

2 Station Cottages

DALWHINNIE, HIGHLAND, PH19 1AB



*Escape to the Highlands with a cosy two-bed cottage,
great views, stunning surrounding scenery, a wood burner
and a railway station on your doorstep*



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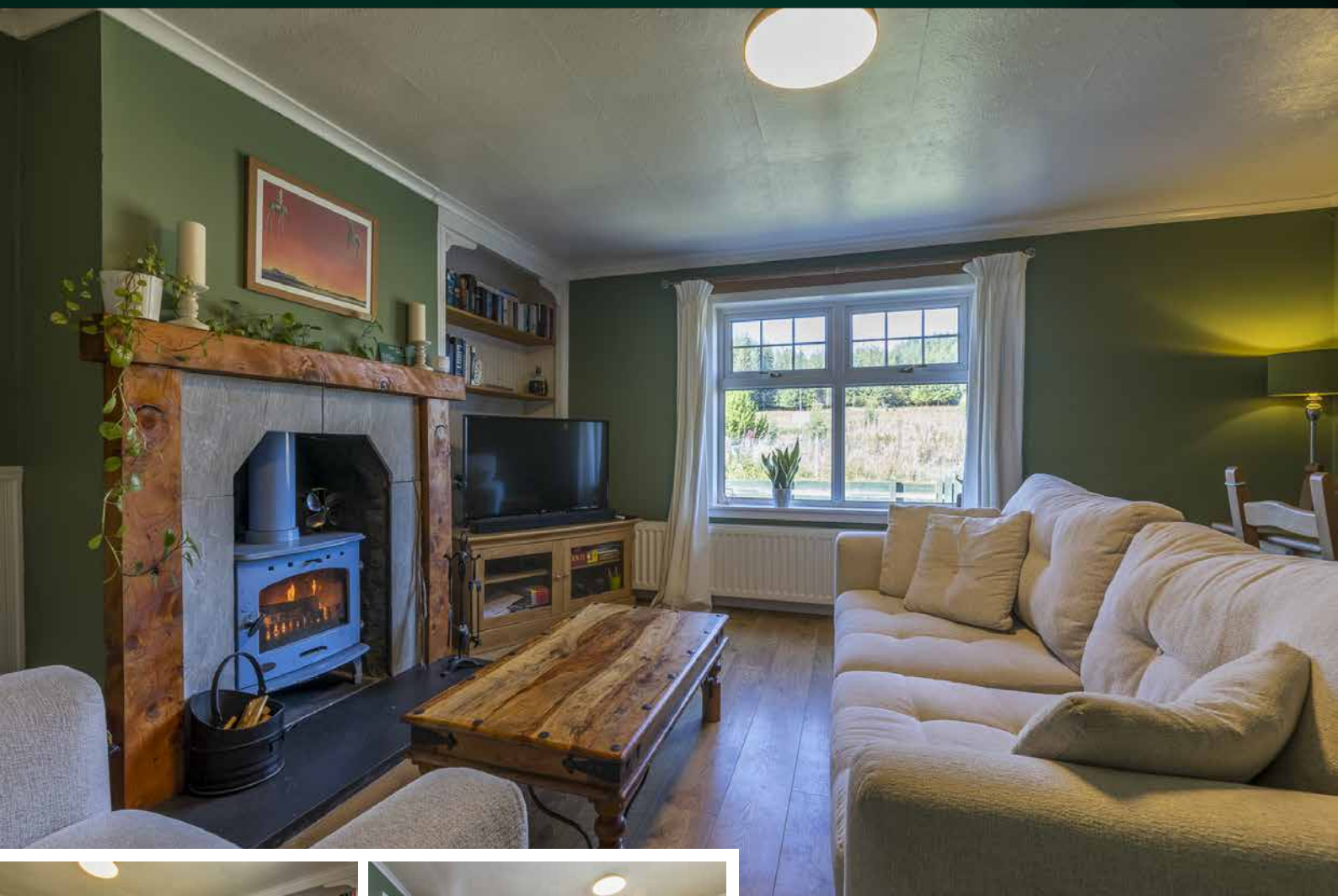
A charming Highland cottage with scenic landscape on the doorstep and a well-connected railway station just moments away. Set amidst some of Scotland's most spectacular Highland scenery, 2 Station Cottages is a delightful two-bedroom semi-detached cottage offering an enviable combination of rural beauty, character and exceptional transport links.

The property is equipped with modern energy efficiency upgrades including an air-source heat pump, solar PV array, home battery storage, and an electric vehicle charger, providing year-round comfort with exceptionally low running costs.

