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Slochd Cottage, Carrbridge, PH23 3AY  
Offers over £240,000

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

solicitors and estate agents

A very spacious and immaculately presented four / five bedroom home with excellent living accommodation and outstanding views located within the Cairngorms National Park and within easy reach of Inverness and Aviemore. Accommodation is arranged over two floors and comprises on the ground floor of an entrance porch, bright hallway, large lounge and sun room with outstanding views, office/study, shower room, rear hall, kitchen/dining room, utility room, family room and bedroom five. On the first floor there is a landing, master bedroom with en-suite shower room, two further bedrooms and a bathroom. There is a large room over the utility room/garage which would make an ideal games room, gym, studio or luxurious bedroom. Outside the property enjoys a large driveway with off street parking and easily maintained and sizeable gardens to the rear in addition to a excellent raised deck and patio area on which to sit and enjoy the magnificent hill and countryside views. Viewing is advised. Energy Performance Certificate Rating G, 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, two hotels and B&Bs, a garage, a few cafes and the tourist attraction of Landmark Forest Park, it also has a mainline railway station and bus service. 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 during winter at one of Scotland's leading ski resorts in Aviemore. Summer pursuits include hillwalking, mountain biking, golfing, fishing. It also offers the Strathspey Steam Railway, shops, supermarkets and restaurants. Other attractions include The Malt Whisky Trail and the sandy beaches of the Moray Firth. The A9 is easily accessible for commuting with Inverness 25 miles north, which provides excellent shopping facilities, Cathedral, restaurants, theatre and entertainment, a Leisure Centre, a Historic Castle and the world famous Loch Ness. Inverness International Airport has regular daily flights to London, Manchester, Birmingham and other UK and some International destinations. Carrbridge is approx. 99 miles in distance from Perth and Aberdeen

### Entrance Vestibule

1.50m x 2.69m 4'11" x 8'10"

A timber panel door leads into this light and welcoming hallway which has a window allowing in lovely natural light. There are two low level cupboards, one of which houses the electrics, a glazed door allows access into the hallway and there is laminate flooring and wall and ceiling lighting.

### Hallway

The hallway provides access to the lounge, kitchen / dining, office/ study, shower room, bedroom five and stairs lead to the first floor accommodation. There is a shelved cupboard which houses the Aquada UV system, two Creda storage heaters, carpet flooring and ceiling lighting.

### Lounge

3.47m x 5.71m 11'5" x 18'9"

The spacious lounge is open plan with the sun room and provides excellent family living space in which to relax and

unwind. There is a delightful multi fuel stove which enjoys recessed display shelves to either side and provides a natural focal point for the room. There are two windows to the front and there is carpet flooring in addition to wall and pendant ceiling lighting. A large open arch leads through to the sun room.

### Sun Room

2.98m x 4.83m 9'9" x 15'10"

A wonderfully bright room with amazing panoramic views to the rear over the open hill and countryside through the large picture window and sliding patio door which provides access to the spacious and elevated outside seating area and decking. There is also carpet flooring and a partially double glazed side door gaining access to the rear and side of the property

### Kitchen / Dining

4.25m x 6.00m 13'11" x 19'8"

The extremely spacious kitchen and dining area enjoys a good range of base, wall and drawer units with complementary worktops and white counter tiling in addition to a centre island with integral sink and drainer as well as a breakfast bar. There is a Logic oven with grill and halogen hob with an integral illuminated extractor and Hygena dishwasher. There is ample space to accommodate a large dining table and chairs which would look out of the patio doors to the beautiful surrounding countryside. There are two double glazed windows to the front.

### Utility Room

4.25m x 3.24m 13'11" x 10'8"

A fresh capacious room offering base units with complementary work surfaces housing a stainless steel sink with mixer tap and there is space to house various household appliances. There is a window and door to the front, internal doors allowing access to the double garage and workshop, family room and stairs lead to the fourth bedroom. A cupboard houses the electrical trip switches and there is tiled flooring and ceiling lighting.

### Family Room

6.06m x 3.64m 19'11" x 11'11"

This large ground floor room enjoys excellent living space and provides a separate lounge area with a dual aspect with windows to the side and rear in addition to a door which opens to the raised decking. There is carpet flooring and ceiling

lighting.

