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Nolana House And Shop, Carrbridge, PH23 3AS
Offers over £275,000

Contact us on 01479 874800 or visit www.massoncairns.com

This is an excellent and very rare opportunity to purchase a significant detached four bedroom property with a well-established and respected newsagents, general store and post office including the in situ tenant who has a contract running until the end August 2025 to provide a guaranteed immediate income and return on investment. The business occupies a prominent trading position in this thriving Highland village in sight of the famous old packhorse bridge. The house offers well proportioned and presented accommodation in an enviable location overlooking the River Dulnain which flows through the centre of the the village. There is a lounge with wood burning stove, kitchen with open plan dining area, a large bathroom with separate shower in addition to four very spacious bedrooms, one with en-suite wc and another with a large walk in dressing room. The sale includes off street parking for several vehicles and a beautiful private rear garden with a decked seating area that provides an ideal location to sit and enjoy the sound of the passing river and wildlife. With flexible options, this is an ideal purchase for someone looking for a definite return on investment from the sitting shop tenant and the benefit of a fantastic family, second or investment property in this highly desirable location. Energy Performance Rating E Council Tax Band E

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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, as being sold and two 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.

House Accommodation

Ideal as a family home in this friendly and lively community or equally as a unique opportunity to acquire a rarely available location to own a second or investment property.

Lounge

4.50m x 3.50m 14'9" x 11'6"

The cosy lounge has two velux windows providing excellent levels of natural light and there is good space to locate furniture in addition to a decorative stone fireplace with timber mantle and inset wood burning stove which creates a wonderful ambience. There is carpet flooring, an opaque window to the dining area and ceiling lighting with a further door leading through to the kitchen and dining room.

Kitchen / Dining

7.2m x 3.4m 23'7" x 11'2"

The spacious and airy kitchen and dining area are on open plan and offer a superbly sociable space to chat with family or entertain friends. The kitchen area is well equipped with a good range of base, wall and drawer units with complementary work tops and under counter mood lighting. There is a sink with chrome mixer tap and draining board which is ideally placed at the window overlooking the river. There is space for an oven, fridge freezer and there is plumbing for a washing machine and space for a tumble dryer. There is vinyl flooring and ceiling lighting. The dining area is on open plan with the kitchen and there is great space for a large dining table and chairs with natural light from a further window overlooking the river. There are twin integral storage cupboards, carpet flooring and ceiling lighting. There are doors to the lounge and further accommodation.

Landing

From the dining area, there are stairs to the landing where bedroom one is accessible and then further stairs lead to the hallway with access to the other three bedrooms. There is a storage cupboard, carpet flooring and ceiling lighting in addition to a large picture window overlooking the river.

Bedroom One

3.66m x 3.46m 12'0" x 11'4"

A light and airy double bedroom with a window to the side with river views and with a further door leading to the dressing room. There is carpet flooring and ceiling lighting.

Dressing Room

3.24m x 2.50m 10'8" x 8'2"

A fantastic and spacious dressing room with dual aspect windows which flood the room with natural

light and overlook the river and garden. There is carpet flooring, a loft hatch and ceiling lighting.

Hallway

The hallway leads to bedrooms two, three and four in addition to the bathroom and storage cupboard. There is carpet flooring and ceiling lighting.

Bedroom Two

4.63m x 3.83m 15'2" x 12'7"

A bright and spacious double bedroom located at the front of the house with a large picture window looking towards the old packhorse bridge. There are a number of integral wardrobes providing excellent hanging and shelved storage in addition to a recessed shelved display area. There is a further door which leads to the en-suite wc and there is carpet flooring and ceiling lighting.

WC

1.47m x 1.01m 4'10" x 3'4"

With an opaque window to the front, this a bright room with a wc and pedestal wash hand basin with twin taps and tile splash back. There is a towel rail and recessed display shelving in addition to vinyl flooring and ceiling lighting. There is a loft hatch.

Bedroom Three

3.83m x 2.87m 12'7" x 9'5"

A further double bedroom with a window to the front of the property, a large integral wardrobe with hanging and shelved storage. There is carpet flooring and ceiling lighting.

Office / Bedroom Four

4.86m x 3.49m 15'11" x 11'5"

A very generous bedroom which enjoys a window to the front and is currently being utilised as a sizeable home working space with excellent amenity. There is carpet flooring and ceiling lighting.



