

## Keepers Cottage, Dalnavert, Feshie Bridge PH21 1NQ



A rare opportunity to purchase a spacious detached three bedroom house with rear extension in a superb location with great views in the small "clachan" village of Dalnavert, by Feshiebridge. This desirable property has been extended to the rear to create a full kitchen, large utility room and office / TV room. It occupies a substantial plot overlooking established woodlands and hills. The property provides spacious accommodation over two floors in a quiet location, ideal as a family home or holiday home. It overlooks the woodlands of the moor of Feshie. The extensive garden is mostly laid to lawn with mature trees and shrubs with large driveway and space for a garage.

- Entrance vestibule
- Bright spacious lounge with stove
- Airy dining/sitting room with stove
- Large master / family bedroom with additional two further bedrooms
- Spacious kitchen/dining with appliances
- Large utility room with appliances
- Office / TV room
- Understairs toilet / WC
- Family bathroom / shower
- Pleasant location / mature garden
- Ideal family home with character

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STATION SQUARE GRAMPIAN ROAD  
AVIEMORE PH22 1PD  
T: (01479) 811 463 / 810 020

**OFFERS OVER £360,000 ARE INVITED**

sales@highlandpropertyservices.co.uk  
www.highlandpropertyservices.co.uk

## **DALNAVERT, FESHIEBRIDGE by KINGUSSIE**

This is a relatively rural area near the historic bridge crossing the fast flowing river Feshie within the Cairngorms National Park area. It has direct access to endless walking, cycling and cross country skiing trails. Kinraig is 4 miles and Kingussie (the capital of Badenoch) is 7 miles away, with its local amenities, hotels and shops. Dominated by the nearby stunning Cairngorms Mountains this landscape offers a variety of sports with the nearby RSPB Insh Marshes providing additional interest. There are a selection of primary schools with the local high school in Kingussie. The popular village of Aviemore is 10 miles away and Inverness is 40 miles away. Inverness Airport, 45 miles, has regular daily flights to London, Edinburgh and Glasgow.

### **THE PROPERTY**

**PH21 1NQ**

Keepers Cottage, is located within the small "clachan" / community of Dalnavert, near Feshie Bridge and Kinraig village. 15min walk along forest tracks to the River Spey for swimming, canoeing and fishing. The school bus stops opposite the house for Alvie and Kingussie primary and Kingussie High School. This detached character house occupies a large plot with an extensive garden area. There is oil central heating and double glazing throughout. The multi-fuel stove in the dining room also heats the hot water system with an additional oil central heating boiler located in the kitchen and a wood burning stove in the lounge. All named appliances are included plus all carpets, vinyl flooring, curtains, blinds and named furnishings.

### **ENTRY**

High security external door into vestibule. External lamp. Post box.

### **VESTIBULE**

**2.2m x 2.15m**

Glazed door into inner hall.

### **HALL**

Stairwell to upstairs landing. Shelf. Radiator. Smoke alarm. Telephone point.

### **UNDERSTAIRS TOILET**

**(1.66m x 1.27m)**

WC, wash basin with mirror and lamp. Wall access hatch to storage area. Extractor.

### **LOUNGE**

**4.25m x 3.95m**

Bright spacious room with feature natural stone wall finish and wood burning stove. Panoramic window with great views to front garden and driveway with woodlands beyond. Built in under window cupboards. Wood stained floorboards. Radiator. Twin wall lights. Telephone point.



### **DINING ROOM**

**(4.25m x 3.87m)**

Panoramic triple window to front garden area and woodlands beyond. Feature wall finish with alcove / plaster on stone walls. Adequate space for family dining. Severn multi-fuel stove heats radiators and hot water system. Wood stained floorboards. Radiator. Feature wall lighting. Badenoch Broadband connection.



### **OPEN PLAN KITCHEN**

**3.75m x 3.45m**

Triple windows to side garden / pathways. Oak wood finish kitchen with excellent range of base, wall and drawer units with complementary work surfaces and stainless steel sink. Bush electric cooker and extractor hood. LG fridge / freezer. Breakfast table and chairs. Cupboard housing the central heating boiler and control panel. Radiator. Vinyl flooring.



