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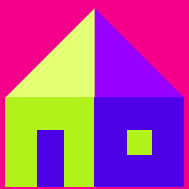
solicitors and estate agents

**Ballinlaggan Steading, Duthil, Carrbridge, PH23 3ND**  
**Offers over £165,000**

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

A unique chance to acquire a fantastic site with a derelict agricultural natural stone steading enjoying a quiet and private location with beautiful open views close to the popular highland village of Carrbridge and the beautiful Highland town of Granttown on Spey in the Cairngorms National Park. The site which is reached via a private track extends to over 0.5 acres and enjoys the benefit of planning permission in principle for the conversion of the agricultural steading to a dwelling-house. The combination of outside space, location and anticipated new build design incorporating the steading stone offers the chance for any purchaser to create a bespoke haven of light and airy living in a peaceful and secluded site with a prime location within the National Park. The area has a rich and diverse range of services and amenities and is becoming a haven for arts, cultural and social events with many new independent shops in the area in addition to the wealth of sporting and outdoor activities on offer.

## Offers over £165,000



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Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ

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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 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 Scotlands 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.

## Description

Planning in principle was agreed with the local Highland Council Planning Authority for the conversion of agricultural steading to a dwelling-house at Ballinlaggan, by

Duthil, Carrbridge. The site is located some 4km East of Carrbridge and within easy reach of Aviemore, Grantown and Inverness. The property is set back approximately 500m South of the A938. Access to the site is from an established track which serves a farm and several dwellings.

## Services

It is understood that mains electricity and water connections are available nearby and drainage would be required to a septic tank. Purchasers should satisfy themselves on service provision and connection cost.

## Planning

Planning Permission in Principle has been obtained from the Highland Council for the conversion of agricultural steading to a dwelling-house at Ballinlaggan, by Duthil, Carrbridge. Reference 18/02359/PIP. The decision notice of approval was issued on the 17th September 2019.

Further details on planning can be obtained by visiting the Highland council E-Planning website and typing in the reference 18/02359/PIP  
<http://wam.highland.gov.uk/wam/>

## Home Report

This sale is exempt from the need to produce a home report.

## Entry

By arrangement

## Price

Offers over £165,000 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

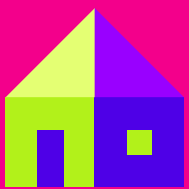
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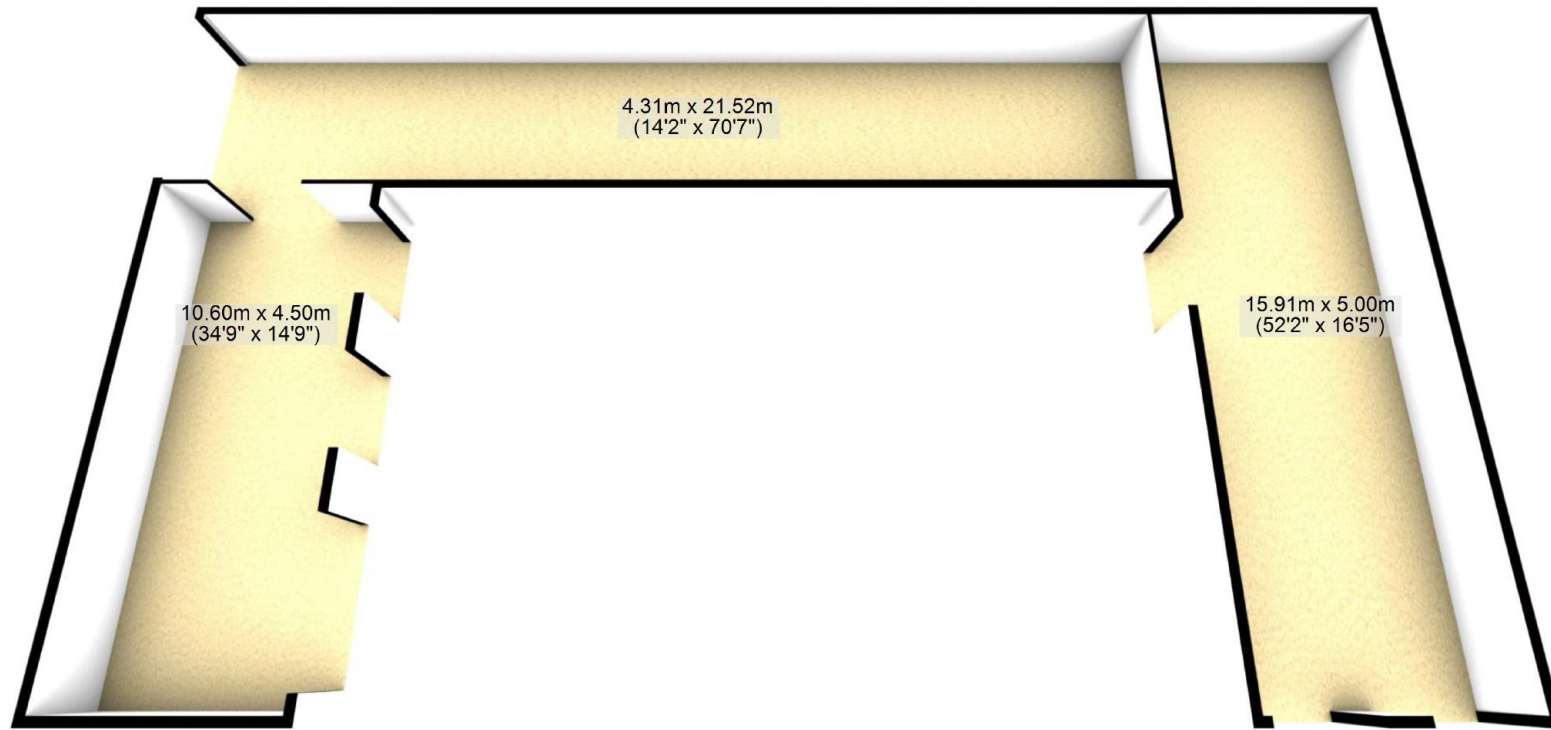
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Current Steading Layout



