pleasing room which has a window to the front allowing views over the front garden which is currently being used as a dining room with space for a 6-8 seater dining table and chairs. There is carpet flooring, ceiling lighting and a radiator.

## Bathroom

2.05m x 3.01m 6'9" x 9'11"

A modern bathroom comprising of a double ended bath with mixer tap, Roca pedestal wash hand basin with mixer tap, Roca WC and separate pivot door corner shower unit housing a mains pressure shower. There is an opaque window to the rear, floor to ceiling wall tiling, carpet flooring, radiator, ceiling lighting and a Vent Axia extractor fan.

## Landing

A beautiful pine balustrade leads up the carpeted stairs and there is a Velux window to the front of the property providing natural light. The landing offers access to the master bedroom, bedroom two and bathroom and benefits from two cupboards, one is extremely large with three sliding doors and offers an abundance of shelving and hanging storage and the second one is fully shelved. There is a radiator, carpet flooring and ceiling lighting.

## Master Bedroom

4.14m x 3.92m 13'7" x 12'10"

A spacious and light room with a Velux window to the rear and a lovely bay window to the front enjoying views of the garden and countryside beyond. There is an abundance of shelving and hanging storage offered in a double mirrored sliding door wardrobe and two further large storage cupboards. There is carpet flooring, radiator and ceiling lighting.



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## Bedroom Two

4.14m x 3.87m 13'7" x 12'8"

An attractive and inviting room with a Velux window to the rear and a lovely bay window to the front enjoying views of the garden. There is a double mirrored sliding door wardrobe and two further large storage cupboards allowing fantastic storage and there is carpet flooring, radiator and ceiling lighting.

## Bathroom

2.53m x 2.04m 8'4" x 6'8"

This relaxing room comprises of a Roca pedestal wash hand basin with mixer tap, Roca WC and a luxurious double ended bath with mixer tap. Attractive tiling encompasses the room and there is a Velux window to the front, carpet flooring, extractor fan, shaver point, radiator and ceiling lighting.

## Utility Area

3.8m x 4.2m 12'6" x 13'9"

A large utility adjoining the kitchen and the garage and providing access to the front and rear garden and doubling as a boot room, this generously sized area offers an abundance of storage space and there is room to house 3-4 electrical appliances. There is a Sauter calor gas cooker ideal for use in times of electrical power cuts, a rear window, concrete floor and ceiling lighting.

## Garage

6.68m x 2.72m 21'11" x 8'11"

Access is through an up and over door at the front of the property or from a door at the side leading from the utility area. There is a window at the rear, concrete floor, power and light.

## Garden Shed

4.49m x 3m 14'9" x 9'10"

A quality timber shed with corrugated roofing which has a door at the front and two windows at the side overlooking the rear garden. There is power, light and an electric wall heater.

## Gardens

The front access is over a gravel driveway which leads to the front entrance door, utility area and garage and is interspersed with areas of heather planting, mature shrubs and conifers. A path leads around the side to a lovely patio area situated outside the sunroom and is surrounded by a beautiful lawn, mature tree planting and timber panel fence. There is a large garden shed, a timber store for the gas bottles and a pull out canopy situated at the patio area.

## Services

It is understood there is mains electricity, water and drainage. There is a bottled gas provision for the gas fire in the lounge and gas cooker in the utility area.

## Home Report

To obtain a copy of the home report, please visit [www.massoncairns.com](http://www.massoncairns.com) where an online copy is available to download.

EPC Band C

## Entry

By arrangement

## Price

Offers over £305,000 are invited

## Viewings and Offers

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

Masson Cairns  
Strathspey House  
Grantown on Spey  
Moray  
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Email: [property@lawscot.com](mailto:property@lawscot.com)