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Bathroom

4.05m x 3.83m 13'3" x 12'7"

This very large, bright and indulgent bathroom was originally a lounge area with elevated views over the river and old packhorse bridge through the large windows to the front and side which offer excellent natural light levels. There is a bath with twin taps, pedestal wash hand basin with twin taps, wc with half height tiling and a separate shower enclosure with power shower and wet wall. There is a shaver light with socket, recessed down lighting and a mixture of carpet and vinyl flooring.

Shop

Having successfully operated in the area for decades, this highly renowned business has earned an excellent reputation for offering newspapers, magazines, post office services, cards and all manner of general goods always with a warm, friendly and a very local service. The business therefore enjoys an extensive and loyal customer base attracting repeat trade from the immediate vicinity and beyond in addition to significant passing trade in this busy tourist hot spot. The shop has a current rateable value of £4,750 per annum.

The business operates from a highly visible shop premises with good sized retail area with excellent stock storage to the rear of the shop, a wc and separate secure cellar area. The current tenant enjoys a lease which expires in August 2025 and will remain in situ providing a guaranteed return on investment. Seriously interested parties will be made aware of full lease terms and income after viewing.

Outside

The main shop is accessed from the roadside where there is an enlarged pavement area with decorative planters providing a pretty welcome and there is a fenced garden area in front of the house beside the

river. Nolana House is accessed to the rear where there is off street parking and a very secluded garden area which is mainly laid to lawn and bounded by mature tree planting and timber ranch fencing. There is a gravel seating area in addition to a raised decking space where you can sit and watch the river as well as listen to its calming flow.

Approximate Sizes

Property Sq.M (Sq.Ft)

Spar Shop (Commercial) 140.91 (1,516)

Nolana (Residential) 146.00 (1,572)

Services

The properties benefit from mains water, electricity and drainage. There is high speed broadband available.

Energy Performance Certificate

The house has a current Energy Performance Certificate Rating of Band E

The shop has a current Energy Performance Certificate Rating of Band D

Entry

By mutual agreement.

Price

Offers over £275,000 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

Moray
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Email: property@lawscot.com

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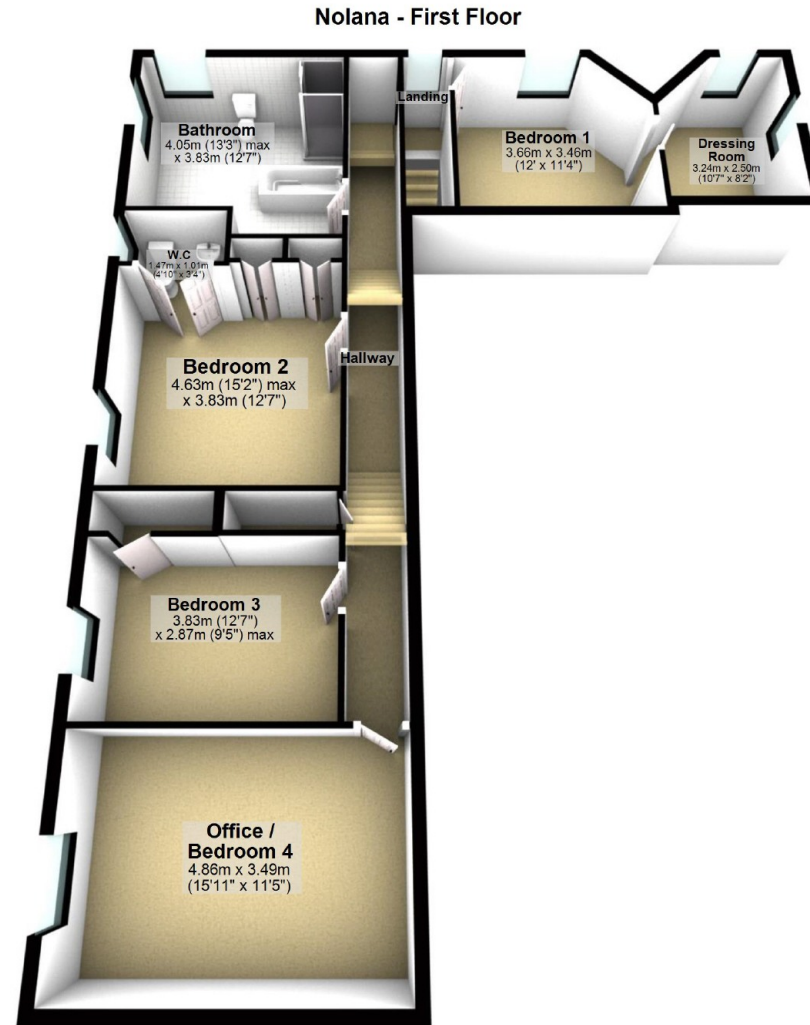
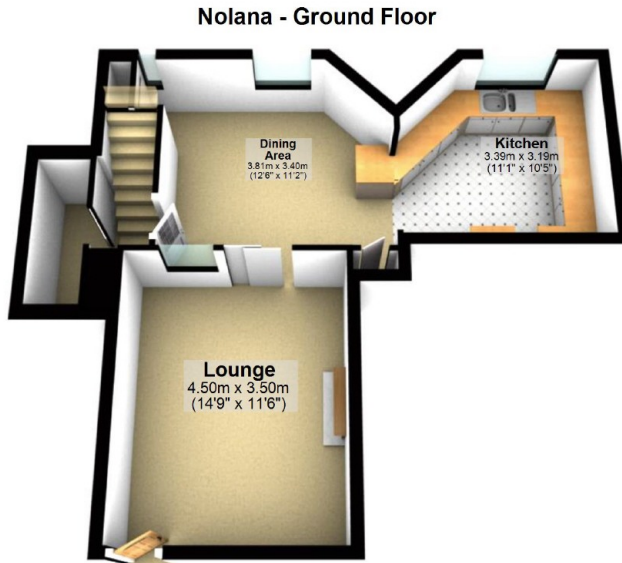