Plans not to scale, for illustration only



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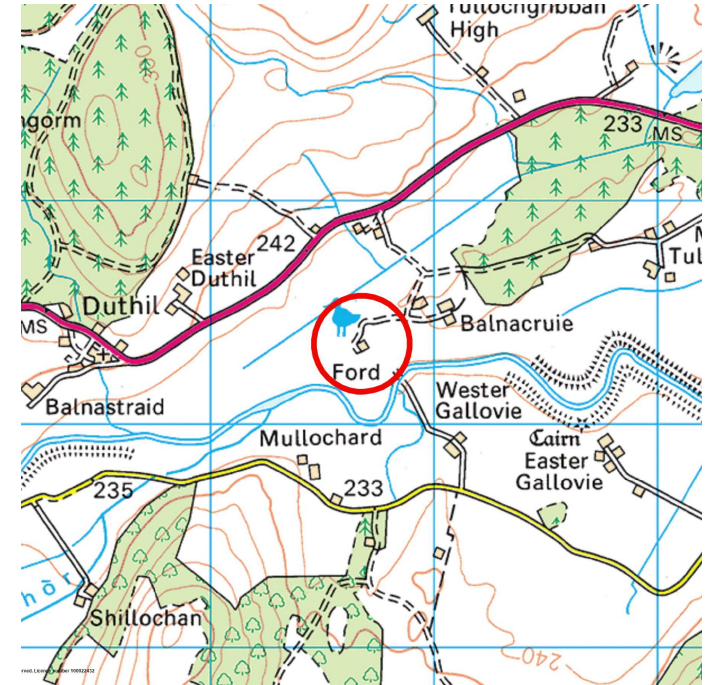
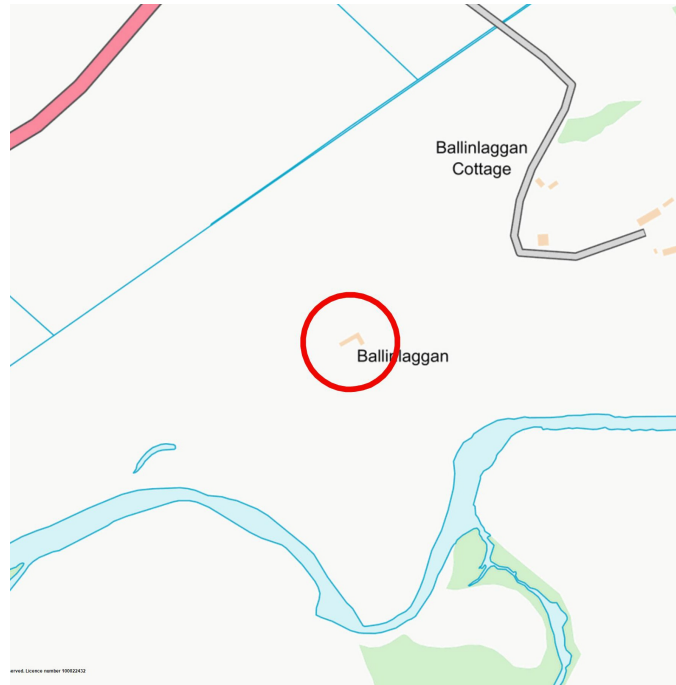
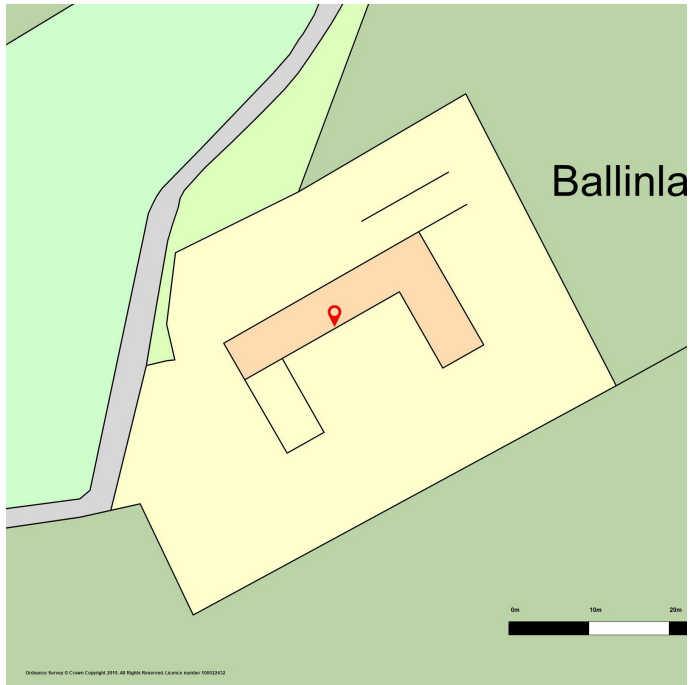
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**While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters**



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