With the Monadhliath and Cairngorm Mountains providing a breathtaking backdrop, this is a home that places the great outdoors quite literally on your doorstep. Whether you are looking for a peaceful Highland home, a base for adventures, a holiday retreat or an investment opportunity, this wonderfully positioned cottage offers plenty of possibilities.

And then there is the railway... As the name suggests, the cottage is situated very close to Dalwhinnie railway station, providing remarkably convenient links to Inverness, Pitlochry, Perth, Stirling, Edinburgh, Glasgow and beyond. For those wanting to escape to the Highlands without relying entirely on a car, the station is a genuine lifestyle advantage. Even more remarkable is the Caledonian Sleeper, which calls at Dalwhinnie. Imagine stepping aboard in the evening and waking up in London the following morning, making this peaceful Highland setting surprisingly accessible from the capital.

THE LOUNGE



Inside, the cottage has a warm and welcoming feel, with accommodation comprising a cosy lounge featuring a wood-burning stove, perfect for relaxing after a day exploring the Highlands.

THE KITCHEN



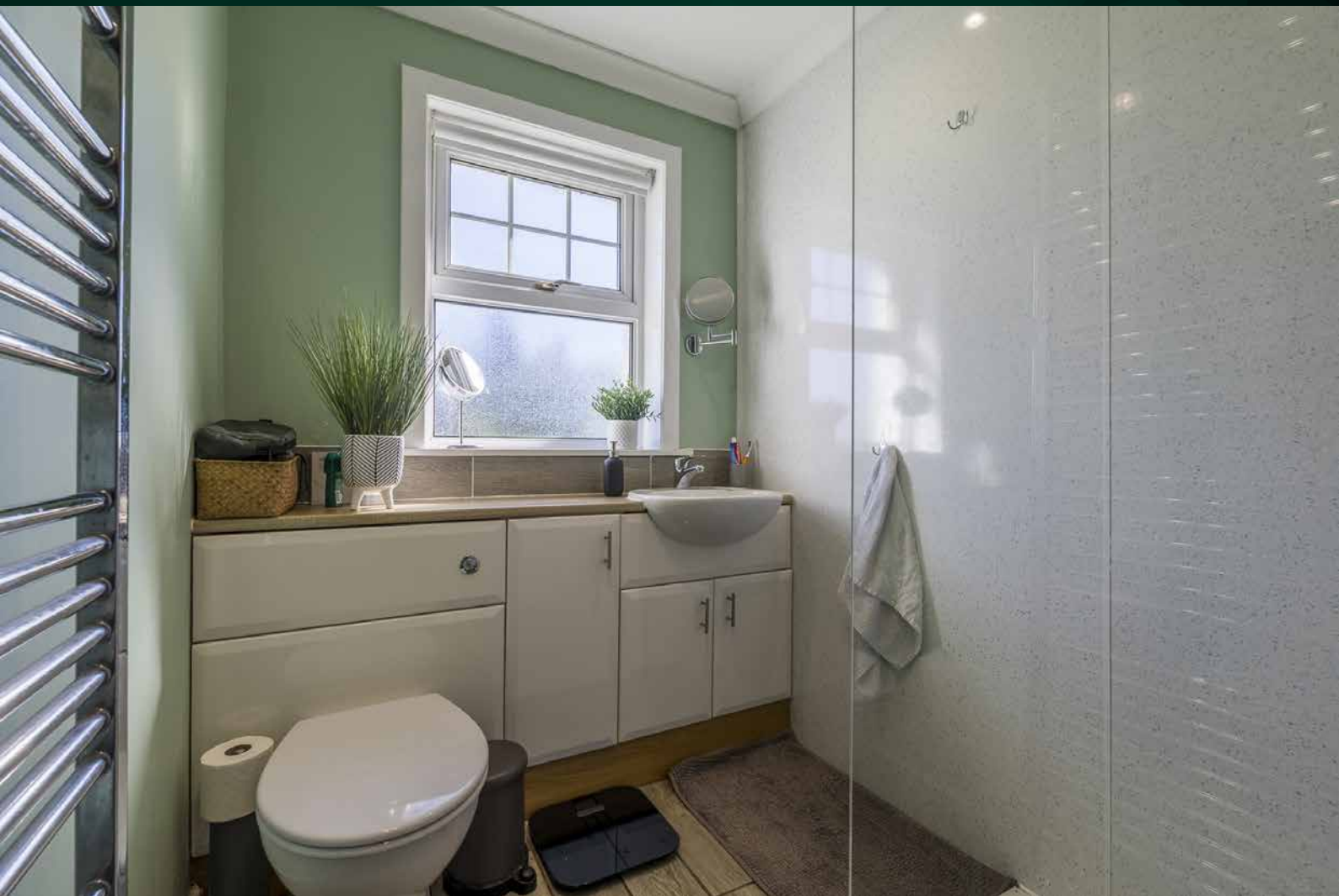
The fully equipped kitchen with both base and wall units has doors leading down to the rear garden.



