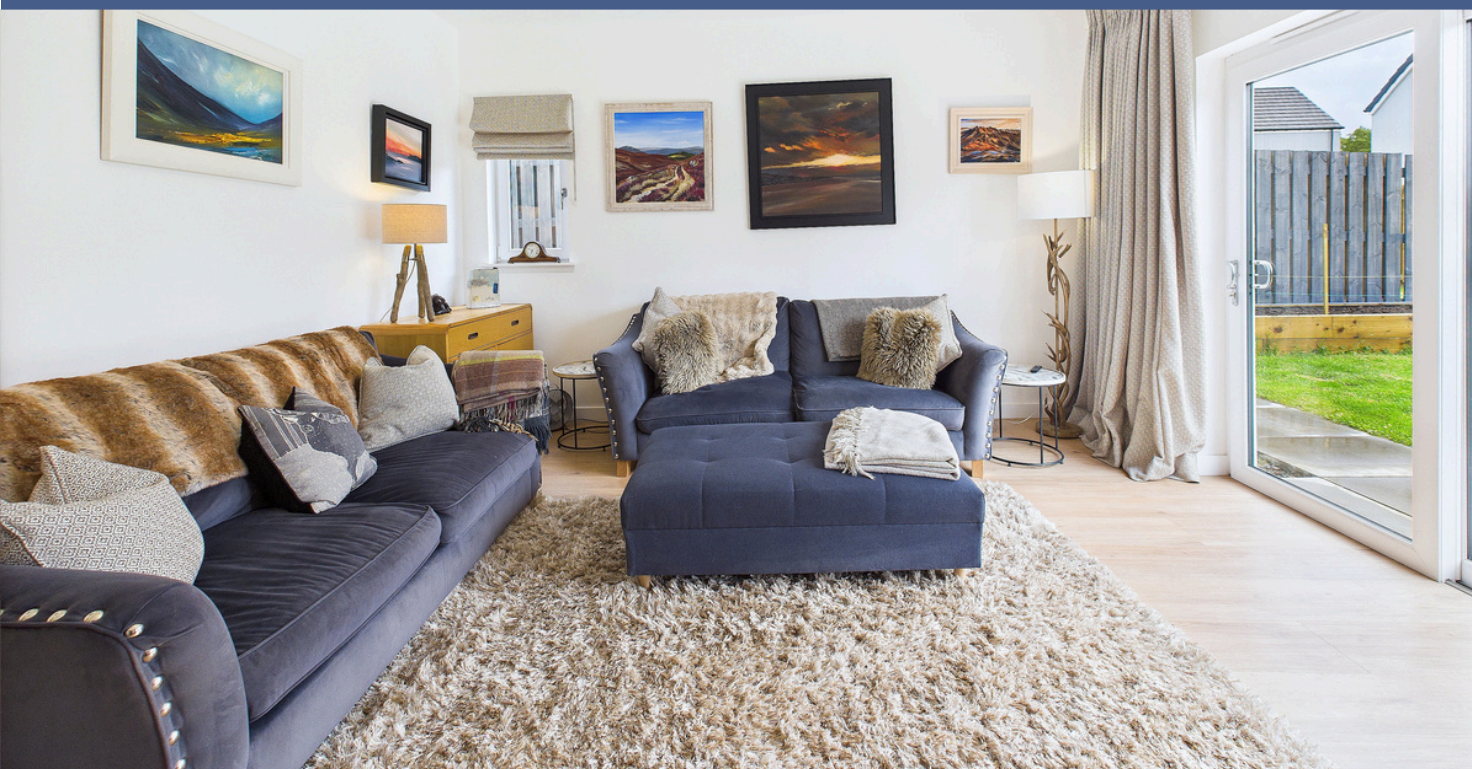


2 Anderson Grove
Kincraig
PH21 1AG

Offers Over £525,000 are invited.

