

# Shetland Cottage Meadowside Kingcraig PH21 1LX

Offers Over £150,000 are invited.

Charming 2-Bedroom Stone & Slate  
Cottage with Private Garden



## Features:

- Stylish Kitchen & Dining Area
- Bright Double-Aspect Lounge
- Recently Refurbished With New Kitchen And Bespoke Windows
- Private Garden With Outdoor Seating Area
- Successful Holiday Let With Bookings Into October
- Cannot Be Used As A Permanent Residence
- Ideal For Investors Or Second Home Buyers

CONTACT US :  
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01479 810 531



Nestled in the heart of the Spey Valley Shetland Cottage is a beautifully presented stone-built terraced cottage, perfectly suited for those seeking a tranquil second home or a ready-to-go holiday let investment.

The property has been recently upgraded and tastefully redecorated throughout, now featuring a stylish new kitchen, bespoke double-glazed windows, and upgraded electric heating. Inside, you'll find two spacious double/twin bedrooms, a modern shower room, and a bright, double-aspect lounge. The kitchen/dining area is well-appointed and perfect for entertaining or relaxing after a day of adventure.

Externally, the property benefits from generous garden grounds and a private outdoor seating area – ideal for enjoying the Highland scenery.

Located just moments from the Highland Wildlife Park and a short drive from Loch Insh, this cottage is perfectly positioned to enjoy the natural beauty and attractions of the Cairngorms National Park.



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.

Meadowside Cottages are stone & slate built traditional cottages built in 1905 when it was used as a TB convalescing hospital. In the mid 90s 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 Kinraig. Views extend across the Wildlife Park on the south side and from the front the magnificent vista over Loch Insh & Insh Marshes to the Cairngorm Mountains.

Kinraig is a quiet Highland village situated within the Cairngorms National Park surrounded by magnificent countryside. The village include a very active community association, a popular café and art gallery and an excellent pub.

## 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.

## INCLUDED

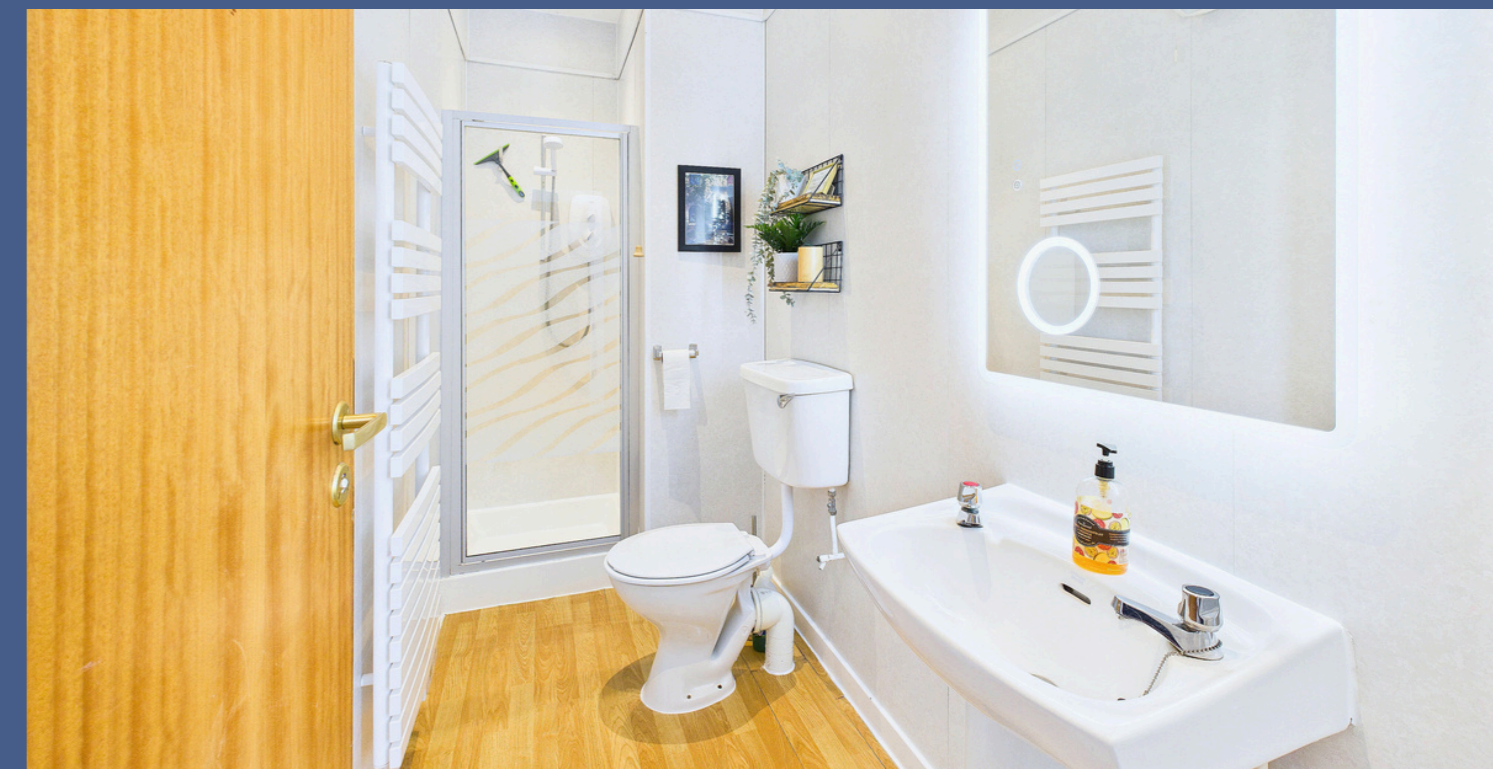
All floor coverings, light fittings and blinds and curtains. Can be sold fully furnished.  
The signed original artwork is also available on separate negotiation.  
An inventory list can be provided.

## SERVICES

Mains water, septic tank. Electricity.

## COUNCIL TAX

Currently used as a business so rates are unavailable.



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## HOME REPORT

A home report is available for this property. Please use the following link:

Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=34RLfwuE3lvLn%2bEhFMJlsw%3d%3d>

Postcode: PH21 1LX

Value: £150,000

EPC Band: F

## PRICE

Offers Over £150,000 are invited. The seller reserves the right to accept a suitable offer at any time.

## 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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