



Fern Cottage, Dalwhinnie, PH19 1AB

- Detached bungalow
- Two double bedrooms
- Private driveway
- Lounge
- WC & shower room
- Electric storage heating
- Kitchen
- Private gardens
- Double glazing throughout

Offers Over £150,000

A rare opportunity to purchase a two-bedroom, detached bungalow with gorgeous hillside views in the quiet hamlet of Dalwhinnie. With well-proportioned room sizes this property offers an ideal first-time buy as well as a potential investment opportunity having previously been rented out as a short-term holiday let. Comprising of entrance vestibule, bright and spacious lounge with electric fireplace and double aspect windows, kitchen with ample storage, two double bedrooms both benefiting from fitted wardrobes with the main bedroom offering an ensuite WC, the family shower room completes the accommodation. This property also benefits from double glazing throughout and electric storage heating.

Private outdoor space includes fully enclosed front and side gardens with garden shed and driveway suitable for 2/3 vehicles.

Appealing to a range of potential purchasers, viewing is recommended.

LOCATION

Located in the picturesque mountain setting of the Cairngorms, Dalwhinnie is a modest hamlet ideal for people looking to indulge in rural living but still benefiting from easy travel to larger towns and nearby attractions.

Local amenities include convenience store and fuel station and cafés. A more comprehensive range of amenities can be found in the neighbouring towns of Kingussie located approximately 14 miles away and Aviemore located approximately 16 miles away. Nearby leisure activities include Newtonmore Golf Club, breath-taking hill walking routes, water sports centre and Cairngorm Snow Centre, Cairngorm National Park and Dalwhinnie Distillery.

Dalwhinnie has a train station and bus stops situated throughout the village, other travel routes including the A9 are easily accessible from the property. Inverness is approximately 56 miles North of the property. Perth is approximately 57 miles South.

For younger children, primary schooling is available approximately 10 miles away at Newtonmore Primary School. Older children would attend Kingussie High School. A school bus service is provided for both schools.

DIRECTIONS

From Inverness take the A9 South bound and follow for approximately 47.9 miles. Take a right turn exiting the A9 onto the A889 General Wade's Military Road signposted for Dalwhinnie and Crubenmore. Follow General Wade's Military Road for 5 miles. Take a left at the junction to stay on General Wade's Military Road and continue into Dalwhinnie following the road for 0.8 miles. Fern Cottage will be on your right-hand side, clearly signposted by a South Forrest for-sale board.

KEY POINTS

- Ideal first-time buy
- Picturesque location
- Travel routes easily accessible
- Potential investment opportunity
- Well-proportioned accommodation

ACCOMMODATION

ENTRANCE VESTIBULE

5'8" x 5'0" (1.73 x 1.53)

Front external door, access to lounge, large storage cupboard housing fuse box and electric meter.

LOUNGE

16'0" x 13'0" (4.88 x 3.97)

Bright and spacious lounge with electric fireplace creating a cosy focal point to the room and double aspect windows to the front and side with lovely hillside views. Access to kitchen and hallway.



KITCHEN

7'11" x 7'10" (2.42 x 2.39)

Wall and base mounted cabinets providing ample storage. Worktop space with tiled splash back and stainless steel sink and draining board. Integrated oven & grill, electric hob and extractor fan. Space for white goods and side facing window.



WC

5'11" x 3'6" (1.82 x 1.08)

Wash hand basin with mixer tap, WC, extractor fan, wall mounted light with shaving point and loft hatch.

BEDROOM TWO

9'6" x 7'10" (2.92 x 2.41)

Double bedroom with fitted double wardrobe and side facing window.



SHOWER ROOM

7'10" to 5'0" x 5'1" to 4'11" (2.40 to 1.54 x 1.57 to 1.50)

Shower, wash hand basin with LED mirror above, wall mounted shelving, WC, wall mounted heater, extractor fan and side facing textured glass window.



HALLWAY

8'6" x 3'7" (2.60 x 1.10)

Provides access to both bedrooms and shower room. Shelved storage cupboard.

BEDROOM ONE

12'5" x 9'2" (3.79 x 2.81)

Double bedroom with fitted double wardrobe and ensuite WC. Rear facing window with views.



FRONT GARDEN & DRIVEWAY

Fully enclosed, private front garden mostly laid to lawn with gravel driveway to one side. Paved pathway leading round the property and to the side garden.



VIEWS



EXTRAS

Fitted floor coverings, light fittings, curtains, curtain poles/tracks, blinds, white goods, integrated appliances and garden shed are to be included in the sales price. Any free standing moveable kitchen appliances and furniture within the property can also be included in the sales price if any items are of interest to the purchaser.

SERVICES

The subjects benefit from mains electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

EPC BAND

EPC Band E.

COUNCIL TAX BAND

The current council tax is Band C. Please be aware that this may be subject to change upon sale.

VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

HSPC REFERENCE

60934.

FRONT GARDEN



SIDE GARDEN

Laid to lawn with garden shed and clothes line. Stunning hillside and open views.



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