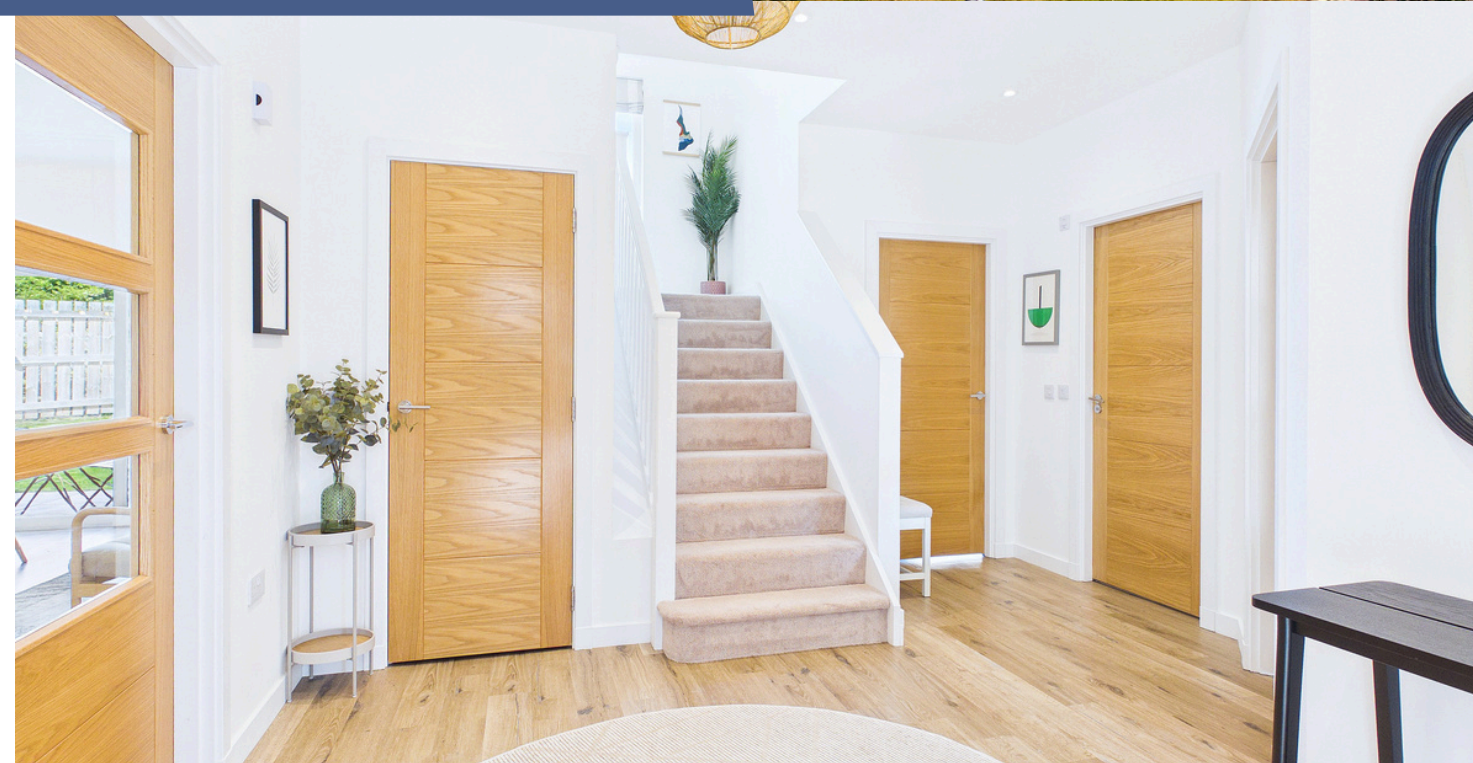


9 Anderson Grove
Kincaig
PH21 1AG

Offers Over £595,000 are invited
Beautifully Presented Five Bedroom
Detached Villa



Features:

- Living Room with Patio Doors & Woodburning Stove
- Open Plan Kitchen-Dining Room with Breakfast Bar
- Two Ensuite Bedrooms & Two Additional Bathrooms
- Integrated Double Garage Connected to Utility Room
- Porcelanosa Bathrooms with Two Ensuite Bedrooms
- Air Source Heating and UPVC Double Glazing
- Sought After Location in the Cairngorms National Park

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



No. 9 Anderson Grove is an immaculately presented five-bedroom detached villa, situated within an exclusive development of luxury homes. Designed with modern family living in mind, The Cairnwell offers spacious and versatile accommodation, complemented by an integrated double garage.

At the heart of the home lies a stunning open-plan kitchen and dining area, complete with a breakfast bar, creating an exceptional space for everyday living and entertaining alike. Patio doors open directly onto the garden, filling the room with natural light, while an adjoining utility room provides convenient access to the garage. The contemporary kitchen is superbly equipped with integrated Bosch cooking appliances, together with a Hotpoint fridge, freezer and dishwasher. The bright and welcoming dual aspect living room features a wood-burning stove and patio doors to the front, creating a warm and inviting atmosphere throughout the year. Completing the ground floor is a shower room and a versatile fifth bedroom, which could equally serve as a home office, playroom or additional family room.

Upstairs, the impressive master bedroom benefits from a dressing room and en-suite shower room. A second double bedroom also enjoys en-suite facilities, while two further bedrooms and a well-appointed family bathroom provide ample accommodation for family and guests.

This exceptional home presents a fantastic opportunity to acquire a beautifully finished family residence in a highly sought-after location, in the heart 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 807965.