### Store

2.03m x 1.31m 6'8" x 4'4"

A sizeable room offering great storage. There is a window to the rear, carpet flooring and ceiling lighting.

### Office / Study

2.35m x 1.96m 7'9" x 6'5"

A well proportioned room which would make an ideal office or study. There is carpet flooring and ceiling lighting.

### Shower Room

2.35m x 1.08m 7'9" x 3'7"

The shower room consists of WC, Armitage Shanks wash hand basin with twin taps and a pivot door shower cubicle surrounded with complementary tiling housing a mains pressure shower. There is laminate flooring, ceiling lighting and extractor.

### Bedroom Five

2.98m x 2.49m 9'9" x 8'2"

This light double bedroom enjoys a window to the rear enjoying fabulous scenic views and benefits from a double wardrobe providing great storage. There is a vanity unit housing a wash hand basin with twin taps and a WC which has been discreetly installed and there is a Dimplex panel heater, laminate flooring and ceiling lighting.

### Landing

Carpeted stairs lead up to the first floor landing which provides access to the master bedroom, bedrooms two and three and the family bathroom. There is a shelved cupboard offering good storage, windows to the front and rear allow in natural light and there is ceiling lighting and carpet flooring.

### Master Bedroom

4.46m x 6.03m 14'8" x 19'9"

A spacious light double en-suite bedroom enjoying three windows to the rear providing fabulous scenic views over the stunning countryside. There is a Dimplex panel heater, carpet flooring, ceiling lighting and loft access.



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### En-suite Shower Room

1.53m x 1.74m 5'0" x 5'9"

A charming en-suite consisting of WC, wash hand basin with mixer tap, and a tiled shower cubicle housing a Triton Amber III electric shower. There is an opaque window to the front, laminate flooring and wall and ceiling lighting.

### Bedroom Two

3.01m x 3.93m 9'11" x 12'11"

A bright double bedroom benefitting from two windows to the rear overlooking the beautiful countryside. There is a Dimplex panel heater, ceiling lighting and carpet flooring.

### Bedroom Three

4.48m x 3.11m 14'8" x 10'2"

A spacious double bedroom enjoying scenic views through a window to the rear and benefitting from a double wardrobe and a further two cupboards providing great storage. There is a Dimplex panel heater, carpet flooring, wall and ceiling lighting.

### Family Bathroom

3.01m x 1.84m 9'11" x 6'0"

A spacious and well proportioned family bathroom comprising of WC, Armitage Shanks wash hand basin with twin taps and a bath with twin taps. There is a cupboard which houses the water tank, an opaque window to the rear, Marley extractor, Newlec high level wall heater, chrome towel warmer, loft access, laminate flooring, wall and ceiling lighting.

### Bedroom Four / Gym / Studio / Games Room

4.08m x 8.89m 13'5" x 29'2"

Carpeted stairs lead from the utility room to the bright and superbly large room which would make an impressive bedroom or would be equally at home as a gym, games room or studio with ample space for equipment and a great place to spend leisure time. There is a glazed door to the side and three large Velux windows to the rear which flood the room with natural light. There is carpet flooring and ceiling lighting.

### Double Garage

7.05m x 5.58m 23'2" x 18'4"

A fabulous double garage benefitting with two up and over doors and two exterior doors allowing entry. There is concrete flooring, power and light and an inspection pit. There is an archway leading through to the additional workshop.

### Workshop

2.24m x 4.68m 7'4" x 15'4"

The workshop has a separate up and over door to the side and a window to the rear allowing lovely views. There is concrete flooring, power and light.

### Outside

A large gravel driveway leads into the side of the property and offers parking for several vehicles. A low level wall surrounds the front of the property and a wrought iron gate at either side opens into a gravel path leading around either side of the property to the rear. There is a large alfresco decking area intermingled with gravel areas and patio areas at the rear creating the perfect place to sit with a drink and appreciate the stunning panoramic countryside views. Steps lead down to a large lawn with a wall surrounding both sides and post and wire fencing at the rear.

### Services

It is understood the property is served with electricity, private water and drainage.

