

Station House Kincraig PH21 1NA

Offers Over £230,000 are invited.

Idyllic Two Bedroom Detached Villa
Located Within The Highly Sought After
Village of Kincraig



Features:

- Two Double Bedrooms & Shower Room
- Double Aspect Lounge With A Feature Multi-Fuel Stove
- Spacious Kitchen & Dining Area
- Secure Garden Grounds
- Private Parking
- Great Location In The Heart Of Kincraig

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



“Station House” is a traditional stone and slate detached property situated on the main railway line in the centre of Kinraig. This idyllic two bedroom property was historically used as accommodation for the old railway station which is further down the track. In more recent times it’s been used as a residential property and has been upgraded and modernised to a very good standard while also retaining some traditional features. The property boasts spacious accommodation which includes a lounge, kitchen/dining area, WC, two double bedrooms and a shower room. The property benefits from full timber double glazing, electric economy heating and a multi-fuel stove. Other benefits include a modern kitchen with some integrated appliances, high quality floor coverings and traditional doors and windows. This property is being sold in great condition and will make an ideal family home or holiday home.



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.

Kinraig is a quiet Highland village located off the A9 Inverness to Perth trunk route and approximately 6 miles from the busy tourist resort of Aviemore. It is located adjacent to the Insh Marshes National Nature Reserve – one of the most important wetlands in Europe - and the Loch Insh Watersports Centre, a popular holiday and sporting destination. Socially the village has an extremely popular Italian café/gallery and a friendly and cosy village pub. The village hall is a centre for events, clubs, classes and occasions hosted by the welcoming Kinraig community.

ACCOMMODATION:

Lounge 4.47m x 3.59m

Bright, double aspect lounge with windows to the front and side overlooking the garden grounds. Feature wood burning stove set a slate hearth with a timber surround. Storage shelving. Space for furniture. Ceiling coving. Pendant light. Radiator. Oak laminate flooring. Doors to garden and inner hallway.

Inner Hallway

Doors off to the lounge, kitchen and WC. Understairs storage cupboard. Pendant light. Staircase to first floor landing.

Kitchen 3.92m x 3.98m

Modern fitted kitchen and dining area offer a great space for both family and formal dining. Base and wall units incorporating an integrated oven, grill and hob with extractor above and a stainless steel sink with mixer tap. Plumbed for washing machine. Tiles around worksurfaces. Storage shelving. Pendant light. Radiator. Oak laminate flooring.

WC 1.21m x 1.03m

Two piece suite with a feature narrow window to the front. Wall hung wash hand basin and a WC. Pendant light. Oak laminate flooring.

Staircase to first floor landing.

Shower Room 1.78m x 1.72m

A three piece white suite comprising pedestal wash hand basin, WC and shower cubicle. Tiled to dado height. Toilet accessories. Heated towel rail. Dimplex heater. Wall mirror. Storage cupboard housing the hot and cold water cylinders. Vinyl flooring.

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Bedroom 1 3.90m x 3.88m

Spacious double bedroom with south facing window offering limited views towards Loch Insh. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet.

Bedroom 2 3.83m x 4.01m

Double/Twin room with window to the side overlooking the garden grounds. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet.

OUTSIDE

Garden

The garden grounds are located at either side of the property. At one end you have a private parking space and gravel area where you can find the wood store and coal bunker. At the other end it's mainly laid to lawn with some mature trees, plants and shrubs. There is also a paved patio area offering space for garden furniture. Timber garden shed.

SERVICES

Mains electricity, water & drainage.

COUNCIL TAX

Currently Band B £1500 P.A in (2024/25.) Council tax includes water rates. Discount for single occupancy.

PRICE

Offers Over £230,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

INCLUDED

Please be advised the property will be sold as seen with all the main furniture. Personal item will be removed. All offers must take this into consideration.

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HOME REPORT

A Home Report is available for this property. Please follow the link below.

Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=ud4yJGnigMkvHs%2bsNqDxvw%3d%3d>

Post code: PH21 1NA

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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