

Miltonburn Kincardine Boat of Garten PH22 1RD

Offers Over £485,000 are invited

Traditional Four-Bedroom Home Situated in
Stunning Garden Grounds



Features:

- Bright Double Aspect Living Room Offering Garden Views
- Open Plan Kitchen with Integrated Appliances
- Oil Central Heating, Wood Burning Stove, Open Fires & Partial Double Glazing
- Generous Enclosed Garden Grounds with Woodsheds, Bothy & Kennels
- Extensive views towards the Pityoulish Hills and Cairngorm Mountains
- Off Street Parking & Garage
- Idyllic Setting Close to the River Spey

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH

WWW.CALEDONIAESTATEAGENCY.CO.UK

01479 810 531



Miltonburn is a charming traditional stone-built home with four bedrooms, built in the late 1870s as the manse for Kincardine Church. Set within approximately one acre of idyllic grounds and enjoying a peaceful setting close to the banks of the River Spey, this is a property of considerable character and appeal.

At the heart of the home is the spacious double-aspect kitchen, which enjoys delightful views towards the neighbouring church. Rich in character, it features an original range cooker alongside integrated appliances, ample space for family dining, and a useful pantry-style cupboard.

The welcoming living room is a particularly cosy space, centred around a substantial wood-burning stove and overlooking the beautiful gardens. The ground floor also offers a formal dining room, a versatile fourth bedroom currently used as a study, and a practical boot room.

Upstairs, there are three well-proportioned bedrooms, all enjoying attractive views of the surrounding countryside. A box room and family bathroom complete the first-floor accommodation. Adding to the property's traditional charm, each of the bedrooms feature an original open fireplace.

Adjacent to the rear entrance is a useful storage room that houses the boiler and includes a WC and shower.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807965.

Further benefits include partial double glazing, beautiful pitch pine flooring throughout, and a traditional Caithness stone slab floor in the kitchen. The property also offers generous storage and oil-fired central heating, while a wood-burning stove and open fireplaces create a warm and inviting atmosphere.

Set within exceptional grounds and enjoying a truly picturesque setting, Miltonburn is a wonderful period home offering character, space and charm in equal measure. With its enviable location and stunning outlook, it presents a rare opportunity to acquire an outstanding family home in the heart of Speyside.

Miltonburn is situated at Kincardine on the B970, between Boat of Garten and Aviemore, adjacent to the River Spey. Just a five-minute drive from Boat of Garten, it enjoys a peaceful rural setting surrounded by spectacular countryside. Enjoy direct access from the house, on foot or by bike, to RSPB Abernethy Forest, Glenmore, and the Kincardine and Pityoulish hills.

The village of Boat of Garten offers an excellent range of local amenities, including a post office and village store, a hotel with bar and restaurant, a coffee shop, gallery, renowned restaurant, primary school, community hall and parish church. Leisure facilities are equally impressive, with an 18-hole golf course and tennis courts available within the village.

The Cairngorms National Park, known as the outdoor capital of the North, in one of the most accessible parts of the Highlands having excellent links to both North and South via the A9 trunk road and the main line railway. The airport in Inverness gives access to all the main English cities and further afield. The surrounding countryside is a haven for wildlife, with red deer, badgers and squirrels amongst some of the abundant inhabitants. There is a wealth of excellent rural sporting facilities, such as stalking and grouse shooting, along with trout and salmon fishing.

There are also many outdoor pursuits available within the National Park, such as hill walking, climbing, mountain biking, wind surfing, skiing and snowboarding. There are also a number of renowned golf courses in the area - including the championship Spey Valley course in Aviemore - all within stunning countryside settings.

OUTSIDE

Miltonburn enjoys approximately one acre of low maintenance, wildlife friendly grounds, offering an exceptional blend of landscaped gardens and practical outdoor space. The grounds feature mature planting, vegetable plots, lawned areas, a garage, woodsheds, bike store and kennels, together with a separate small paddock known as The Glebe; historically the area where the minister would keep livestock such as sheep or a cow.

A generous gravel driveway provides ample parking for multiple vehicles, while a variety of areas to the front and side of the property offer the perfect setting for outdoor dining, entertaining, or simply enjoying the peaceful surroundings. The grounds complement the character of the house perfectly, creating a private and picturesque setting with plenty of space for both families, wildlife and gardening enthusiasts alike.

INCLUDED

Curtains, light fittings and blinds. Integrated kitchen appliances will also be included.



WWW.CALEDONIAESTATEAGENCY.CO.UK



SERVICES

Mains electricity, private estate water supply with filtration system & private septic tank.

COUNCIL TAX

Band E £2944.16 p.a. (2026/27) including water rates.

Discounts are available for single person occupancy.

HOME REPORT

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

·<https://app.onesurvey.org/Pdf/HomeReport>

·Postcode: PH22 1RD

·EPC Rating: F

·Home Report Value: £485,000

PRICE

Offers over £485,000 are invited. The seller reserves the right to accept a suitable offer at any time.

VIEWING

Viewing is strictly 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

