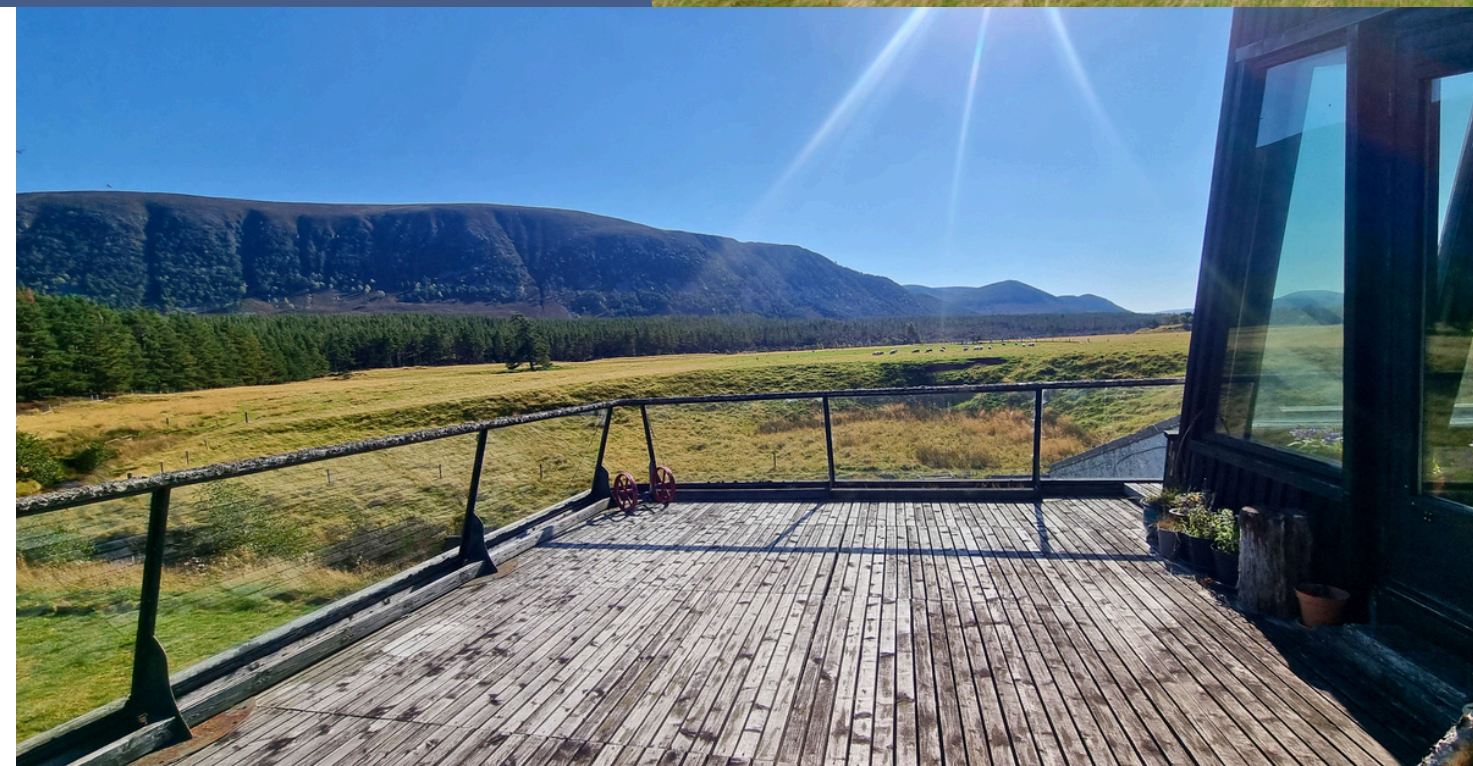


Tigh Tuithe Feshie Bridge Kingussie - Kincaig PH21 1NG

Offers Over £460,000 are invited.

