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The Pines, Duthil, Carrbridge, PH23 3ND  
Offers over £350,000

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

The Pines is a substantial five bedroom home with the benefit of an idyllic rural location between Grantown on Spey and Carrbridge, with some views to the Cairngorms. This bright and spacious property benefits from high performance double glazed window units and oil fired central heating and is presented over two floors. The ground floor accommodation comprises of a large and airy lounge with open fire, kitchen, dining room with sliding doors opening to the conservatory, two bedrooms (one en-suite), home office, bathroom, shower room, snug and integral garage. The first floor accommodation enjoys a spacious landing and there are a further three en-suite bedrooms. The wonderful garden grounds extend up to the woodlands to the rear of the property and cover approximately 1.5 acres and there is a large double garage and garden shed in addition to parking for several vehicles. Viewing is strongly recommended to appreciate the potential offered by this property of character situated within the Cairngorms National Park and within easy reach of excellent road, rail and air links to Inverness, Edinburgh, Glasgow and the south. Energy Performance Certificate Rating F, Council Tax Band G

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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 and hotels). 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 at Scotland's leading ski resorts - Aviemore, hillwalking, mountain biking, golfing, fishing and stalking.

Other attractions include Landmark Forest Park, Strathspey Steam Railway and the Malt Whisky Trail. Carrbridge has a main-line railway station. The A9 is easily accessible with Inverness 25 miles north, which provides excellent shopping facilities, Cathedral, Theatre, Leisure Centre and Castle. Inverness Airport has regular daily flights to London, Manchester, Birmingham and other UK destinations.

## Front Porch

2.88m x 2.71m 9'5" x 8'11"

The front porch is accessed via steps to the front of the property through double sliding doors flooding the room with light. There is good space for outerwear and shoe / boot storage. There is two windows to the side, carpet flooring and a further door leads through to the hallway.

## Hallway

The welcoming hallway offers access to most ground floor rooms and the double garage, there are two very useful storage cupboards with lighting. There is carpet flooring, ceiling lighting and stairs leading to the first floor accommodation.

## Lounge

4.92m x 3.68m 16'2" x 12'1"

A comfortable and relaxing lounge enjoying an open fire set on a stone hearth and surround with decorative wooden mantle. Large windows are placed to the back and allow fabulous levels of natural light to flow through and there are folding doors which open to the dining room. There is carpet flooring and ceiling lighting.

## Kitchen

4.42m x 2.71m 14'6" x 8'11"

The modern kitchen has a good range of base wall and drawer units with splash back tiling and complementary worktops. Integrated within the kitchen is a one and a half stainless steel sink with mixer tap and extractor hood and there is a beautiful Ariston cooker and double Hotpoint oven, space for larder fridge / freezer and there is plumbing for a washing machine and dishwasher. There is a breakfast bar, windows overlooking the front garden and porch, vinyl flooring and strip and ceiling lighting.

## Dining Room

4.10m x 3.68m 13'5" x 12'1"

This is a well proportioned and bright dining room with sliding doors leading into the conservatory and folding doors to the lounge. There is ample space to accommodate a six seat dining table and chairs and is an ideal space in which to entertain family and friends. There is ceiling lighting and carpet flooring.

## Conservatory

5.01m x 3.05m 16'5" x 10'0"

A fantastic room in which to sit and relax with beautiful views of the gardens and beyond from three sides of glazed windows. Additional doors lead directly out to the spacious garden and offers a perfect oasis in the summer months. There is carpet flooring and wall lights.

## Snug

2.88m x 2.61m 9'5" x 8'7"

The snug enjoys an open fireplace and dual aspect windows which flood the area with natural light. There is ceiling lighting and carpet flooring.

## Office

4.57m x 2.71m 15'0" x 8'11"

Previously used as a bedroom this is an excellent space in which to study, game or work from home, there are two large windows to the front, flooding the room with light. There is carpet flooring and ceiling lighting.

## Bathroom

3.0m x 2.71m 9'10" x 8'11"

A large family bathroom which enjoys good natural light from a window to the front of the property. There is a large corner bath, wc and pedestal wash hand basin in addition to a bidet.