### **UTILITY AREA**

**(3.95m x 3.25m)**

Large open room with sink and Bosch washing machine. Ceiling Velux window. Radiators x 3. Large open shelving. Electric fuse board. Ceiling mounted drying rail / pulley. Coat hooks. Attic hatch. Tiled floor.



**REAR TV ROOM / OFFICE (2.95m x 2.25m)**

Small room with Velux roof window. Radiator. TV point.

High security double glazed side / rear external door to pathway with ramp.

**UPSTAIRS** (stairwell seat lift) via timber stairwell to first floor landing with Velux window, attic hatch, radiator.

**BEDROOM 3 4.45m x 2.55m**

Bright double bedroom with twin slimline windows / blinds overlooking side garden. Radiator.



**BEDROOM 2 3.8m x 2.65m**

Bright double bedroom with triple panoramic window overlooking front garden and woodlands. Built in wardrobe / hot water tank cupboard. Radiator.



**FAMILY BATHROOM 2.75m x 1.85m**

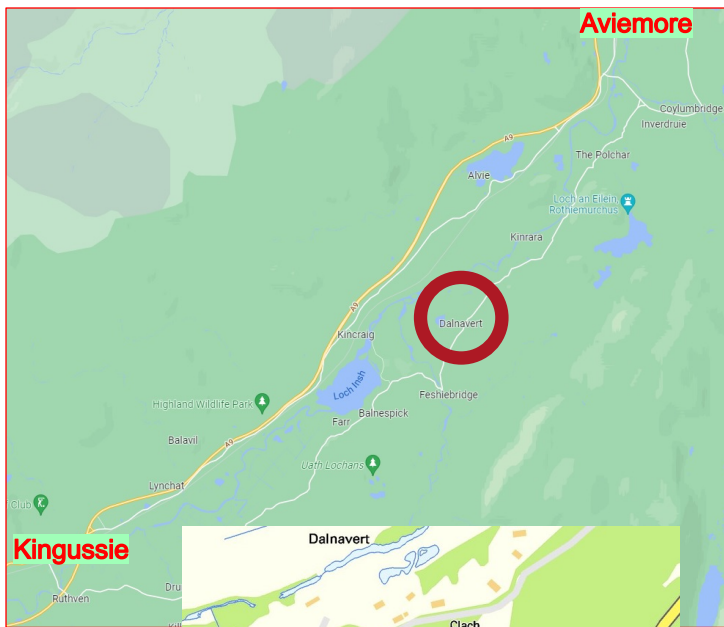
Opaque window to front. White suite comprising bath with mains shower extension, wash basin and WC. Mirror and lamp over. Radiator.



**MASTER BEDROOM**

Bright spacious room with triple panoramic windows to front garden and woodlands. Built-in wardrobe. Radiator. **5.25m x 4.5m**





## GARDEN

The extensive garden is well presented with driveway parking to the side. Front, and side mature garden with mixture of conifer trees and shrubs, mostly laid to lawn. Clothes drying area. Parking to side for 3 / 4 vehicles with space for a garage. The rear and side of the property has a timber boundary fence with additional wire and post boundary fencing. Oil tank to rear side with extensive stone chipped parking area.

## SERVICES

Mains electricity and water with drainage to a septic tank. Telephone. Broadband / Wi-Fi.

## ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding residential letting/rental rates and a comprehensive property management service is available on request. Our sister company, Highland Holiday Homes, specialising in holiday rentals can offer holiday letting advice, they manage a range of high quality privately owned holiday properties in the Aviemore area and throughout the Cairngorms National Park

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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## COUNCIL TAX & ENERGY PERFORMANCE RATING

This property is rated Band E for council tax. The energy efficiency rating for the house is band E (39).

## DATE OF ENTRY

The seller is seeking a prompt settlement date.

## VIEWING

Viewings are strictly by arrangement with the selling agents by minimum 48 hour pre-appointment only. To avoid disappointment when travelling, please always confirm any viewing with our office prior to setting off.

## HOME REPORT

Linked from our website or available on request from our offices.

## OFFER / SERVICES

Highland Property Services are pleased to provide any potential purchaser of this property with a full legal service from an established Scottish solicitor to act in the purchase. All offers from your solicitor in the standard Scottish style must be made direct to Highland Property Services. Our client reserves the right to accept an offer at any time. In the event that a closing date is set, we are only able to liaise with clients who have instructed their solicitor to note interest on their behalf.



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