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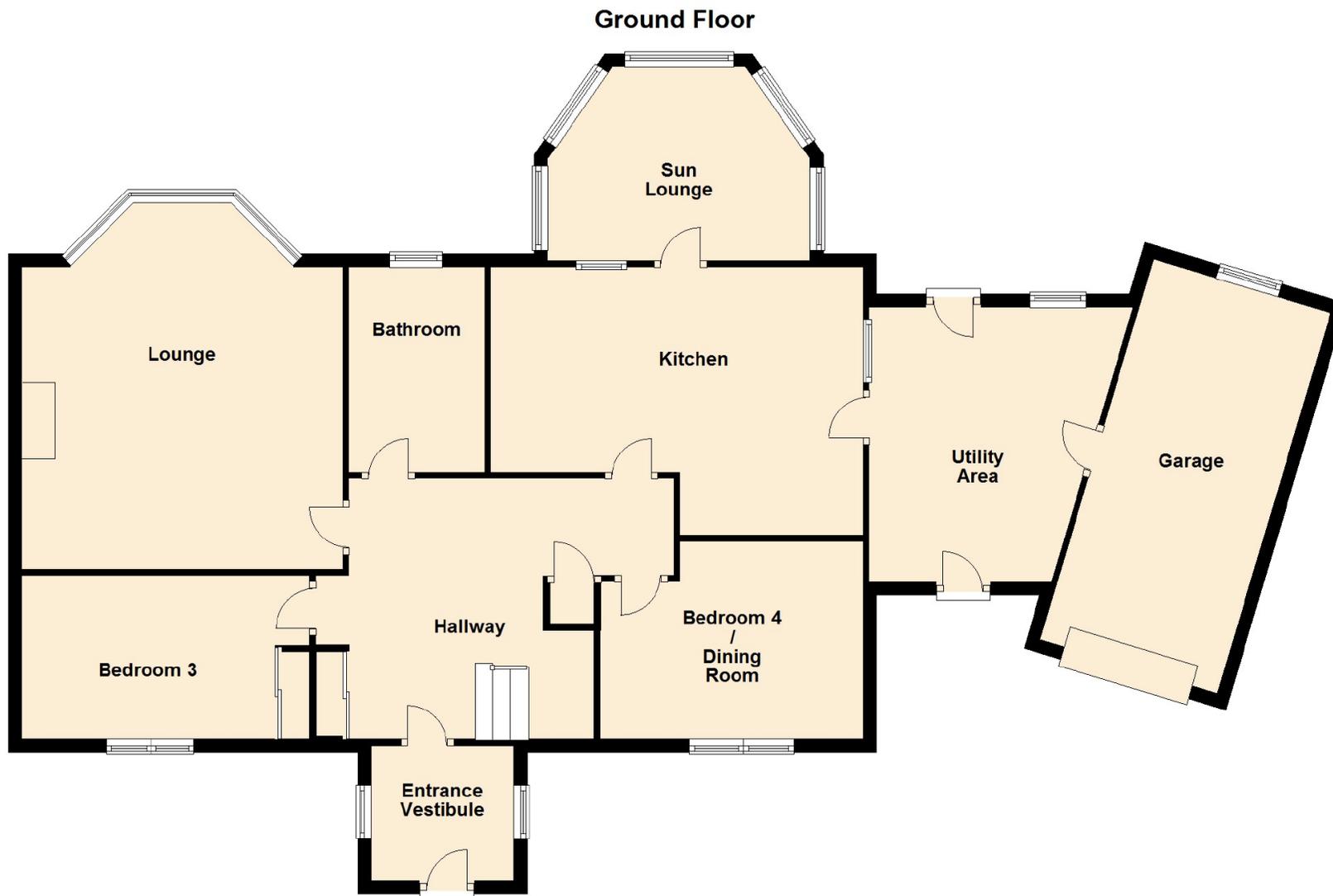
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Plans not to scale, for illustration only



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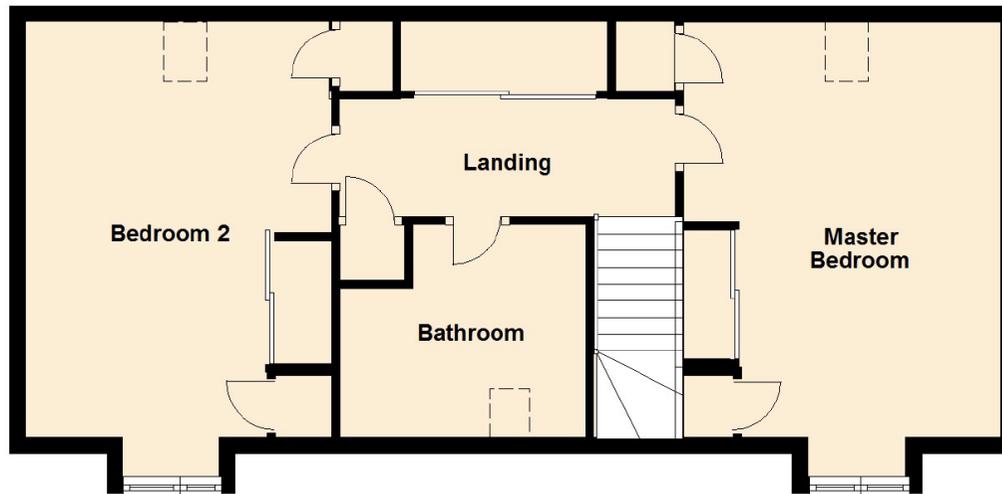
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### First Floor