A Unique Split Accommodation Detached Villa
Offering Stunning Landscapes and
Uninterrupted Views Of Glen Feshie

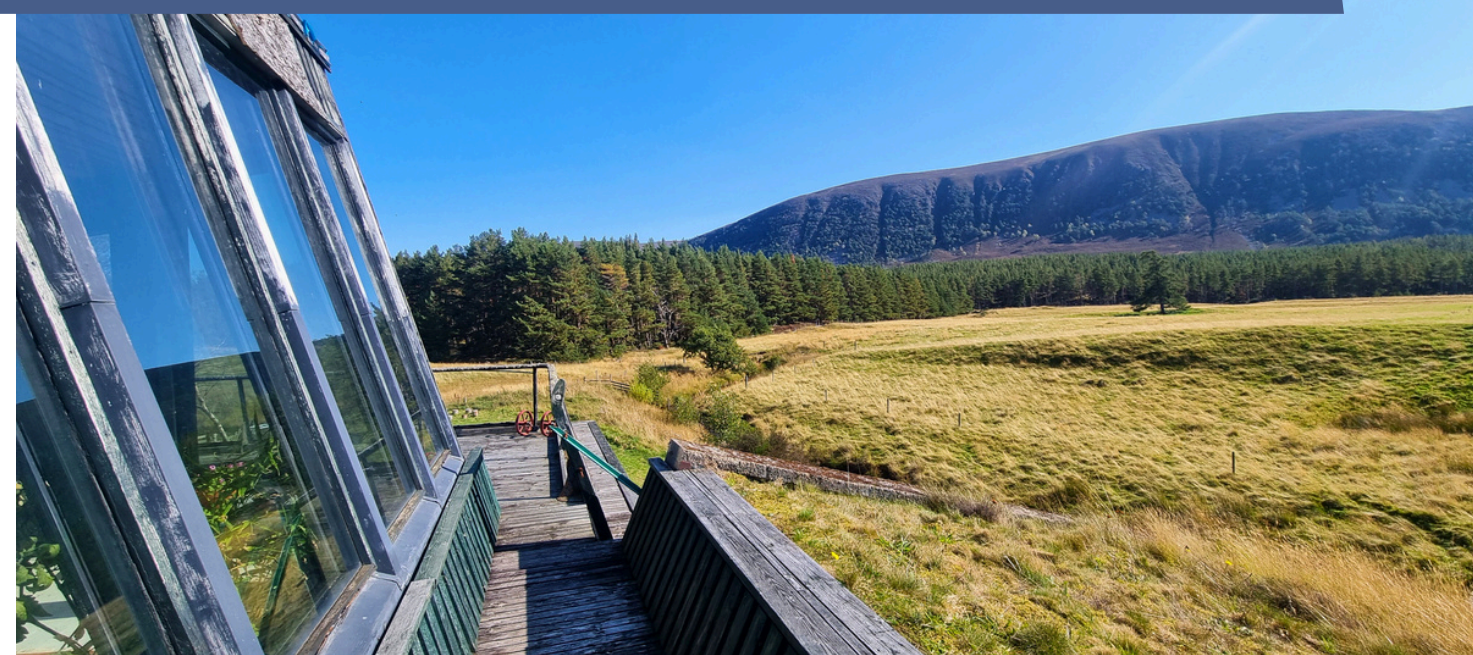


- Double Aspect Lounge with Triple Glazed Floor to Ceiling Windows
- Three Bedroom House & Two Bedroom Annex Offering Flexible Accommodation
- Eco -Friendly Earth Sheltered Design with Water-Sourced Heat Pump
- Great Sized Plot with Beautiful Allt a'Mharcaidh Stream Running Through the Grounds

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We're offering an extraordinary opportunity to acquire a property with unrivalled & uninterrupted views of an area often referred to as the "jewel in the crown of the Cairngorms". Properties in this part of the Highlands, rarely come onto the market. "Tigh Tuithe" is a detached 3 bedroom villa with a self-contained 2 bedroom annex. Whilst now requiring a scheme of refurbishment, it offers a fantastic opportunity with considerable scope for renovation with potential for holiday letting or a delightful family home. The property was ahead of its time when built in the 1980's. The futuristic earth-sheltered eco-design was architecturally designed by local architect Duncan Fraser with UFH, triple-glazing and in recent years a water-source heat pump was fitted. This system extracts energy directly from the watercourse, Allt a'Mharcaidh, a salmon spawning stream which runs through the grounds & drains to the River Feshie. The surrounding landscape is a haven for wildlife & alive with birds such as the crested tit, tree pipit, skylark, wryneck, jay and crossbill to name a few. Closer to the woodlands are golden eagle, peregrine, dotterel, ptarmigan, red and black grouse and the capercaillie. In addition to red and roe deer the glen is home to mountain hare, brown hare, otter, badger, fox, wildcat, pine marten, weasel, stoat and pine martens.



