

Rowan Cottage  
Dalnavert  
Feshiebridge  
Kingussie  
PH21 1NQ

Offers Over £520,000 are invited.

A rare opportunity to purchase a unique  
Highland retreat combining a modern villa  
and traditional stone cottage



#### Features:

- 3-Bed Villa Plus 1-Bed Traditional Cottage
- Open Plan Living Area Offering Woodland Views
- Glazed Studio – Perfect For Art, Fitness, Or Home Office
- Multiple Wood-Burning Stoves & Oil Fired Central Heating
- Income Potential Alongside Family Living
- Breathtaking Forest Views With An Abundance Of Local Wildlife
- Secluded Location Close To Woodland Walks And Bike Trails

#### CONTACT US :

CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD

AVIEMORE

PH22 1RH

[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)

01479 810 531





A unique Highland home offering exceptional flexibility and income potential, Rowan Cottage combines a beautifully renovated one-bedroom traditional cottage with a three-bedroom modern villa, all set in a truly secluded and enchanting woodland location.

The main villa provides a wonderful sense of space with its open-plan lounge, kitchen and dining area, complemented by a snug and an inspiring glazed studio – ideal as an artist’s retreat, fitness space, or home office. Three bedrooms and two bathrooms ensure comfort for family living, while multiple wood-burning stoves add warmth and character throughout. Expansive windows frame the idyllic forest views, drawing the outside in.



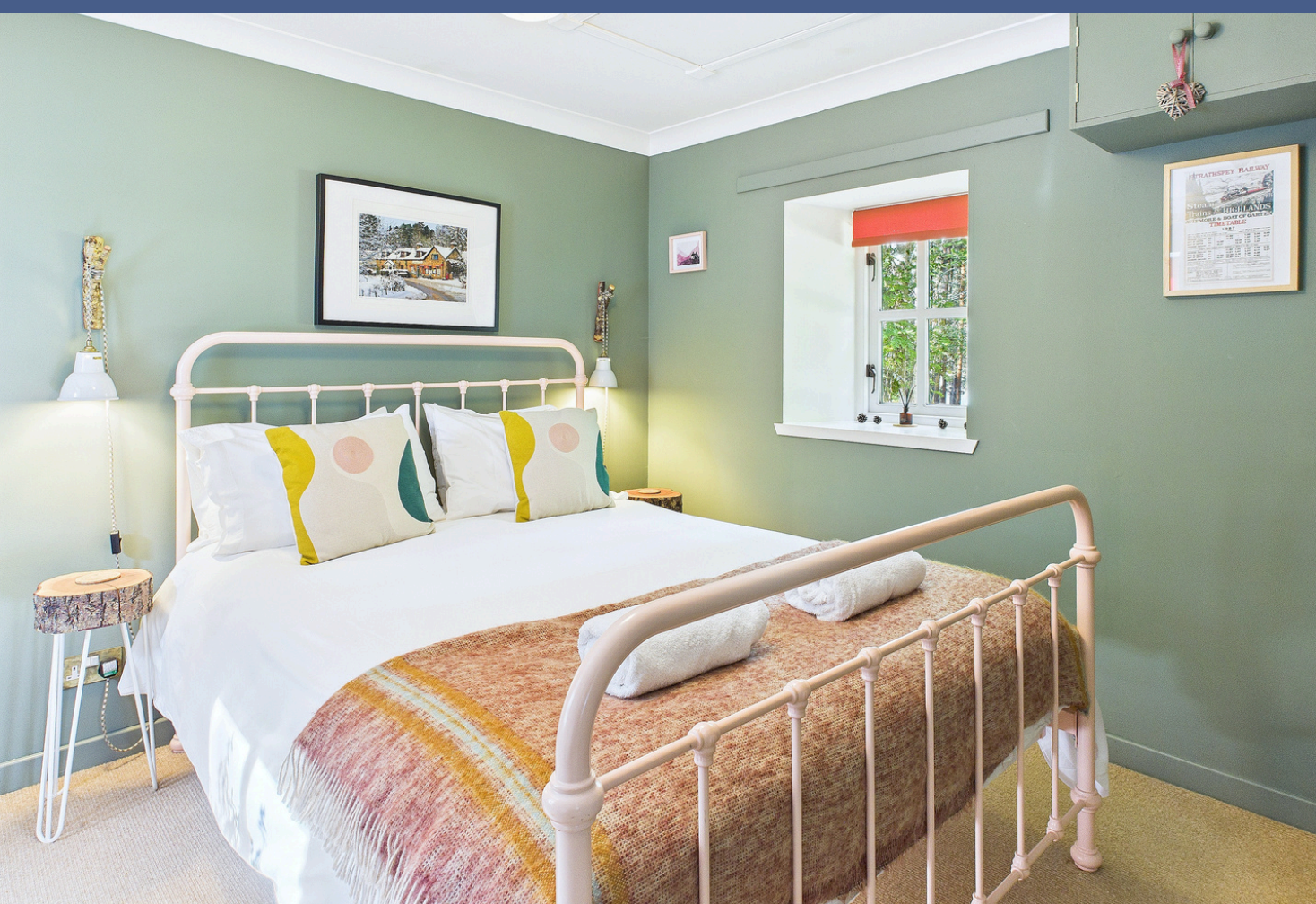
For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.

Dalnavert is a quiet hamlet on the B970 road between Rothiemurchus and Feshie Bridge. Located approximately 6 miles from the busy tourist resort of Aviemore and 3 miles from the small village of Kinraig. Kinraig benefits from the Loch Insh Watersports Centre, 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. There are fantastic walking and mountain biking trails on the doorstep.