### 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 G

### Entry

By arrangement

### Price

Offers over £240,000 are invited

### Viewings and Offers

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

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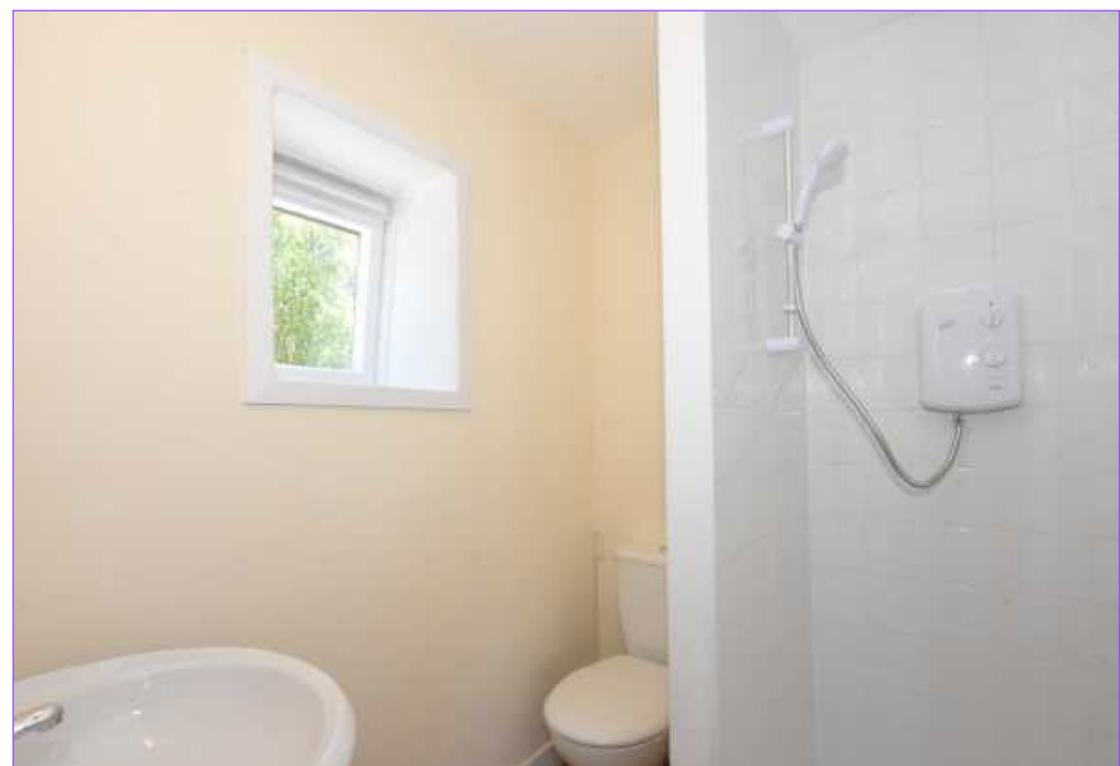