## Bedroom One

4.71m x 3.39m 15'5" x 11'1"

This is a large ground floor double bedroom located at the rear of the house with twin aspect windows and excellent integral storage provided by several wardrobes. There is carpet flooring and ceiling lighting.

## Bedroom Two

3.58m x 3.02 11'9" x 9'11"

Another ground floor double bedroom with a window to the side and with a sliding door to the en-suite shower room.

## Ensuite Shower Room

3.02m x 1.17m 9'11" x 3'10"

There is a wc, pedestal wash hand basin with chrome mixer tap, splash back tiling, shaver light and socket. There is a shower enclosure with full height tiling. There is ceiling lighting and an extractor fan.

## Shower Room

2.68m x 1.09m 8'10" x 3'7"

The shower room enjoys a shower enclosure with full height tiling and mains pressure shower in addition to a wc and pedestal wash hand basin with twin taps. There is ceiling lighting and an extractor fan.

## First Floor

### Landing

The bright landing overlooks the stairs and is galleried to two windows at the front of the property which provide nice views. There are three large storage / linen cupboards and doors lead to the remaining three bedrooms all of which are en-suite. There is carpet flooring and ceiling lighting.

### Bedroom Three

4.18m x 3.37m 13'9" x 11'1"

This is a fantastic bedroom suite with access to the over garage balcony which offers amazing views. There is a large dressing room which is currently set out as a bunk room and a further door leads through to the en-suite shower room.



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### Dressing Room

3.0m x 2.40m 9'10" x 7'10"

The dressing room offers a great area for clothes storage and there is a window to the rear of the house overlooking the woodland. There is carpet flooring and ceiling lighting in addition to a further door leading to the en-suite shower room.

### Ensuite Shower Room

2.80m x 1.43m 9'2" x 4'8"

There is a shower enclosure with full height tiling and electric shower in addition to a pedestal wash hand basin with chrome mixer tap and a wc. There is ceiling lighting and an extractor fan.

### Bedroom Four

3.30m x 3.0m 10'10" x 9'10"

A bright double room with ceiling lighting and carpet flooring in addition to a window to the rear of the house overlooking the woodland. There is a door to the en-suite bathroom which can also be accessed from the landing.

### Ensuite Bathroom

3.0m x 2.58m 9'10" x 8'6"

With Jack and Jill access from either bedroom four or the landing this is a sizable space with bath with electric shower and full height tiling, pedestal wash hand basin with twin chrome taps and wc. There is ceiling lighting a shaver light, extractor and loft hatch.

### Bedroom Five

3.94m x 3.38m 12'11" x 11'1"

A generous double bedroom with carpet flooring and a window to the rear. There is ceiling lighting and a further door leads to the en-suite shower room.

### Ensuite Shower Room

2.32m x 1.93m 7'7" x 6'4"

There is a tiled shower enclosure with mains pressure shower, wc, extractor fan and a further door leads to a void storage area.

### Garage

7.39m x 5.89m 24'3" x 19'4"

The large double garage has two windows to the side and a separate door to the rear garden. There are twin garage doors

to the front and there is power and light internally. This is an ideal space for vehicular, sports and garden equipment storage in addition to offering good workshop potential.

### Outside

The impressive gardens extend to some 1.5 acres and a low level post and wire fence surrounds the front of the property and a tarmac driveway leads in at the side providing parking and turning for several vehicles. The front garden is laid to lawn with interspersed mature planting and the spacious rear lawned garden is gradually raised and is interspersed with mature trees and bushes and leads up to the woodlands situated at the rear which is bounded by post and wire fence. The remainder of the grounds are mature woodland and offer a wealth of options.

### Services

It is understood that there is mains water and electricity with drainage to a septic tank. There is oil fired central heating.

### Home Report

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

If viewing on Rightmove click the EPC link and the home report will download.

EPC Rating F

### Entry

By mutual agreement.

