

2 Station Road Carrbridge PH23 3AL

Offers over £180,000

Three Bedroom Semi-Detached Villa
with Beautiful Garden Grounds



Features:

- Bright Lounge Area with Morso Wood Burner.
- Modern Kitchen with Small Pantry.
- Generous Well-Maintained Garden Grounds to Front and Rear.
- Off-Street Parking.
- Timber Garden Shed.
- Close to Local Woodland Walks & Bike Trails

CONTACT US :
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2 Station Road offers a fantastic opportunity to purchase a three-bedroomed semi-detached villa in a quiet area in the centre of Carrbridge, close to the historic bridge and all local amenities. The property features a spacious lounge with Morso wood burner, a modern kitchen/diner with small pantry, three bedrooms and a family bathroom. The house also benefits from a porch to the front of the house and at the side entrance. This desirable property has double glazing throughout and oil-fired central heating.

Outside the property benefits from generous garden grounds with off street parking for at least 2 cars. The front garden is mainly laid to lawn and the rear garden is beautifully maintained and planted and offers a peaceful escape. There is a large timber shed ideal for storage and a smaller shed attached in very good condition. Outside tap.



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

Outside the property has a spacious front and gated rear garden with off street parking for at least 2 cars. The rear garden is beautifully maintained and planted and offers a peaceful escape. There is a large wooden shed ideal for storage and a smaller shed attached in very good condition. Outside tap.

INCLUDED

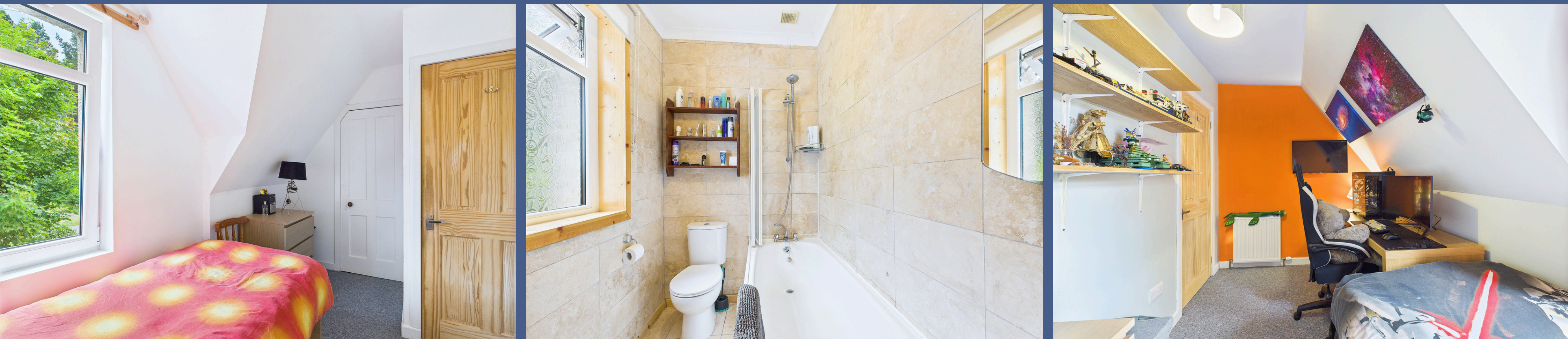
Fitted floor coverings, curtains and light fittings. All integrated kitchen appliances will also be included.

SERVICES

Mains electricity, water, and drainage.

COUNCIL TAX

Band B £1654.71 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 3AL
- Energy Performance Certificate Rating: Band D
- Home Report Value: £180,000

PRICE

Offers Over £180,000 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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