

1 Orchid Place Carrbridge PH23 3BF

OFFERS OVER 210,000

Beautiful 2 Bedroom Semi-Detached Villa Situated In The Quiet Village of Carrbridge



FEATURES :

- Great Sized Accommodation Throughout
- Bright Lounge, Kitchen & Dining Area
- Eco-Friendly Air Sourced Heat Pump & Full Double Glazing
- Amazing Garden Grounds Close To Woodland Walks & Bike Trails
- On Street Parking

CONTACT US :

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1 Orchid Place is a modern two bedroom semi-detached villa within a newly completed development at the South end of Carrbridge. The property is in immaculate condition throughout and benefits from environmentally friendly air source heating and full double glazing. Other benefits include a bright and airy kitchen/dining area with French doors leading out to the rear garden as well as other generous accommodation includes a comfortable lounge area, two double bedrooms, family bathroom and downstairs WC. The front garden is open plan with a path that leads round to the rear. The secure rear garden is mainly laid to lawn and includes patio area and outside tap.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.

This property is perfect for someone looking at getting for the property ladder and will come with the remaining 5 years of NHBC warranty and certain items of furniture may be available on separate negotiation with the seller.

The property will also make an ideal family home, holiday home or holiday let investment.

ACCOMMODATION

Entrance

Hardwood security door with multi-glazed viewing panels leads into lounge.

Lounge

Comfortable lounge with two windows to the front allowing an abundance of natural light. Space for furniture. TV & satellite points. Pendant light. Radiator. Oak Vinyl flooring. Storage under stairs. Open to kitchen and staircase to first floor landing.

