

Feshiebruach
Kingussie
PH21 1NG

Offers Over £150,000 are invited

Architecturally Designed One
Bedroom Timber Cabin Set in
Approximately 1 Acre of Mature
Woodland Grounds



Features:

- Amazing plot of land with future development opportunity
- Open plan lounge, kitchen and dining area
- Fantastic opportunity to create a bespoke woodland retreat
- Electric storage heating and electric fireplace
- Non-standard construction
- Refurbishment or redevelopment potential (subject to the necessary consents)
- Highly sought-after Feshiebridge location

CONTACT US :
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Feshiebruach is a unique architect-designed timber cabin set within approximately 1 acre of private woodland in the highly sought-after hamlet of Feshiebridge. Offering an exceptional opportunity for those seeking a renovation project or a stunning redevelopment site, this idyllic setting combines privacy, natural beauty and excellent access to the Cairngorms National Park.

The existing detached cabin comprises a bright open plan lounge, kitchen and dining area, one double bedroom and a shower room. While the property now requires refurbishment, it presents exciting potential to restore, reimagine or, subject to the necessary consents, replace with a modern, energy-efficient home designed to make the most of its remarkable woodland surroundings.



For more information on this property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807965.

Feshiebridge is a beautiful hamlet centred around the bridge over the incredibly beautiful River Feshie on the B970 road between Rothiemurchus and Loch Insh. Located approximately 7 miles from the busy tourist resort of Aviemore and 2 miles from the small village of Kincaig. Kincaig 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 Kincaig community. There are fantastic walking and mountain biking trails on the doorstep.

OUTSIDE

The generous plot benefits from rear access, off-street parking and a peaceful location, while remaining conveniently close to local amenities and the many outdoor attractions the area has to offer.

SERVICES

Mains electricity and water. Septic tank.

COUNCIL TAX

Currently Council Tax Band B (£1654 2025/26).

Council tax includes water rates and discounts are available for single occupancy.

INCLUDED

Fitted floor coverings and light fittings.



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HOME REPORT

A Home Report is available from www.caledoniaestateagency.co.uk or use the following link:

- Reference: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH21 1NG
- Energy Performance Certificate rating: Band F
- Home Report Value: £150,000

PRICE

Offers Over £150,000 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 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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