Modern Five Bedroom Family Home
In The Heart Of The Highlands



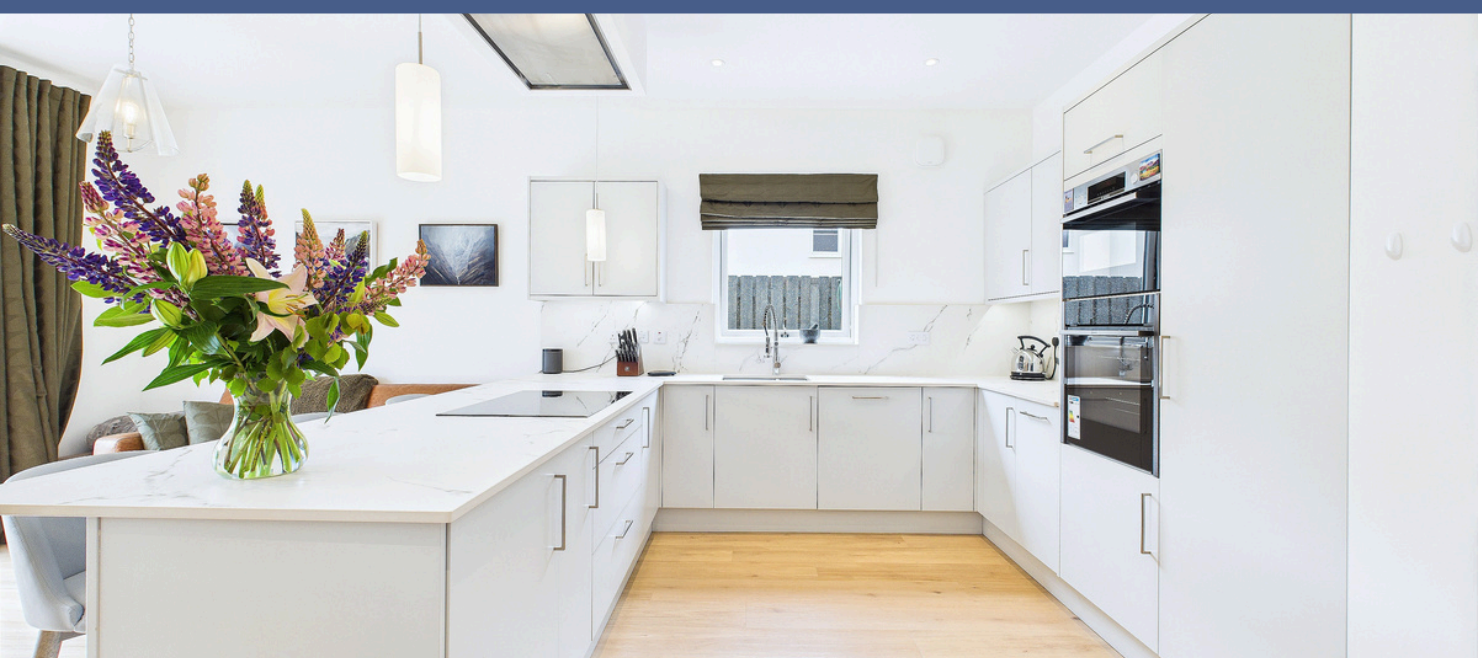
Features:

- Modern Open-Plan Kitchen & Dining Area
- One Family Bathroom And Three Contemporary Shower Rooms
- Eco-Friendly Air Sourced Heating & Full Double Glazing
- High-Quality Finishes Throughout
- Great Location In The Highly Sought After Village Of Kincraig
- Great Views Of The Surrounding Hills And Countryside

CONTACT US :
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01479 810 531



Nestled in the sought-after New Scotia Homes development in Kincaig, just a stone's throw from Loch Insh, "2 Anderson Grove" offers the perfect blend of modern living and Highland charm. This beautifully designed detached family home boasts 5 spacious bedrooms, 4 bathrooms which are all finished with high quality "Porcelanosa" sanitary ware. This spectacular property benefits from a bright and contemporary open-plan kitchen and dining area, perfect for entertaining friends and family, a spacious south facing lounge with patio doors leading out to the landscaped rear garden and a practical utility room benefiting from fitted base and wall units. High-quality Karndean oak flooring, solid oak doors, and upgraded kitchen and utility sinks all show the high standard of finishings installed into the beautiful home. Other notable benefits include an eco-friendly air sourced heat pump with thermostatically controlled underfloor heating and radiators as well as the UPVC doubled glazed windows and doors.



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.

With a total floor area of 192m², this home is ideal for families or young professionals looking for space, comfort, and connection to nature — all within a welcoming Highland village community. The area is well served with winter and summer outdoor activities. The village includes an excellent primary school, vibrant community hall, church and local hotel with a popular pub.

Kincaig is located just off the A9 Inverness to Perth trunk route and is approximately 6 miles from the busy tourist resort of Aviemore, which has rail links to Inverness and London. The Highland capital of Inverness, with its nearby airport, is 35 miles and Perth some 75 miles away.

OUTSIDE

Garden

Open plan to the front with a monoblocked driveway leading to the double garage, parking area and to the entrance door which has a covered roof over the entrance. The remaining frontage is laid to lawn and gated to the side.

