

# 3 Pinefield Carrbridge PH23 3BL

Offers Offer £270,000 are invited

Modern and Efficient Three  
Bedroom Semi-Detached Villa



## Features:

- Lounge & Dining Area with Patio Doors To Rear Garden
- Full UPVC Double Glazing & Eco- Friendly Air Source Heating
- Modern Kitchen & Bathroom Suites
- Private Parking With Driveway
- Quiet Cul-De-Sac Location with Generous Garden Grounds
- Close to Local Woodland Walks & Bike Trails

## CONTACT US :

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3 Pinefield is a modern three-bedroom semi-detached villa set within a newly built development in a popular area of Carrbridge. The property is in immaculate condition throughout and benefits from environmentally friendly air source heating and full UPVC double glazing. The generous accommodation includes a comfortable lounge and dining area with French doors leading out to the rear garden as well as a contemporary fitted kitchen, family bathroom and downstairs WC. The property has been finished to a very high standard throughout and comes with top of the range flooring, carpets and blinds. The front garden is open plan and laid to lawn with a path that leads around to the rear. The secure rear garden is mainly laid to lawn with space for garden furniture and a path leading to rear entrance door. Private driveway for parking numerous vehicles can be found at the side of the property.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Sophia Peddie on 07759119411.



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.

## ACCOMMODATION

### Entrance Hallway

UPVC security door with multi-glazed viewing panels leads into entrance hallway. Understairs storage cupboard with space for coats and shoes and housing the electrical consumer unit. Pendant light. Radiator. Fitted carpet. Staircase to first floor landing and doors off to the kitchen, WC and lounge area.

### Lounge

4.97m x 3.68m

Comfortable lounge and dining area with windows and doors to the rear garden offering natural daylight. Adequate space for both lounge and dining furniture. Two pendant lights. Radiator. Fitted carpet.

### WC

1.59m x 2.36m @widest

Two-piece white suite comprising of a WC and pedestal wash hand basin. Wall mirror. Toilet accessories. Ceiling light. Radiator. Vinyl floor. Opaque window to side allowing natural daylight.

### Kitchen/Dining Area

3.44m x 2.92m

Modern fitted kitchen with base and wall units incorporating stainless steel sink with mixer tap, induction hob, oven, and grill. Space for free standing fridge freezer and washing machine. Pendant light. Radiator. Vinyl flooring. Window to the front overlooking the garden grounds.



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Staircase to first floor landing.

Bedroom 1 4.97m X 2.91m

Excellent sized double room with large windows to the front offering views into the forest. Two Built in wardrobes offering hanging and storage space. Pendant light. Radiator. Fitted carpet.

Bedroom 2 2.93m x 3.84m

Bright & spacious double bedroom with window to the rear offering limited views. Double mirrored wardrobe providing hanging and storage space. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet.

Bedroom 3 2.90m x 2.07m

Single bedroom with window to the rear overlooking the garden grounds. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet.

Family Bathroom 1.95m x 1.95m

Three-piece white suite comprising WC, vanity wash hand basin and bath with shower over and side screen. Tiles around bath and splashback above sink. Wall mirror. Extractor unit. Pendant light. Radiator. Vinyl flooring.

Garden

The property benefits from both a front and rear garden. The front is open plan which is mainly laid to lawn with path to front door. The rear garden is secure with timber fence and again is laid to lawn with space for garden furniture. Outside water tap. Two wall mounted electrical sockets offering provisions for EV charger. Path leading from patio doors to the driveway.

Included

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

Services

Electricity, water, and drainage. Telephone.

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## Council Tax

Band D £1,929 p.a. (2023/24) including water rates.

Discounts are available for single person and second home occupancy.

## Home Report

A Home Report is available for this property. Please use the following link:

Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=7Hm9kBAASR7opj10IAInAA%3d%3d>

Postcode: PH23 3BL

EPC Rating Band B

## Price

Offers Over £270,000 are invited. 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

Viewing is strictly by appointment only 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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