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.



Tigh Tuithe is located 3 miles east of the small village of Kinraig in the small hamlet of Feshie Bridge, lying at the foot of Craig Mhigeachaidh – `the whispering mountain`. The house is nestled in a very private and secluded position within the Cairngorms National Park. The local area is a haven for outdoor enthusiasts and local attractions and facilities include mountain activities, cycling, skiing, water sports, fishing, pony trekking, deer stalking, shooting and additional fishing can be organized on the nearby estates. The property looks onto the gliding airstrip & the South facing bowl is rated as one of the UK`s top mountain glide sites. The Cairngorm ski centre is approximately 15 miles away and the Loch Insh Watersports centre is just 2miles from the property.

ACCOMMODATION:

Entrance Vestibule 2.42m x 2.61m

Glazed entrance door opens to the space vestibule. Adequate space for furniture. Coat of boot storage. Door to utility/boiler room and then through to shower room. Stairs to split level landing.

Utility/Boiler Room 2.59m x 2.65m

Timber panelled door opens to the utility and boiler room. Base units with worktop offering space for freestanding appliances. Heating and hot water control system. Fluorescent lighting. Vinyl flooring. Door to shower room.

Shower Room 1.99m x 1.98m

Three piece white suite comprising of a WC, vanity wash hand basin and single shower cubicle. Wall mirror. Spotlights. Heated towel rail. Tiled floor.

Returning to entrance hall and taking the stairs to the lounge.

Lounge 6.00m x 4.09m

Breathtaking, double aspect lounge offering uninterrupted views over Glen Feshie and beyond. Triple glazed, floor to ceiling windows offering great space for enjoying seasonal views over the valley. Adequate space for furniture. Glazed door to the substantial balcony which rises high over the garden grounds. Stairs down to the dining area and kitchen.



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Kitchen 2.40m x 4.35m

Solid wood worktops with base and wall units incorporating a gas hob, electric oven and stainless steel sink with mixer tap. Space for freestanding appliances. Triple storage cupboards with shelving. Door to pantry and storage space. Windows overlooking the garden grounds.

Dining Area 3.76m x 2.58m

Spacious dining area offering a cozy space for hosting friends and family. Built-in bench seating. Flexible space which could be used as a home office. Two large windows overlooking the garden and allowing natural daylight.

Returning to the split level landing and taking door to inner hallway.

Inner hallway has doors off to all bedrooms and family bathroom. Storage cupboards. Pendant light. Fitted carpet.

Bathroom 2.00m x 1.71m

Three piece white suite comprising pedestal wash hand basin, WC and bath. Tiles around bath. Wall mirror. Vinyl flooring.

Bedroom One 4.83m x 3.24

Spacious room with large window overlooking the garden and the hills beyond. Space for bedroom furniture. Storage space. Pendant light. Fitted carpet.

Bedroom 2 2.89m x 2.97

Double bedroom with window to the front offering natural daylight. Space for bedroom furniture. Fitted carpet.

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Bedroom 3

2.10m x 3.17m

Smaller bedroom suitable for a single bed or bunkbeds. Window to the front. Space for bedroom furniture. Fitted carpet.

Annex

The property also boasts a two bedroom, fully self-contained annex which includes another lounge, kitchen and bathroom. This offers a great space for someone looking to potentially move family in or have a separate letting property. The Annex is completely separate and has its own council tax banding and EPC.

Garden

The property is approached off the road via a driveway leading to the front of the house. Adequate parking of numerous vehicles. The property sits in approximately 1/3 of an acre of garden grounds and includes a mixture of lawn areas, mature trees and the beautiful Allt a'Mharcaidh stream which runs down to the River Feshie. You can enjoy the panoramic views from many different seating areas and you also have access to the spectacular raised balcony at the rear.

Included

All fitted floor coverings, light fittings, curtains and blinds.

SERVICES

Private water and drainage. Tv and telephone.