Kincraig is a quiet Highland village situated within the Cairngorms National Park and adjacent to Loch Insh. The area is well served with winter and summer outdoor activities. The village includes an excellent primary school, vibrant community hall, church and local hotel with a popular pub. Kincraig is located just off the A9 Inverness to Perth trunk route and is approximately 6 miles from the busy tourist resort of Aviemore, which has rail links to Inverness and London. The Highland capital of Inverness, with its nearby airport, is 35 miles and Perth some 75 miles away.

Socially the village has 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 Kincraig community.

OUTSIDE

The front of the property enjoys an attractive open-plan setting, with a monoblocked driveway leading to the integrated double garage and providing off-street parking for two vehicles. The frontage is enhanced by a well-maintained lawn, trees and established shrub borders, creating an inviting first impression. The generous rear garden is fully enclosed by high timber fencing, offering a safe and private outdoor space ideal for families and entertaining. Predominantly laid to lawn, the garden also features a patio area, perfect for outdoor dining and relaxation. Gated access to both sides of the property provides added convenience. Outside tap, power points and rotary clothes dryer.

Good sized double garage with up & over entrance door and pedestrian door to the utility area. Power and lighting. Loft hatch. Floored with astro turf.

SERVICES

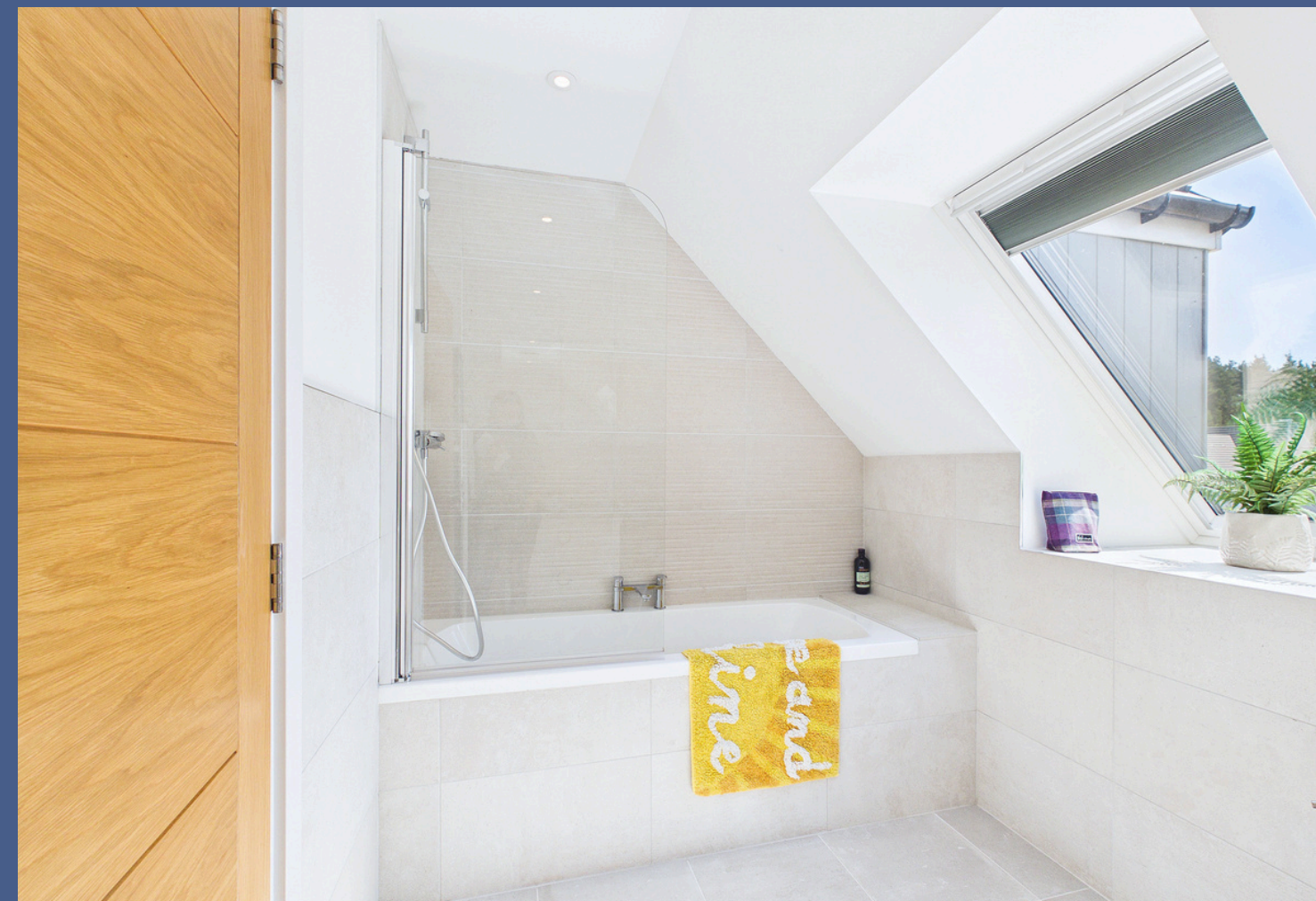
Mains electricity, water and drainage.

COUNCIL TAX

Currently Band G £4287.10 p.a. in (2026/27) including water rates. Discounts are available for single occupancy.

INCLUDED

Fitted floor coverings, curtains, blinds and light fittings. Integrated kitchen appliances will also be included.



WWW.CALEDONIAESTATEAGENCY.CO.UK



HOME REPORT

A Home Report is available for this property. Please use the following link:

- <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH21 1AG
- EPC rating: Band C
- Home Report Value: £595,000

PRICE

Offers Over £595,000 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 by appointment only through the Selling Agents.



WWW.CALEDONIAESTATEAGENCY.CO.UK





CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



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.

WWW.CALEDONIAESTATEAGENCY.CO.UK

