

**COCKBURNS**

(inc Macleman & McCulloch)  
SOLICITORS & ESTATE AGENTS

**COLL  
MANNFIELD PLACE, CARRBRIDGE**



**SEMI-DETACHED 2 BEDROOMED BUNGALOW**

- ◆ **HALL LOUNGE KITCHEN 2 DOUBLE BEDROOMS SHOWER ROOM**
- ◆ **FULL OIL-FIRED CENTRAL HEATING DOUBLE GLAZING**
- ◆ **GARDEN**

**Offers Over £178,000**

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**Partners** Colin Styles, David Adams



This well presented 2 bedroomed semi-detached bungalow comes complete with oil-fired central heating and double glazing. It is located in a quiet area of Carrbridge close to the centre of the village and all its amenities. The property is well presented and would appeal to a variety of buyers including first time purchasers, couples or as holiday home. There is an easy to maintain garden to front, side and rear. There is also off-road parking for several vehicles. Internal viewing is advised to appreciate all this highland property has to offer.

Nestled in the rural highland village of Carrbridge, Coll enjoys a popular quiet residential location. The village has the benefit of a hotel, cafes, bowling green and local shops. Most famous for the Landmark Adventure Park which is situated on the outskirts of the village, Carrbridge is a popular destination for locals, and holiday makers. It is ideally located to take advantage of the outdoor lifestyle with ski-ing, hill walking and mountain biking available only a few miles away at the Cairngorm mountains. There are also many other outdoor activities in the area including golf and fishing.

***The accommodation comprises:***

Partially glazed front door opens into the hallway where there is laminate flooring, a meter cupboard and a shelf for storage.

***LOUNGE*** ***5.31 x 3.47***

Large room with window looking to the front. Fitted carpet.

***KITCHEN*** ***3.05 x 2.81***

Range of timber fronted wall and floor units with complementary worktops. Window looking to the rear. Stainless steel 1 ½ bowl sink and drainer. Canopy style cooker hood. Built in cupboard with shelving. Vinyl flooring. Space for cooker and fridge freezer.

***UTILITY AREA*** ***1.71 x 1.58***

Worktop with space below for a tumble drier. Wall units providing additional storage space. Partially glazed door to rear garden.



### **REAR HALL**

The rear hall is carpeted and provides access to the bedrooms and bathroom. There is a hatch to the attic.

### **BATHROOM** **2.84 x 1.73**

3-piece white coloured suite comprising WC, wash hand basin with vanity cupboard below and a bath with an over bath shower, screen and wall boarding. Window looking to the side. Vinyl flooring.

### **DOUBLE BEDROOM 1 (rear)** **4.06 x 2.77**

Window looking to the rear. Built-in wardrobe. Fitted carpet.

### **DOUBLE BEDROOM 2** **4.05 x 2.55**

Window looking to the side garden. Built in wardrobe. Fitted carpet.

### **OUTSIDE**

To the front of the property there is a driveway with ample room for the parking of several vehicles. There is also a lawn which wraps around the property to the rear garden. A gate in the sturdy rear fence leads into the trees behind the property. There is also an outside tap.

### **SPECIAL CONDITIONS OF SALE**

A Home Report for the property is available on [www.onesurvey.org/](http://www.onesurvey.org/) or from the Selling Solicitors. The cooker hood in the kitchen is included in the sale price and whilst believed to be in good working order no warranty is given.

### **COUNCIL TAX**

Band D

### **ENERGY RATING**

Band D

### **ENTRY**

By arrangement

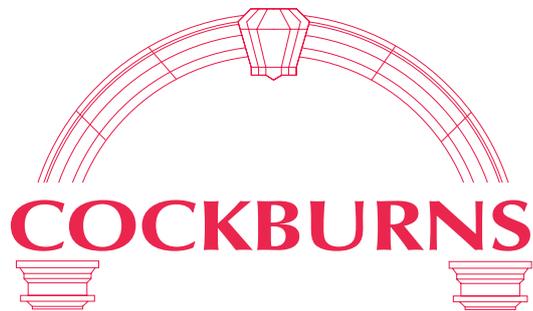
### **VIEWING**

Strictly by appointment by telephoning the Selling Solicitors on 01343 549555

### **PRICE**

As an indication of price range  
Offers Over £178,000 are invited.





#### **CLOSING DATE**

A closing date by which offers must be submitted may be fixed at a later date.  
Prospective purchasers are advised to register their interest with the Selling Solicitors through their Solicitors.  
Only parties who have noted an interest formally through a Solicitor will be advised of a closing date, but notwithstanding, the sellers reserve the right to accept any offer at anytime without further intimation.

The above particulars are set out as a general guide for interested parties. Occasionally colours may not be accurately reproduced because of the use of digital photography in producing the schedule. All descriptions, dimensions, reference to condition and other details are given in good faith and are believed to be correct but parties should not rely on them as statements or representations of fact and should satisfy themselves as to their accuracy.