

# 1 Dell Cottage Dell of Killiehuntly Kingussie PH22 1NS

Offers Over £195,000 are invited.

Charming Two Bedroom Semi-Detached Cottage with Panoramic Countryside Views



## Features:

- Bright Double Aspect Lounge
- Spacious Kitchen & Dining Area
- Oil Fired Rayburn/Full Double Glazing/Wood Burning Stove
- Stunning Rural Location Offering Incredible Views
- Front & Rear Garden With Private Driveway
- Close to local Woodland Walks & Bike Trails

CONTACT US :  
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01479 810 531





Nestled in the heart of the Highlands at Dell of Killiehuntly, this delightful two-bedroom stone and slate cottage combines traditional character with tranquil rural living. Surrounded by open farmland and scenic landscapes, 1 Dell Cottage offers a rare opportunity to enjoy peaceful seclusion while remaining within easy reach of Kingussies and local amenities. The property boasts a generous kitchen and dining area, perfect for relaxed family meals or entertaining. A bright double-aspect lounge with a wood-burning stove offers the ideal setting to unwind while taking in the uninterrupted views of the surrounding countryside. Other notable accommodation include the two double bedrooms, both with great outlooks and the downstairs family bathroom. The property is fully double glazed and enjoys an oil fired aga in the kitchen which supplies additional heating. The current owner has recently renovated and redecorated certain rooms, so the house is in good decorative order. This included having the chimney in the lounge structurally stabilised and the stove and flue being replaced. The lounge, loft and upstairs have been treated for wood worm. Many of the internal walls had to be repaired and replastered, where this was the case insulation was installed. The cottage is now being sold in very good condition.



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 characterful cottage is perfect as a peaceful home, a Highland retreat, or a desirable buy-to-let investment property.

Kingussie, the capital of Badenoch, is part of the Cairngorm National Park with an abundance of wildlife and a diversity of year round recreational and sporting facilities such as hill walking, bird watching, golf, fishing and shooting to name but a few. There are many amenities available including shops, hotels, primary and secondary schools, as well as an 18 hole golf course, tennis courts, bowling green and other leisure facilities. Kingussie is served by mainline rail and road links and is around an hour's drive from the nearest Airport.





## GARDEN

Both the front and rear gardens provide ample outdoor space for enjoying the rural setting, with private parking available on site. The location is exceptional — peaceful and private, yet close to a network of woodland walks and bike trails that showcase the natural beauty of the Cairngorms.

The gardens are fully secure with fencing and gated. Mainly laid to lawn with gravel driveway. Timber garden shed and woodstore.

## INCLUDED

All floor covering, light fittings and curtains. White goods would be available on separate negotiation.

## SERVICES

Mains electricity and drainage.