Plans not to scale, for illustration only



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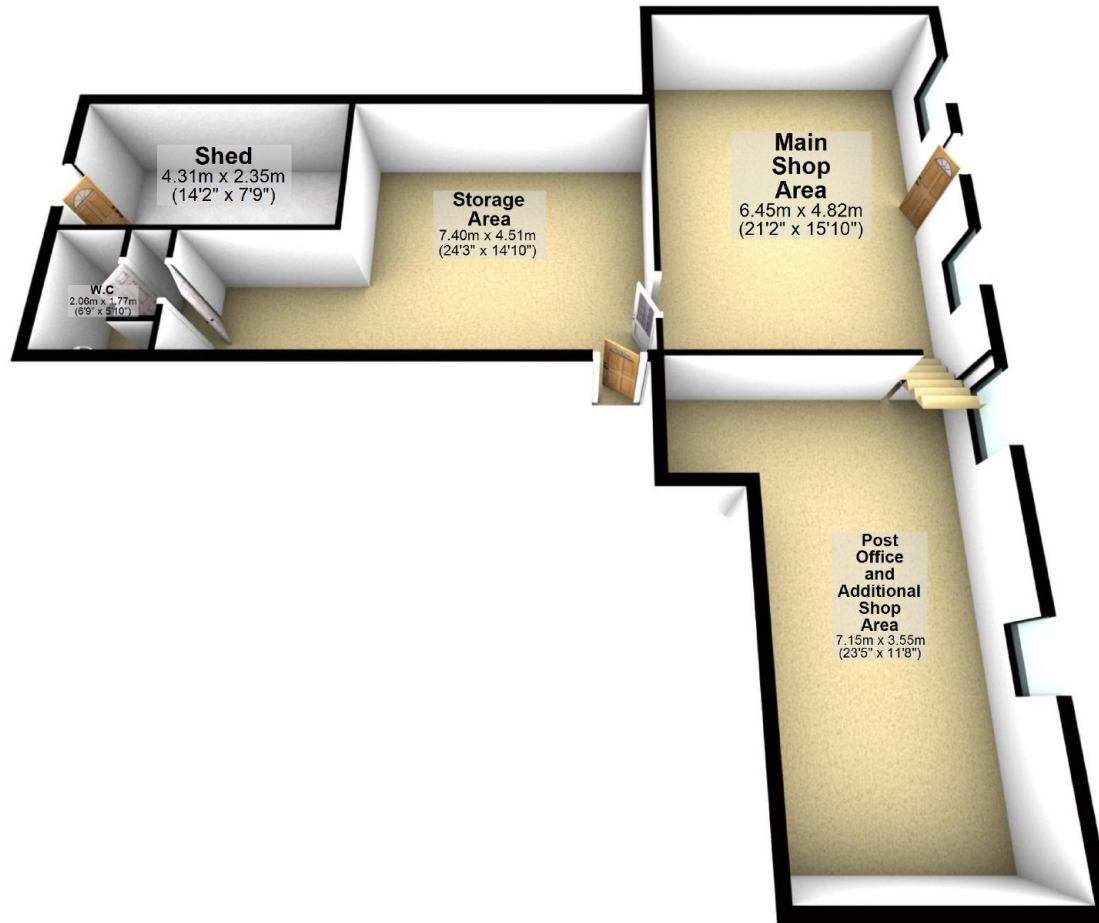
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Shop Layout