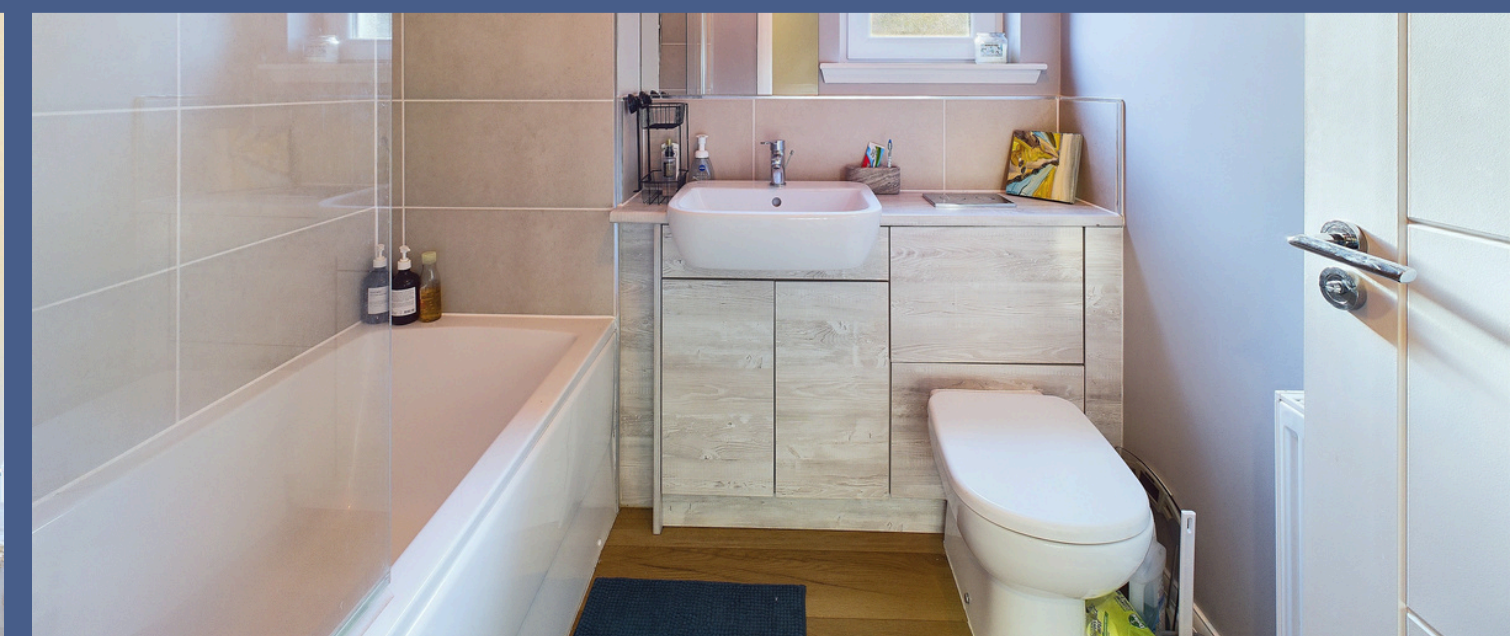
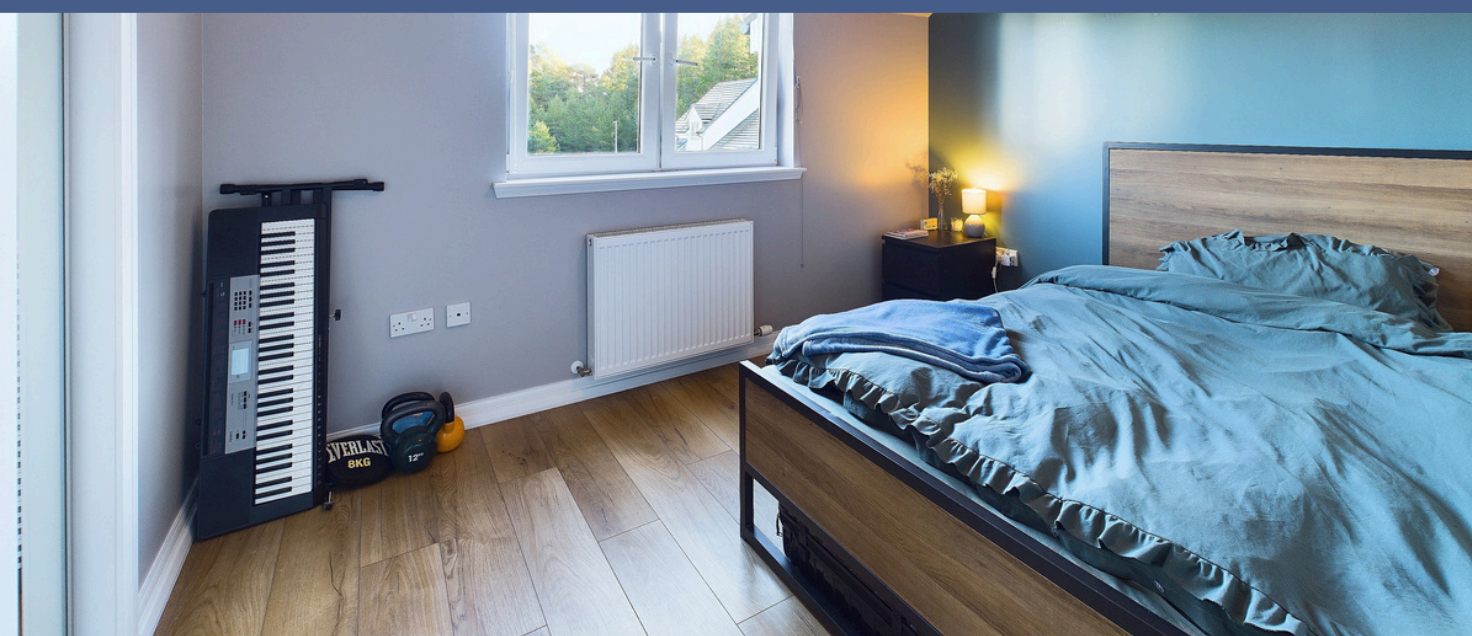
Kitchen

Modern fitted kitchen with base and wall units incorporating stainless steel sink with mixer tap, induction hob, oven, and grill. Free standing fridge freezer and washing machine. Space for family and formal dining. Two pendant lights. Radiator. Oak Vinyl flooring. Patio doors leading to the rear garden. Door to WC and Storage cupboard.

WC

Two piece white suite comprising of WC and pedestal wash hand basin. Wall mirror. Shelving. Toilet accessories. Pendant light. Radiator. Oak Vinyl flooring. Opaque window to side allowing natural daylight.

Staircase to first floor landing.



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Bedroom 1

Excellent size double room with large window to the rear offering limited views into the forest. Build in mirrored wardrobe. Storage cupboard housing hot water cylinder. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet.

Bedroom 2

Bright & spacious double bedroom with window to the front. Space for bedroom and office furniture. Pendant light. Radiator. Fitted carpet.

Family Bathroom

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. Bathroom accessories. Pendant light. Heated towel rail. Vinyl flooring. Opaque window to side.

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. Path leading from patio doors to the rear car park.

INCLUDED

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

SERVICES

Electricity, water, and drainage. Telephone.

COUNCIL TAX

Band C £1754 p.a. (2024/25) including water rates.

Discounts are available for single person and second home occupancy.

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HOME REPORT

A Home Report is available for this property and can be found on our website or by using the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=juqa3VeDrLMqtn4TH510KQ%3d%3d>
- Postcode: PH23 3BF
- EPC Rating Band C

PRICE

Offers Over £210,000 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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