



## ANDERSON GROVE

Kincraig, Kingussie, PH21

# A THOUGHTFULLY DESIGNED FOUR BEDROOM DETACHED VILLA

Located within a prestigious new  
development of high-quality homes.



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4



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EPC

B

Local Authority: The Highland Council

Council Tax band:G

Tenure: Freehold

Offers Over: £525,000





# DESCRIPTION

This contemporary four-bedroom detached villa offers a rare opportunity to purchase a fully furnished home within a luxurious development in the highly sought-after village of Kincaig, nestled in the heart of the Cairngorms National Park. The property boasts eco-friendly air source heating, full double glazing, and high-quality finishes throughout, including Porcelanosa bathroom tiling and a stylish Smith & Frater fitted kitchen complete with integrated Neff appliances. With private parking, a double integral garage, and its idyllic setting amidst stunning Highland scenery, this home perfectly combines modern comfort with a peaceful village lifestyle.

With three spacious bedrooms upstairs and a versatile ground floor room that can serve as a fourth bedroom or home office, the home offers adaptable accommodation suited to a wide range of lifestyles. From the moment you step inside, the stylish and refined interiors create an immediate sense of comfort and calm.

The expansive kitchen/dining area is perfect for entertaining and opens directly onto the rear garden, while the bright living room and practical utility room (with internal access to the garage) enhance the well-connected and family-friendly layout.

Presented to an exceptional standard and being sold fully furnished, this home offers a genuine turn-key solution. Whether you're looking for a permanent residence, a second home, or a holiday rental investment, this property ticks every box.





## LOCATION

Kincraig is a peaceful Highland village nestled in the heart of the Cairngorms National Park, lying close to the scenic shores of Loch Insh. The area is renowned for its abundance of outdoor pursuits, catering to both summer and winter activities. Within the village, you'll find a highly regarded primary school, a bustling community hall, church, and a popular hotel and pub, creating a strong sense of local community.

Conveniently located just off the A9 trunk road (connecting Inverness to Perth), Kincraig enjoys easy access to surrounding areas. The thriving tourist hub of Aviemore is just 6 miles away and offers regular rail services to Inverness and London. Inverness, the capital of the Highlands, is approximately 35 miles to the north and boasts an airport with UK and international flights. Perth is located roughly 75 miles to the south.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Ground Floor**

Approximate Gross Internal Area = 224.54 Sq M - 2417 Sq Ft  
(Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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I would be delighted  
to tell you more.

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