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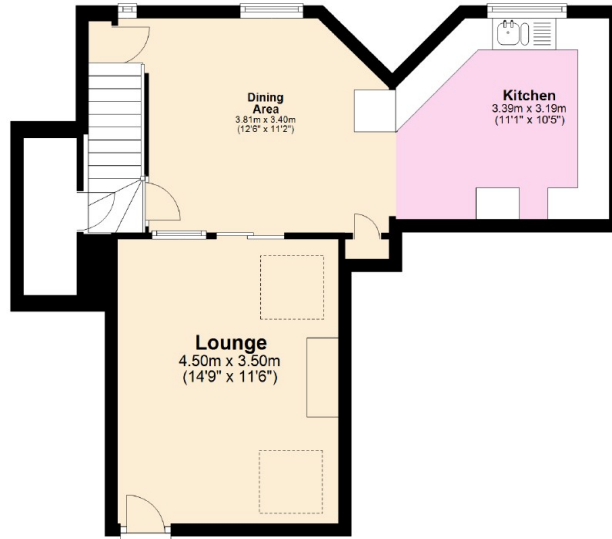
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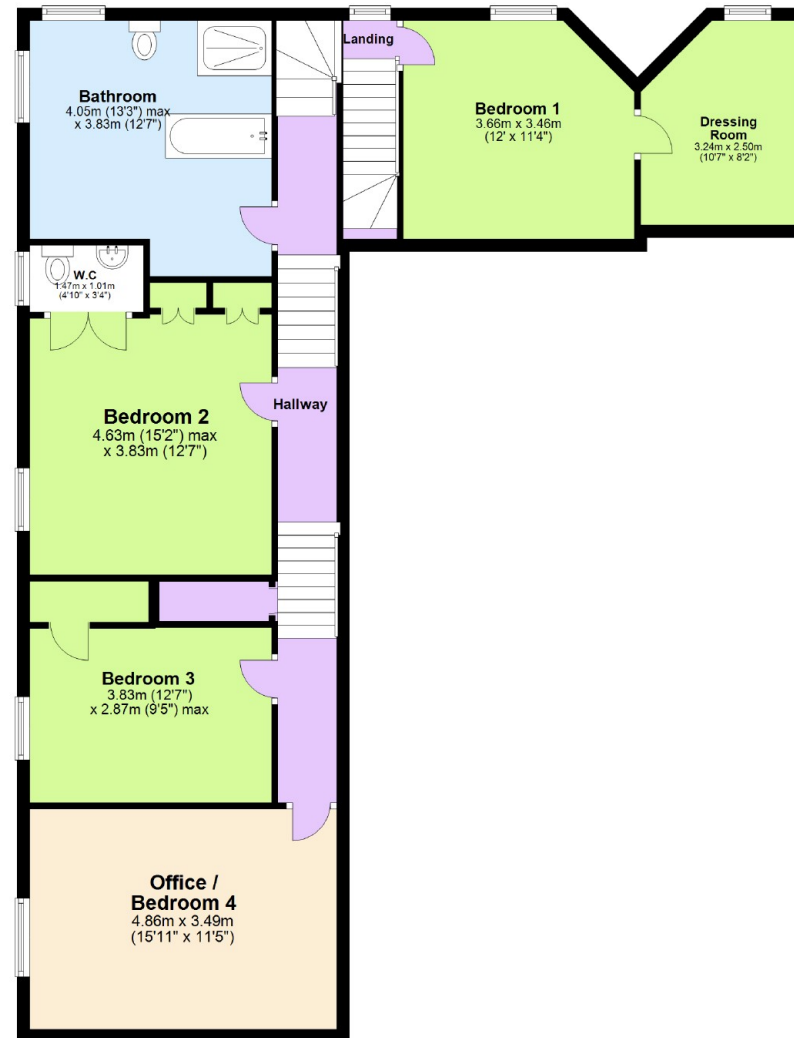
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Nolana - Ground Floor



