

1 Dell Cottage, Dell of Killiehuntly, by Kinraig, PH21 1NS



Attractive TWO bedroom semi-detached cottage situated just a few kms from the RSPB Loch Insh marshes and nearby village of Kinraig. This traditional property has been extensively refurbished with a new slate roof and refurbished kitchen and bathroom. The cottage is on the edge of Killiehuntly Farm located within a RSPB reserve. The outlook is to fields, woodlands and hills with access to all the cottages via the main farm track.

- Entrance porch
- Attractive, cosy lounge with stove
- Refurbished kitchen with oil Rayburn
- Refurbished bathroom / shower / WC
- Upstairs to two double bedrooms
- Oil Rayburn cooker and double glazed
- Compact enclosed gardens to front & rear
- Driveway parking to the side
- Excellent starter home or all year holiday letting potential

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STATION SQUARE GRAMPIAN ROAD
AVIEMORE PH22 1PD
T: (01479) 811 463 / 810 020

OFFERS OVER £185,000 ARE INVITED

sales@highlandpropertyservices.co.uk
www.highlandpropertyservices.co.uk

Kincraig is a rural village located in the beautiful area of Badenoch and Strathspey, close to the Cairngorm Mountains and to Loch Insh. It is within the Cairngorms National Park and offers a local primary school, café / bistro and country pub. Kingussie is some 6 miles distant and has the benefit of a variety of a primary and high school together with most public amenities and rail services. Aviemore is 9 miles and Inverness is 37 miles (via the A9). Nearest Airport is at Inverness/ Dalcross 40 miles.

THE PROPERTY

PH21 1NQ

This property is in good condition throughout with viewing highly recommended to appreciate the superb rural location which overlooks beautiful moors and woodlands. Some appliances maybe available by private bargain. All floor-coverings, curtains and light fittings included.

Please be advised the cottage is located on the edge of a fully working farm owned by RSPB.

PORCH

(1.25m x 1.2m)

External timber door. Lamp. Small window to side. Electric meter. Coat hooks

SITTING ROOM

4.25m x 3.95m

Bright room with panoramic window overlooking front garden fields and woodlands with a further small window to rear mountain views. Wood burning stove. TV and Telephone point.

Timber stairwell from sitting room to upstairs landing and two double bedrooms.



KITCHEN / DINER

4.25m x 3.65m

Refurbished kitchen with window views to fields and hillsides. Combination of wall and floor mounted units with complementary worktops, stainless steel sink with mixer taps and space for washing machine / dishwasher. Rayburn Royale oil cooker / stove. Tumble dryer. Electric cooker, fridge/freezer. Pantry cupboard. Vinyl flooring.



BATHROOM

2.4m x 1.9m

Refurbished and tiled throughout with white suite comprising bath with electric shower over / glass screen, WC and wash basin. Window to rear. Electric heated towel rail. Wall mirror.



Upstairs to: First Floor landing with Velux roof window. Electric fuseboard. Built in cupboard housing hot water tank and additional storage area. Stairwell shelves.

BEDROOM 1
3.65m x 3.5m

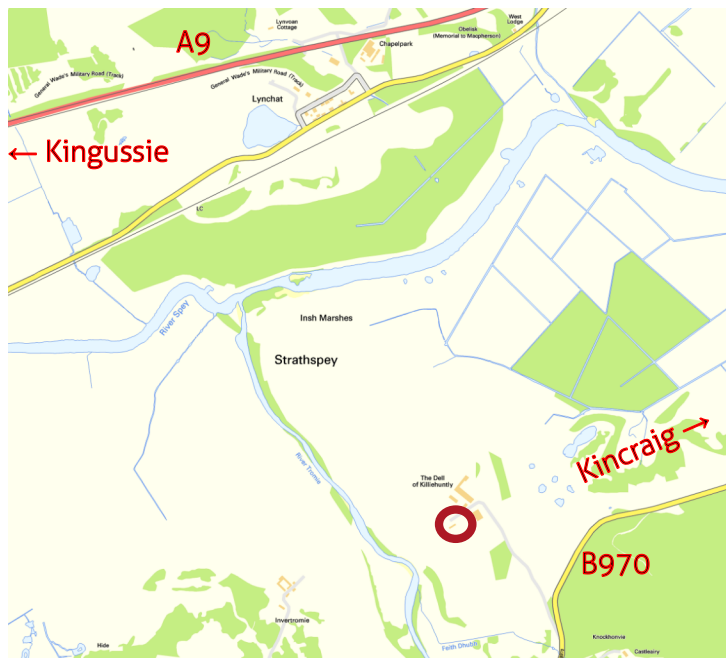
Double bedroom with partial coombe ceiling. Window views to the rear garden area, fields and woods beyond. Wood floorboards.



BEDROOM 2
3.65m x 2.95m

Double bedroom with partial coombe ceiling. Window views to the rear garden area, fields and woods beyond. Built in wardrobe and cupboards. Wood floorboards.





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SERVICES

All mains services with septic tank drainage. Telephone, broadband.

COUNCIL TAX & ENERGY PERFORMANCE RATING

This property is rated Band C for council tax. The energy efficiency rating for the house is band F (25).

DATE OF ENTRY

The seller is seeking a prompt settlement date.

VIEWING

Viewings are strictly by arrangement with the selling agents by minimum 48 hour pre-appointment only. To avoid disappointment when travelling, please always confirm any viewing with our office prior to setting off.

HOME REPORT

Linked from our website or available on request from our offices.

OFFER / SERVICES

Highland Property Services are pleased to provide any potential purchaser of this property with a full legal service from an established Scottish solicitor to act in the purchase. All offers from your solicitor in the standard Scottish style must be made direct to Highland Property Services. Our client reserves the right to accept an offer at any time. In the event that a closing date is set, we are only able to liaise with clients who have instructed their solicitor to note interest on their behalf.



GARDEN

Attractive low maintenance garden with lawn and border plants / shrubs to front and rear. Driveway to the side with potential space for a garage (subject to consent.). Garden sheds x 2.



ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding residential letting/rental rates and a comprehensive property management service is available on request. Our sister company, Highland Holiday Homes, specialising in holiday rentals can offer holiday letting advice, they manage a range of high quality privately owned holiday properties in the Aviemore area and throughout the Cairngorms National Park

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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Monday - Friday 9.00 am - 5.00 pm