### Price

Offers over £350,000 are invited

### Viewings and Offers

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

Strathspey House

Grantown on Spey

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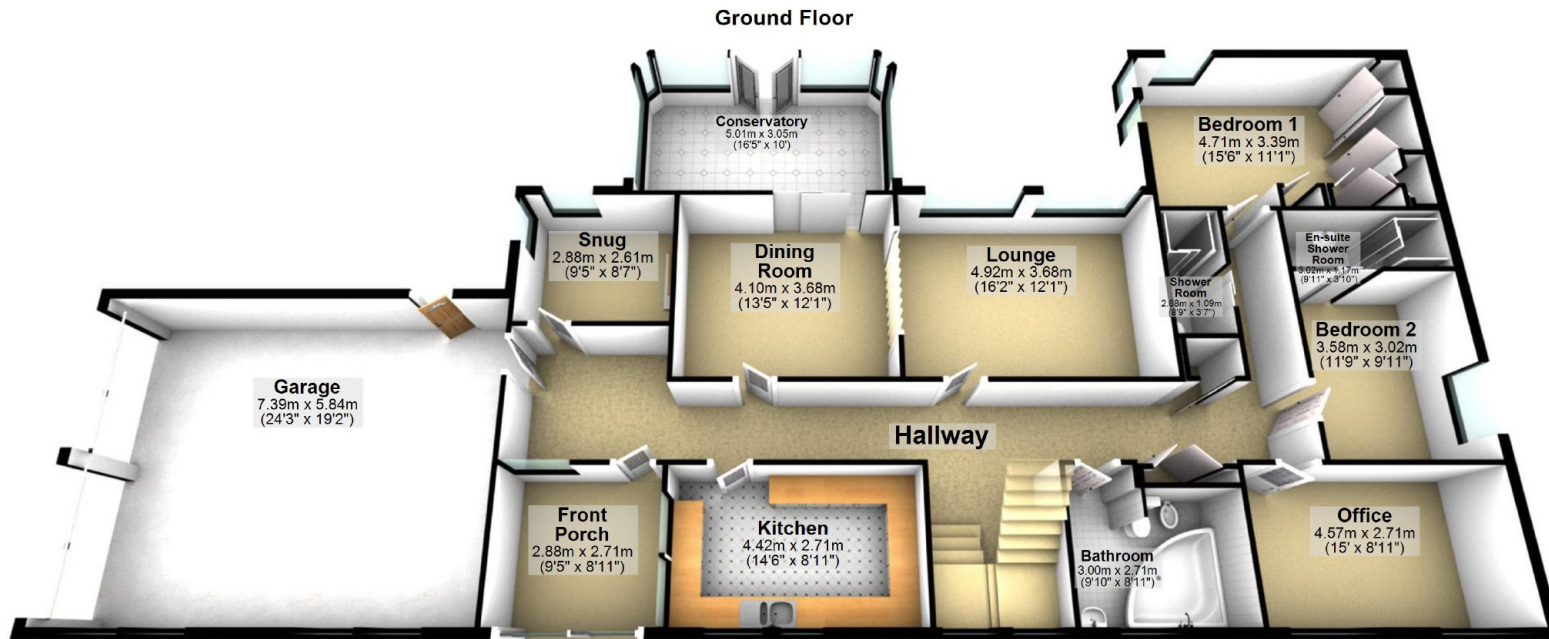
