

# 2 Station Cottages Dalwhinnie PH19 1AB

OFFERS OVER £175,000

Two Bedroom Semi-Detached  
Cottage With Outstanding Views  
Of The Surrounding Countryside



## FEATURES :

- Lounge & Dining Area With Wood Burning Stove
- Full Double Glazing & Gas Central Heating System
- Modern Kitchen and Shower Room
- Generous Garden Grounds
- Off Street Parking
- Great Transport Links

## CONTACT US :

CALEDONIA ESTATE AGENCY  
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2 Station Cottages is a spacious 2 bedroom semi-detached bungalow with stunning views to the Monadhliath & Cairngorm Mountains. Its location is alongside the railway and not far from Lochs and Munro's. This immaculate railway cottage has been renovated to include new internal doors and floor coverings as well as a new shower room and kitchen. These upgrades were carried out by the previous owner but massively improve the cottage. The property is particularly spacious and has great storage within the house and storerooms under the house. Other benefits include a wood burning stove in lounge, double glazed windows and exterior doors and a gas central heating system. The garden grounds are mainly laid to lawn at the rear with a beautiful decked area which includes a timber pergola and hot tub area.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



This affordable property will appeal to residential, holiday or second home usage, for people who appreciate magnificent views, walks to local lochs and mountains and to witness a wide diversity of wildlife. This property has been previously used as a holiday let and would offer great flexibility for someone looking at an investment property. Dalwhinnie is a small Highland village standing within the Cairngorm National Park between the Cairngorm and Monadhliath Mountain Ranges. There are many Munro size mountains in close proximity to Dalwhinnie and the vast Loch Ericht lies at the south end of the village where pedestrian and bike access is permitted along the loch and out onto the hills. It is also home to the Dalwhinnie Distillery established in the late 1890s and now world famous for its malt whisky.



## ACCOMMODATION:

Entrance Vestibule 1.30 x 1.04m

Solid timber door with brass door knocker opens to vestibule. High level storage shelf. Coat hooks. Partial wood panelling. Ceiling coving. Ceiling light. Quarry floor tiles. UVPC security door to inner hall.

Entrance Hall 3.00 x 1.30m

High level shelving cupboard which also contains modern consumer units. Coat hooks. Space for furniture. Telephone point. Hatch to storage loft. Pendant light. Raditor. Laminate Flooring. Doors to most accommodation.

Lounge/dining 4.60 x 4.09m

Bright spacious lounge with double windows to the front overlooking the access road, railway and to woodland beyond. Space for lounge seating and formal dining. Feature woodburning stove set on a slate hearth with timber mantle. TV & telephone points. Alcove with display shelving. Walk-in storage cupboard with light, shelving and hot water tank. Ceiling coving. Pendant light. Radiator. Laminate flooring. Door to kitchen & inner hall.



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#### Kitchen 3.30 x 2.50m

Bright room with windows and ½ glazed entrance door offering natural daylight and superb views. Fitted base and wall storage units with stainless steel sink with mixer tap and fitted worktops. Electric hob with extractor above and fan assisted oven below. Plumbed for dishwasher and washing machine. Space for fridge and freezer. Ceiling coving. Ceiling spotlights. Radiator. Vinyl flooring. Entrance door with steps to rear garden.

#### Bathroom 2.00 x 1.95m

Three piece white suite including WC, vanity wash hand basin and walk-in shower cubicle with mains shower and glazed side screen. Waterproof wall panelling. Bathroom accessories. Recessed lighting. Heated towel rail. Tiled floor. Opaque window to the rear.

#### Bedroom 1 3.75 x 2.95m

Double room with double windows to the rear and views over the valley to Mountains. Walk-in wardrobe with light. Space for bedroom furniture. Ceiling coving. Ceiling light. Radiator. Laminate flooring.

#### Bedroom 2 4.40 x 2.93m

Double/ Twin room with double windows to the front and views over the valley to Mountains. Walk-in wardrobe with light. Space for bedroom furniture. Ceiling coving. Ceiling light. Laminate flooring.

#### Garden

The front garden is fully enclosed and laid with artificial grass with pathway to front door. Gated to the front and to the side. The rear garden is mainly laid to lawn with a substantial composite decked area which offers great space for garden furniture. Two timber pergolas which offer shelter for the hot tub and the garden furniture. Summer house and seating area at the bottom of the garden. There is access to the storage cupboards which are below the house and a coal shed which is underneath the exterior steps which lead up to the kitchen door. Outside tap.

#### Storage Area

Access door opens to the workshop and storage areas. Small single glazed window to the side. The workshop area has shelving, light and electrical sockets. The storage area has a light.

#### INCLUDED

All floor coverings, light fittings, curtains and blinds. The property can be sold fully furnished by separate negotiation.

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## SERVICES

Mains electricity, water & drainage.

## COUNCIL TAX

Currently A (£1286 p.a. in 2023/2024). Includes water charges. Discounts available for second home usage.

## PRICE

Offers Over £175,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

## HOME REPORT

A Home Report is available for this property. Please log on to:

Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=N8kvTeA%2bHz5PRa69%2bK7Xmw%3d%3d>

Postcode: PH19 1AB

EPC rating: Band D

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## VIEWING

Viewing is by appointment only through the Selling Agents.



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#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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