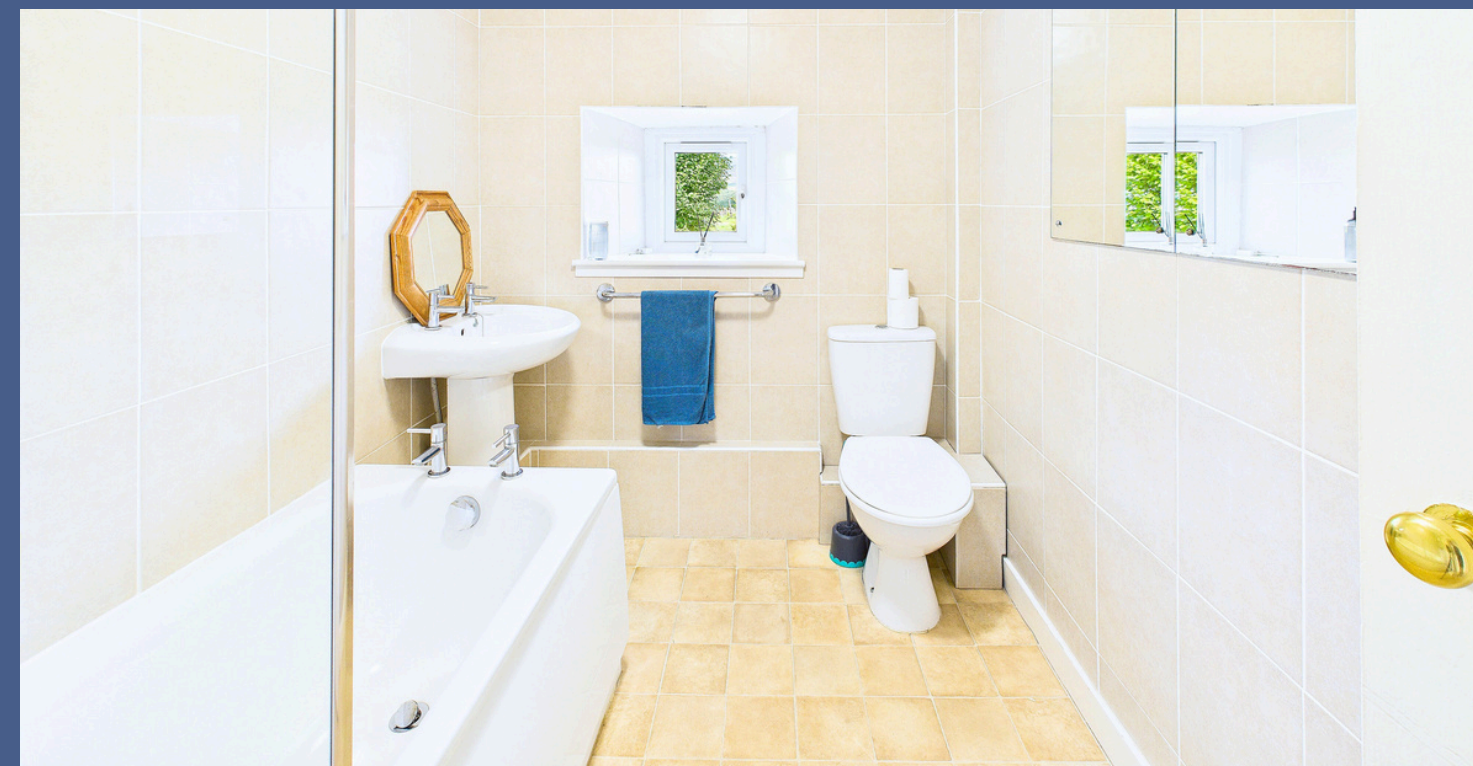
## COUNCIL TAX

Currently Band (£1754 in 2025/26)

Discounts are available for single person occupancy.

## HOW TO GET THERE

From Kingussie turn onto the B970 (opposite The Duke of Gordon) travel north (approx 3 miles) over the bridge with a tight corner then not far up the road look for the sign “Dell of Killiehuntly” on the left hand side. Follow the track down through the farm and the property is first on the left.



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## HOME REPORT

A Home Report is available for this property. You can download it by using the following link:

- Ref:<https://app.onesurvey.org/Pdf/HomeReport?q=es%2f7y%2fH6LZdfiDApIVh5yg%3d%3d>
- Postcode: PH21 1NS
- E.P.C. Band F
- Home Report Value: £195,000

## PRICE

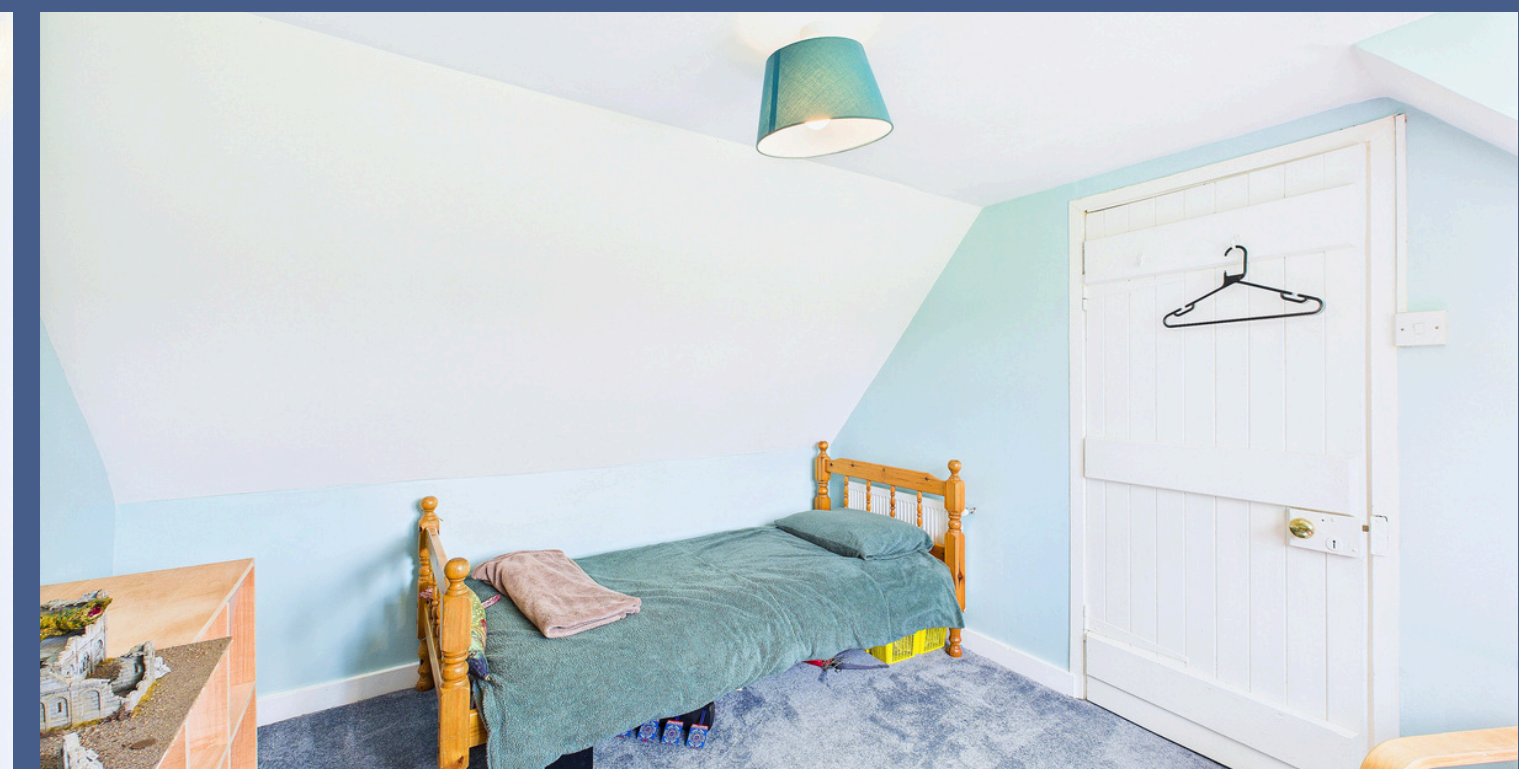
Offers Over £195,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## VIEWING

Viewing is by appointment 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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