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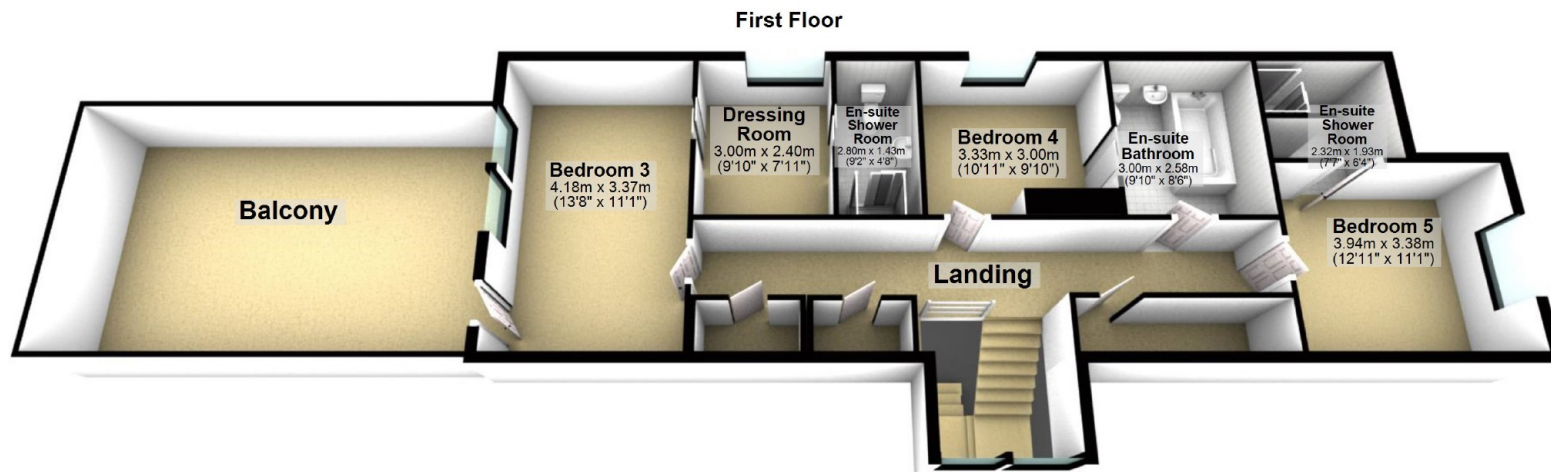
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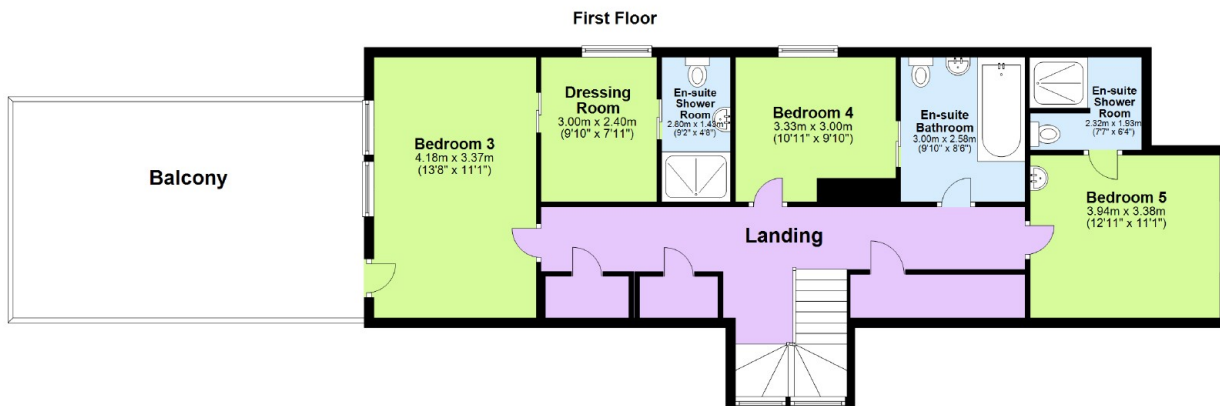
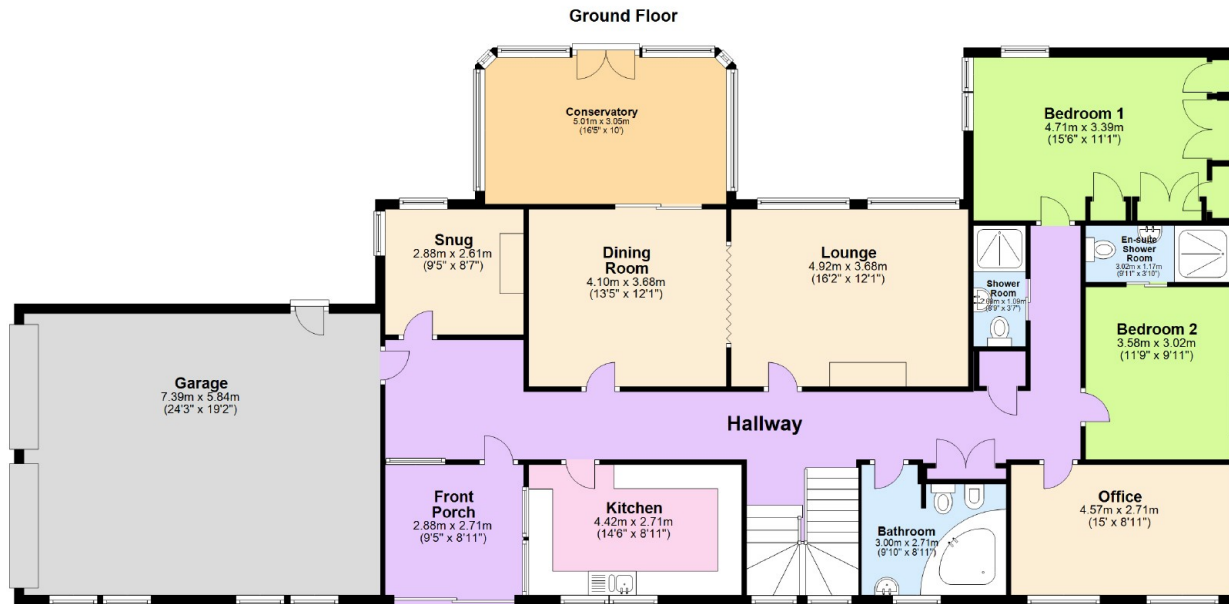
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