

25 Pinefield Carrbridge PH23 3BL

Offers over £300,000

Modern and Efficient Three
Bedroom Semi-Detached
Bungalow



Features:

- Warm & Inviting Lounge & Dining Area
- Full UPVC Double Glazing & Eco- Friendly Air Source Heating
- Modern Kitchen & Bathroom Suites
- Designated Parking Space Offering Provisions For EV Charging
- Quiet Cul-De-Sac Location with Generous Garden Grounds
- Close to Local Woodland Walks & Bike Trails

CONTACT US :
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25 Pinefield is a modern three-bedroom bungalow set within a 2023 Tulloch Homes development in a sought after area of Carrbridge. The property is in immaculate condition throughout and benefits from eco-friendly air source heating and UPVC double glazing with 8 years new build warranty remaining. The accommodation features a warm and inviting lounge and dining area, complemented by a sleek fitted kitchen with direct access to the rear garden, family bathroom and ensuite shower room. The front of the property is open plan and the secure rear garden is laid to lawn with a paved area for garden furniture. The air source heat pump is situated in the rear garden as well as a rotary clothes dryer. There is a designated parking space to the rear of the property offering provision for EV charging.



For more information on this property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807965.

The historic village of Carrbridge is famous for its old packhorse bridge - the oldest stone bridge in the Highlands. It is also centrally located within the Cairngorms National Park, an area of outstanding natural beauty. It boasts an abundance of wildlife and a diversity of year round recreational and sporting facilities. There are good links with both North and South via the mainline railway station and A9 trunk road. It is also within about a 25 minute drive to Inverness, Nairn and Forres. There are many amenities available within the village, including shops, hotels and a highly rated primary school, as well as a 9 hole golf course, trout and salmon fishing and other leisure facilities, such as the award winning Landmark Forest Adventure Park, which sits within an ancient pine forest at the South end of the village and attracts many tourists.

OUTSIDE

The property benefits from a secure rear garden. The front is open plan with good access to the rest of the development. The rear garden is secure with timber fence and is laid to lawn with a paved space for garden furniture. Outside water tap. Two wall mounted electrical sockets offering provisions for EV charger. Path leading around the house.

INCLUDED

All floor coverings, curtains, blinds and light fittings where fitted.

SERVICES

Electricity, water, and drainage. Telephone and internet.

COUNCIL TAX

Band D £2127 p.a. (2025/26) including water rates. Discounts are available for single person occupancy.



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HOME REPORT

A Home Report is available from www.caledoniaestateagency.co.uk or use the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH23 3BL
- Energy Performance Certificate Rating: Band C
- Home Report Value: £300,000

PRICE

Offers Over £300,000 are invited for this property.

The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewings are by appointment through the Selling Agents.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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