The rear is enclosed with high timber fencing and is mainly laid to lawn with sleeper flower borders and a paved patio area. The garden enjoys a south/west aspect so gets a lot of afternoon sunshine. The air sourced unit and outside tap are also located to the side of the property.

Garage

Good sized double garage with an electric up & over entrance door and pedestrian door to the utility area. Power and lighting. Loft hatch. Concrete floors.

SERVICES

Mains electricity water & waste. Telephone. Fibre broadband.

COUNCIL TAX

Currently Band G £3632 p.a. in (2025/26). Council tax includes water rates.

Discounts available for single person occupancy.



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HOME REPORT

A Home Report is available for this property. Please use the following link:

- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=CV3EoSovbUEgsWKh2APYwQ%3d%3d>
- EPC rating: Band B
- Home Report Value: £525,000
- Postcode: PH21 1AG

INCLUDED

Blinds, curtains, light fittings and floor coverings where fitted.

PRICE

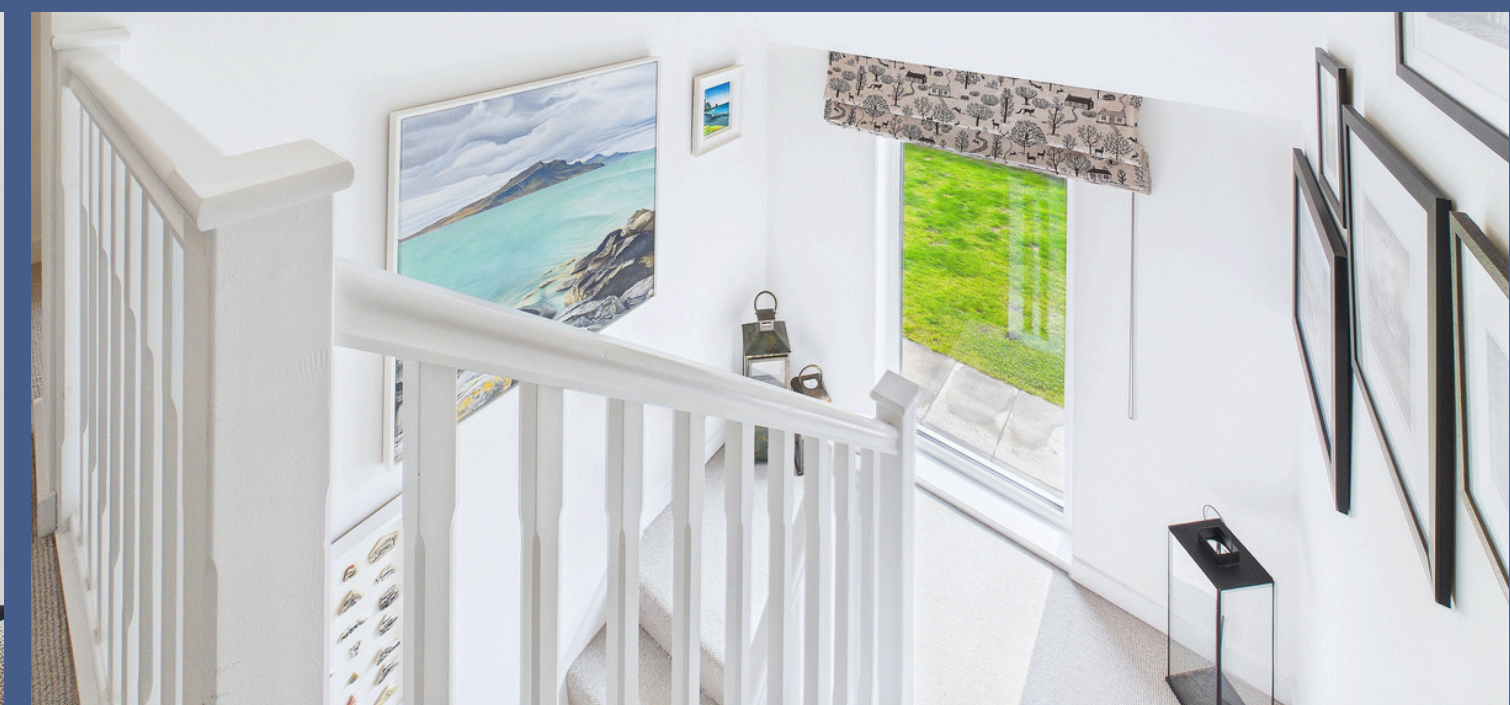
Offers Over £525,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

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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