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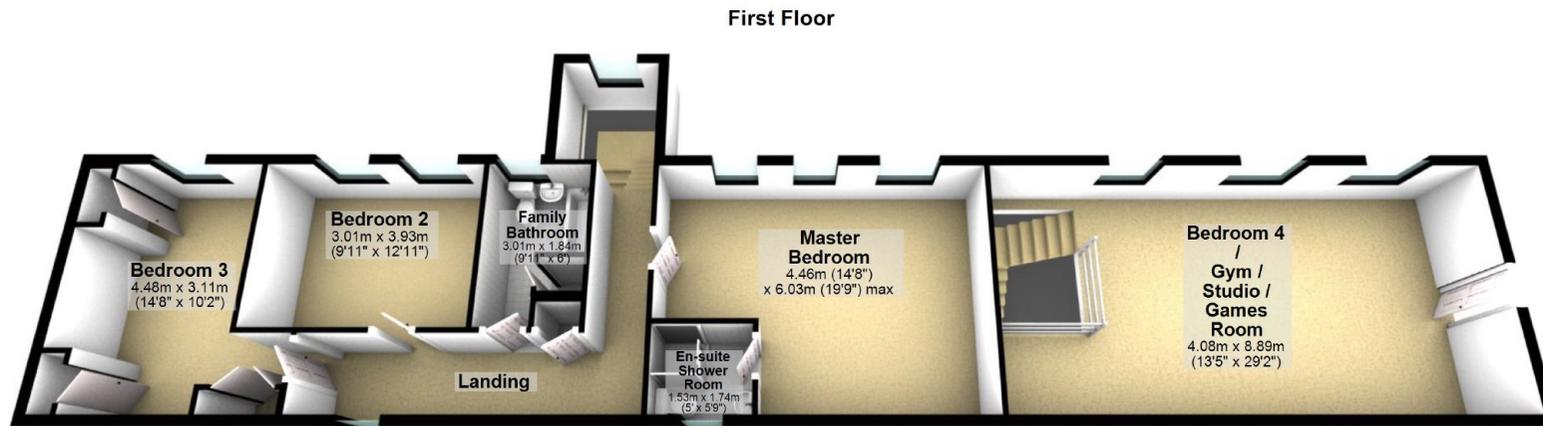
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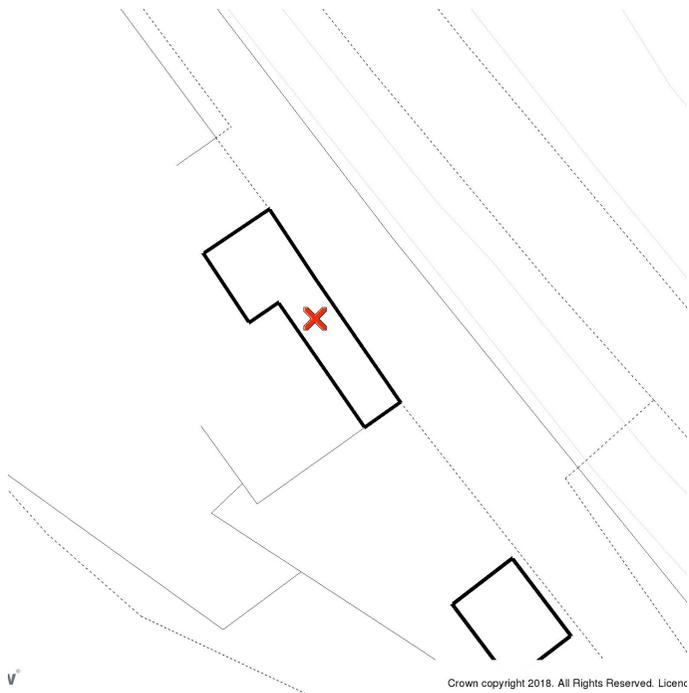
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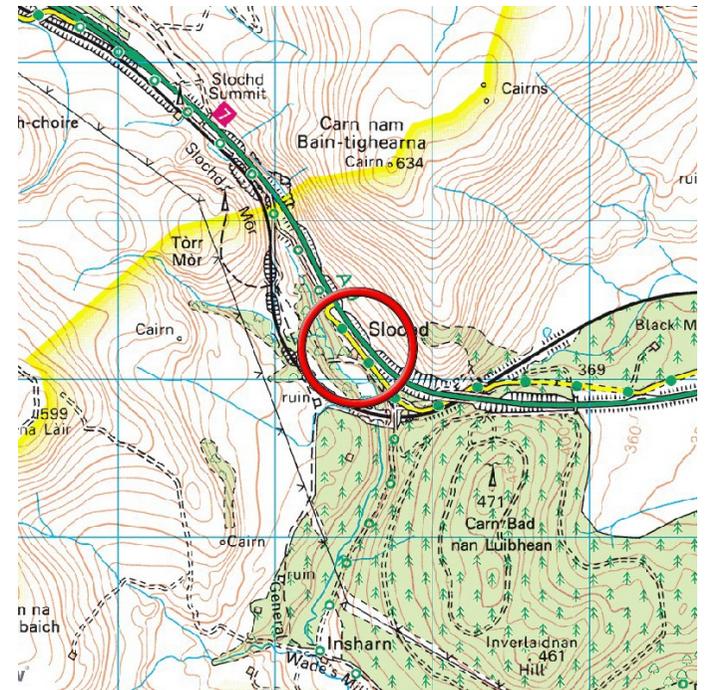
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