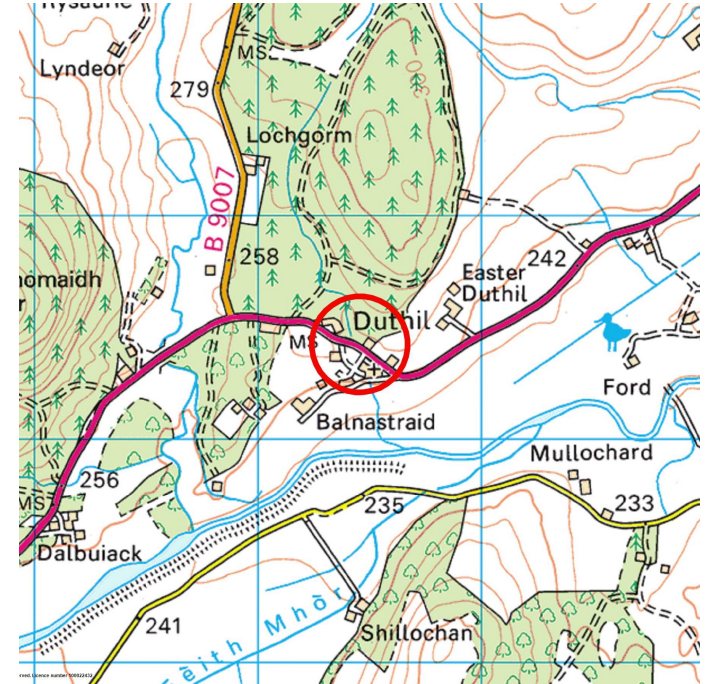
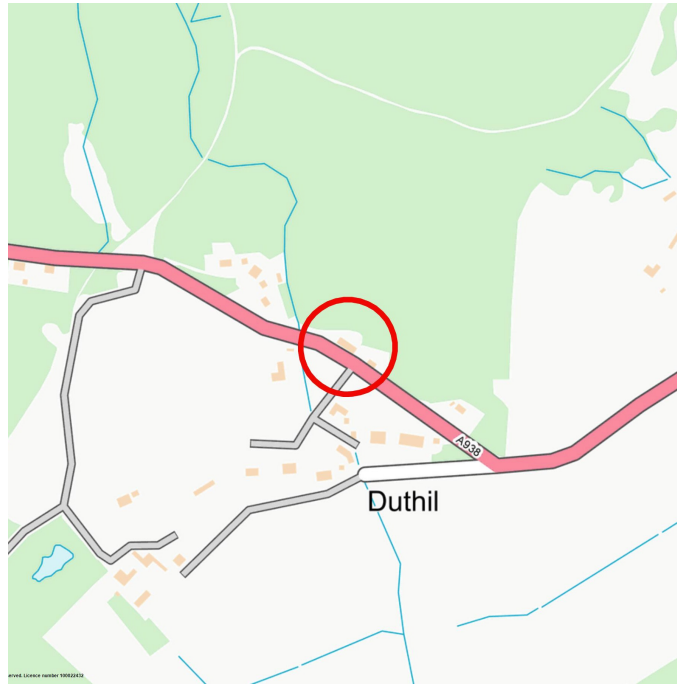
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**While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters**



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