Nolana - First Floor



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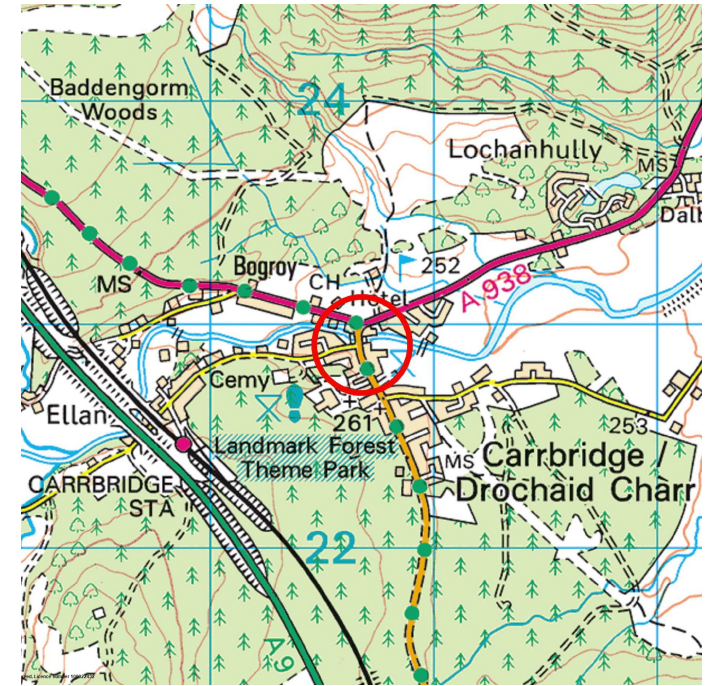
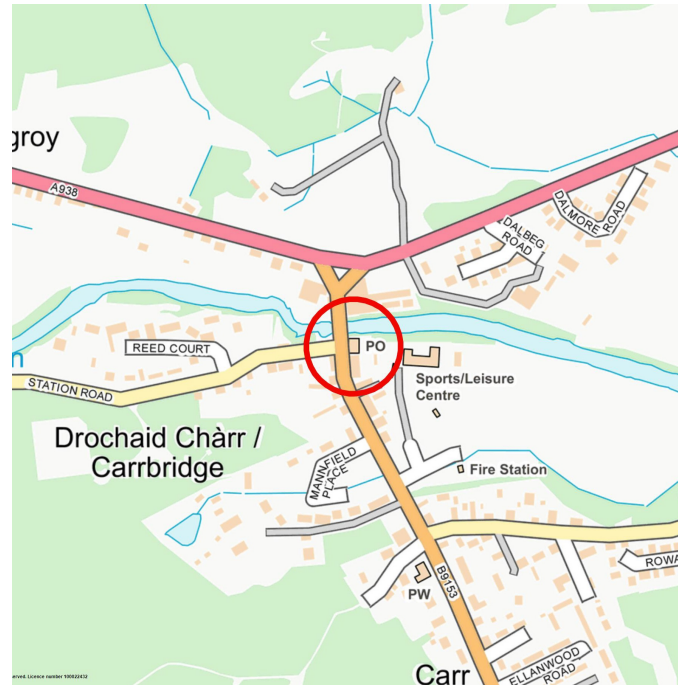
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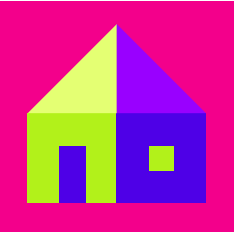
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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