



**CALEDONIA
ESTATE AGENCY**

“Meadowside” Holiday Cottages, Kincaig, PH21 1LX



For more information contact Darren McConnell - 07981 807 965

- A Selection of Two Bedroom Holiday Cottages
- Rural Location Near Kincaig
- Views Over Insh Marshes & To The Cairngorms
- Ideal Holiday Letting Or Second Home
- Can Be Sold Furnished



Property Description

Meadowside Cottages are stone & slate built traditional cottages built in 1905 when it was used as a TB convalescing hospital. In 2002 the buildings were converted to a holiday development consisting of 12 holiday homes together with the owner's house. The location is on an elevated rural site adjacent to the Highland Wildlife Park, approximately 2 miles from Kincaig. Views extend across the Wildlife Park on the south side and from the front magnificent views over Loch Insh & Insh Marshes to the Cairngorm Mountains.

"Orkney" & "Lewis" are two bedroom cottages that can be sold for holiday usage only, (not residential), and are suitable for holiday letting and second homes. These have the option to be sold furnished and are in good decorative order.

Services are supplied by the site owner who organises the maintenance and up keep of the garden grounds and driveways. Water is from the mains and is metered and there is a septic tank for waste water. Electricity is supplied by way of meter. In the past, maintenance charges were around £450 annually which is much cheaper than most other holiday sites.

These "Freehold" properties would make an ideal holiday home or buy to let investment cottage and should be an increasing investment rather than static holiday homes & leasehold holiday lodges, which tend to decrease in value.

Outside

There is a private access road leading into the grounds which have a mixture of driveways, lawns and play areas which the site owner keeps well maintained.

How To Get There

South of Kincaig village, follow the signs to the Highland Wildlife Park. Before the Park entrance, turn left into Meadowside Country Apartments.

Services

Mains water, septic tank. Electricity.

Price

Offer Over £130,000 are invited. The seller reserves the right to accept a suitable offer at any time.

Home Report

A home report is not required due to the property being a holiday business premises.

Offers

Formal offers should be submitted to our office in Aviemore.

Viewing

Viewing is by appointment only through the Selling Agents.

Included

All floor coverings, light fittings and blinds and curtains. Can be sold furnished.

Website

www.meadowside-cottages.co.uk



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.