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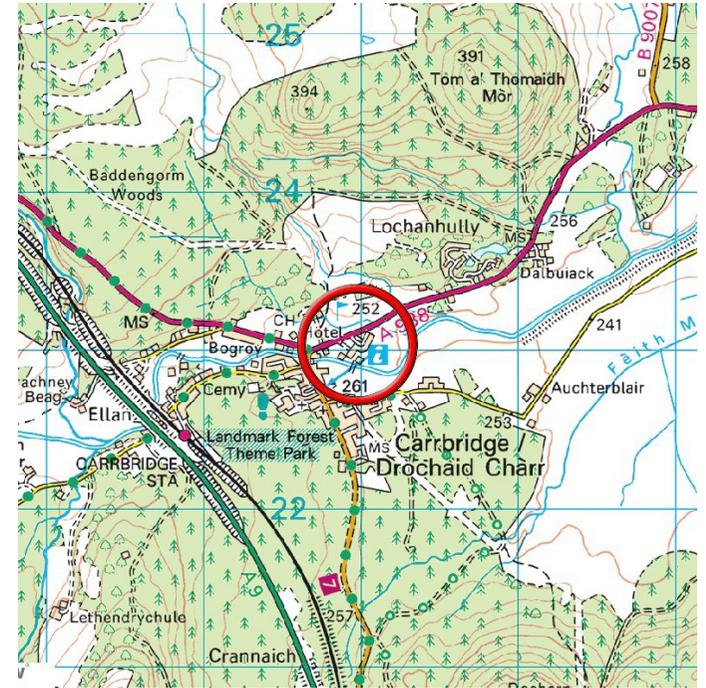
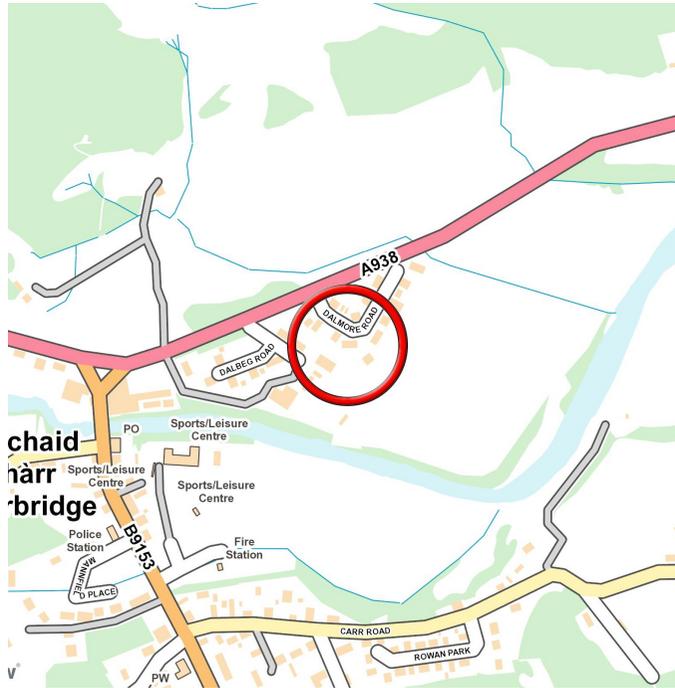
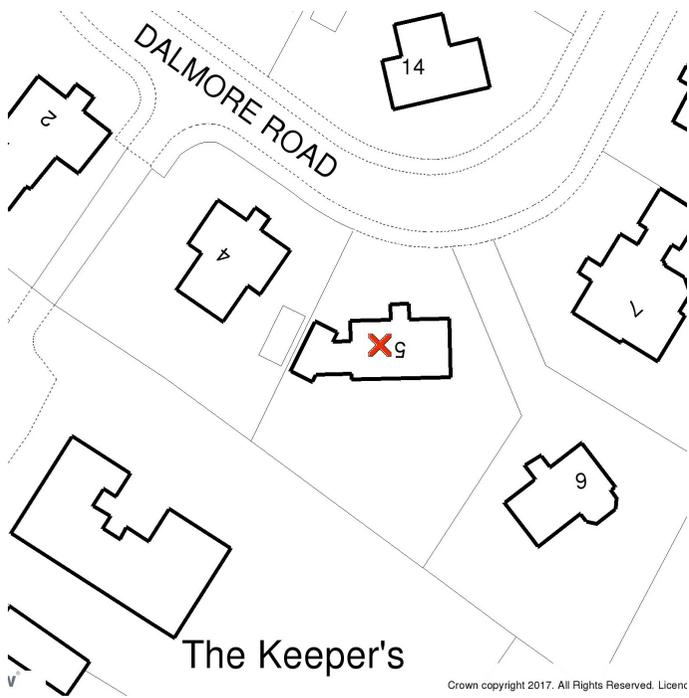
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**While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters**



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