The charming attached cottage features a double bedroom, shower room, and open living space with kitchenette, and is currently run as a successful holiday let, generating regular bookings and income. With its exposed stone walls, traditional features, and cosy ambience, it perfectly balances modern comfort with timeless charm.

This property is ideal for professionals seeking a remote working lifestyle or for those looking to expand into the short-term letting business in one of the most desirable areas of the Cairngorms National Park.



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OUTSIDE

The setting of Rowan Cottage is truly special. Nestled in tranquil woodland at Feshie Bridge, it offers an abundance of wildlife and outdoor pursuits quite literally on the doorstep – with regular visits from red squirrels, pine martens, and access to nearby woodland walks and mountain bike trails. The property itself benefits from mature garden grounds, some manicured lawns, wildflower gardens, plants, trees and shrubs as well as a beautiful courtyard area for outdoor seating. Timber garage and garden shed.

INCLUDED

Fitted floor coverings, curtains and light fittings. All integrated kitchen appliances will also be included. All other furniture isn't available unless stated by the sellers.

SERVICES

Mains electricity water & waste. Telephone, internet.

COUNCIL TAX

Currently Council Tax Band F (£3348.75 p.a 2025/26). Council tax includes water rates and discounts are available for single occupancy.



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## PRICE

Offers Over £520,000 are invited for this property. The sellers reserves the right to accept or refuse any offers submitted.

## HOME REPORT

A Home Report is available from [www.caledoniaestateagency.co.uk](http://www.caledoniaestateagency.co.uk) or use the following link:

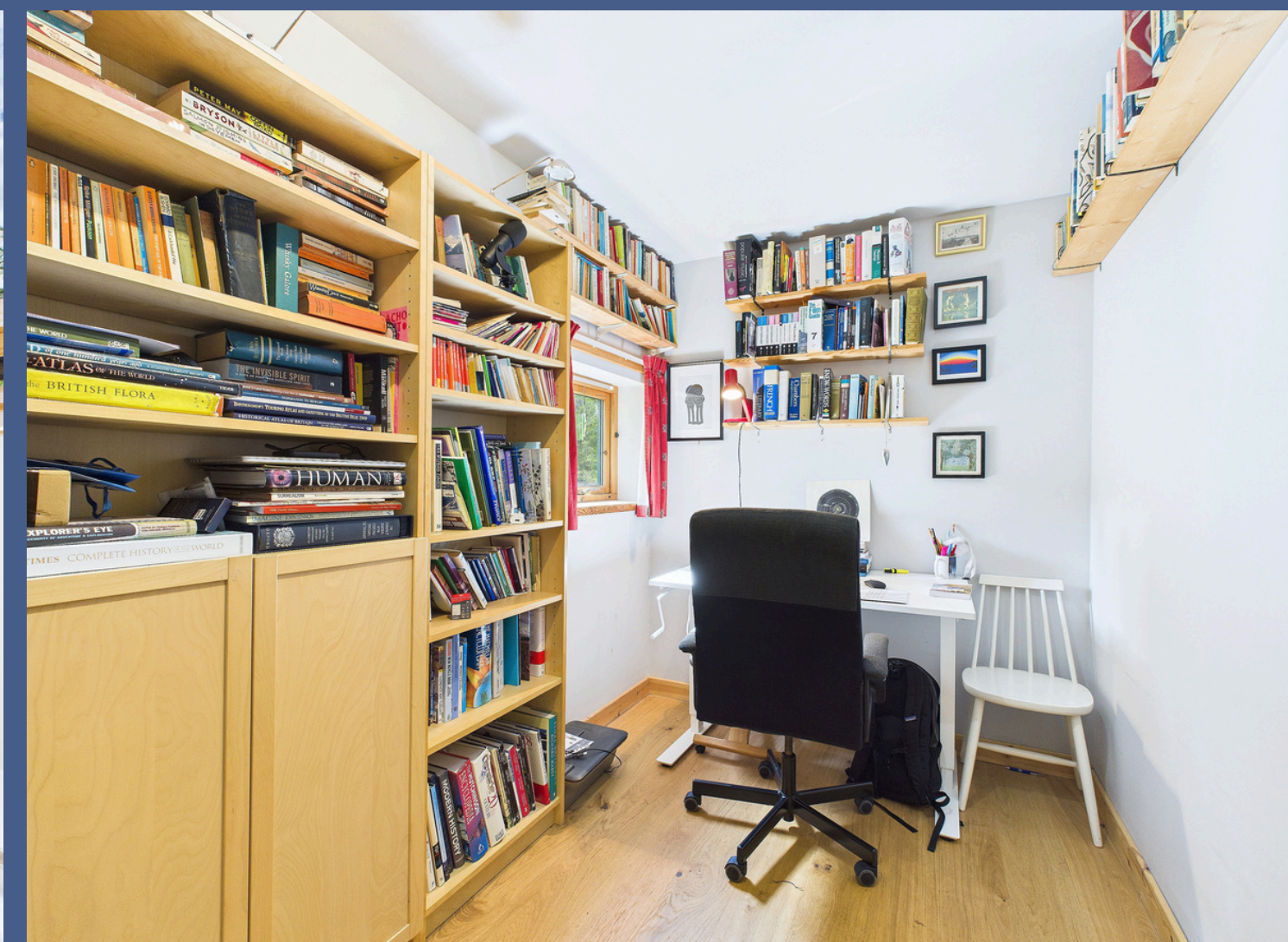
- Reference: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH21 1NQ
- Energy Performance Certificate rating: Band E
- Home Report Value: £520,000

## 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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