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PRICE

Offers Over £460,000 are invited for this property.

HOME REPORT

A Home Report is available for this property - please use the following link:

Reference No: <https://app.onesurvey.org/Pdf/HomeReport?q=aGRnR34G%2f84pev6ejJZx7A%3d%3d>

Postcode: PH21 1ND

Energy Performance Certificate Rating: F

COUNCIL TAX

Currently Band E (£2489 P.A 2024/25)

Annex EPC Band C (1715 P.A)

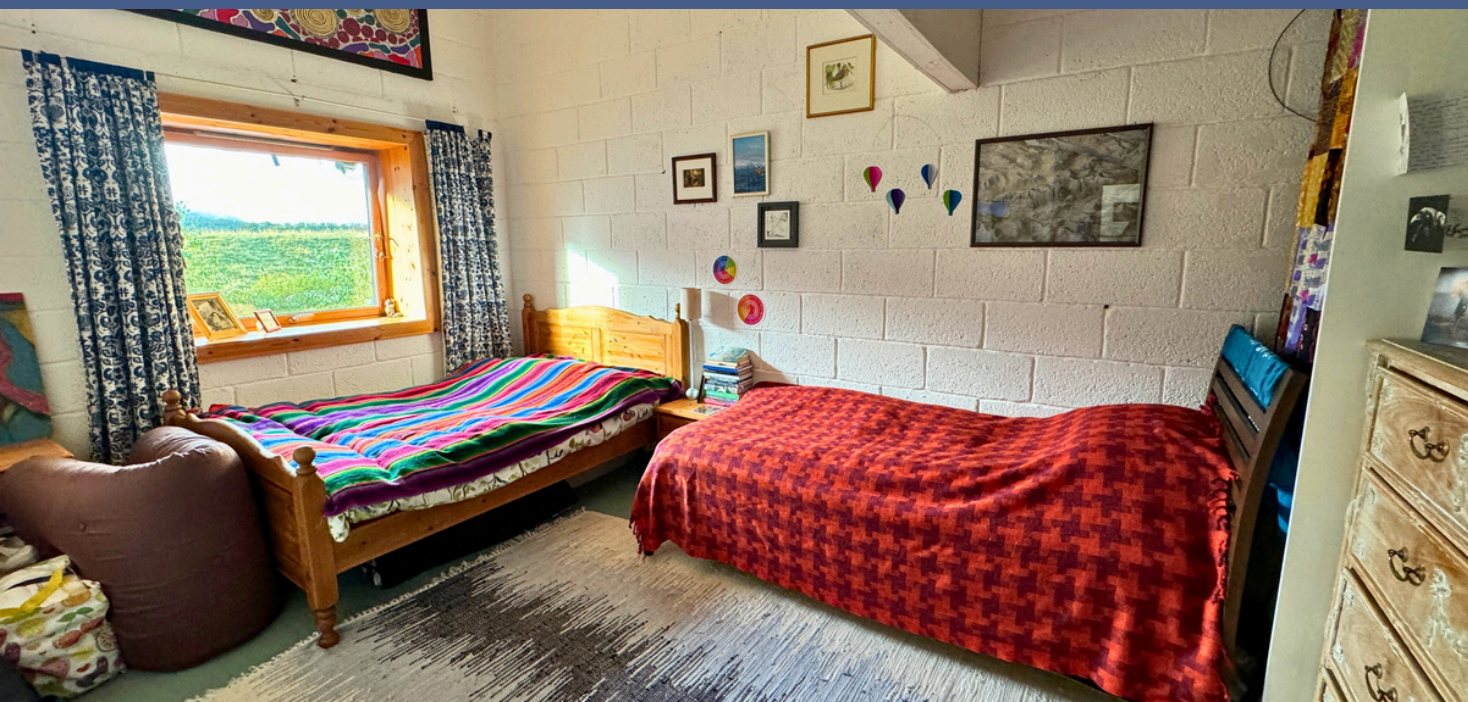
Discounts are available for single occupancy.

OFFERS

Formal offers should be submitted to our office in Aviemore. If you would like to offer, then we recommend submitting at your earliest convenience. We have the right to accept or reject any offer at any time.

VIEWING

Viewing is strictly 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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