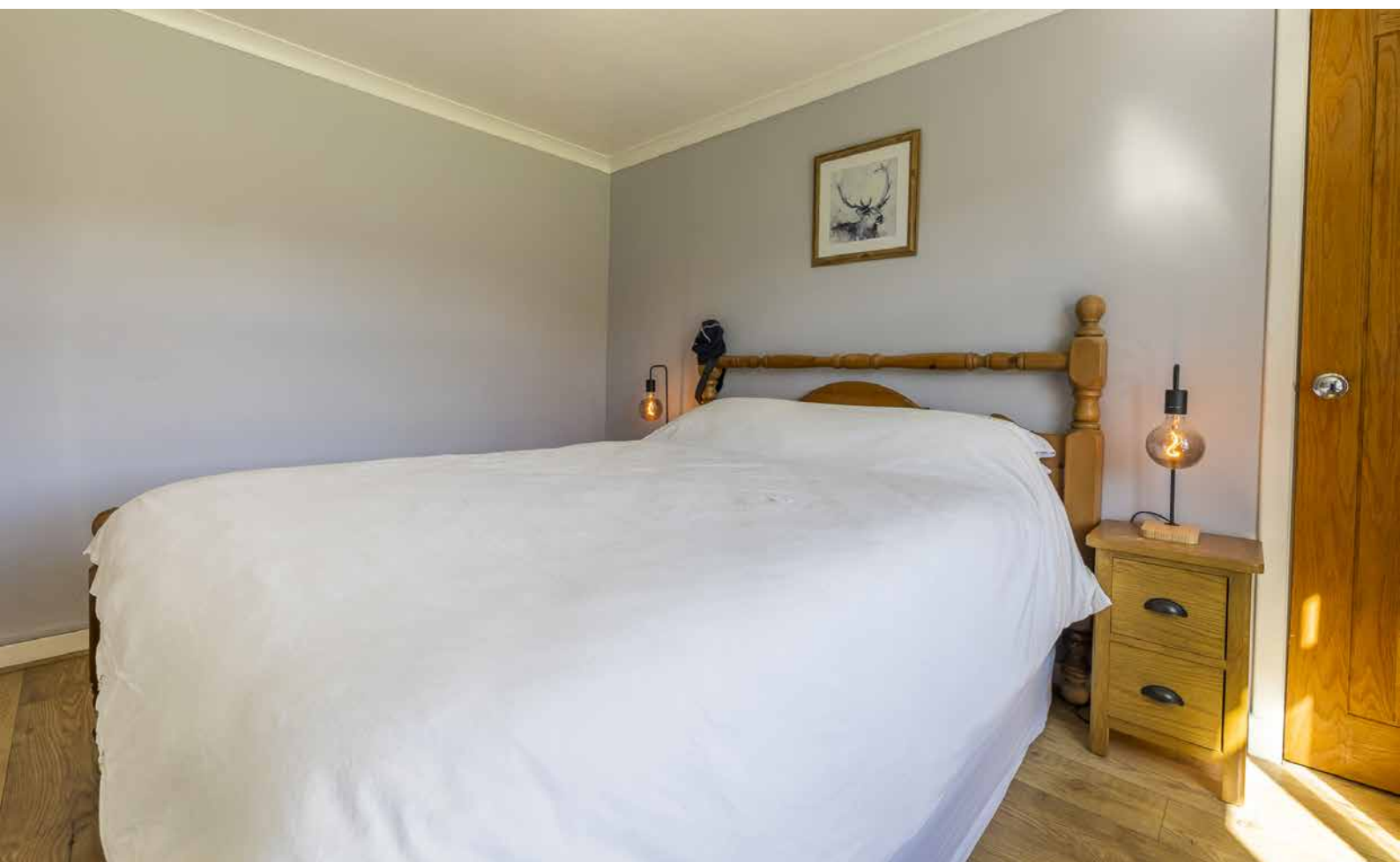


There are two double bedrooms, providing comfortable accommodation for family, guests or holiday visitors, as well as a modern three-piece shower room.

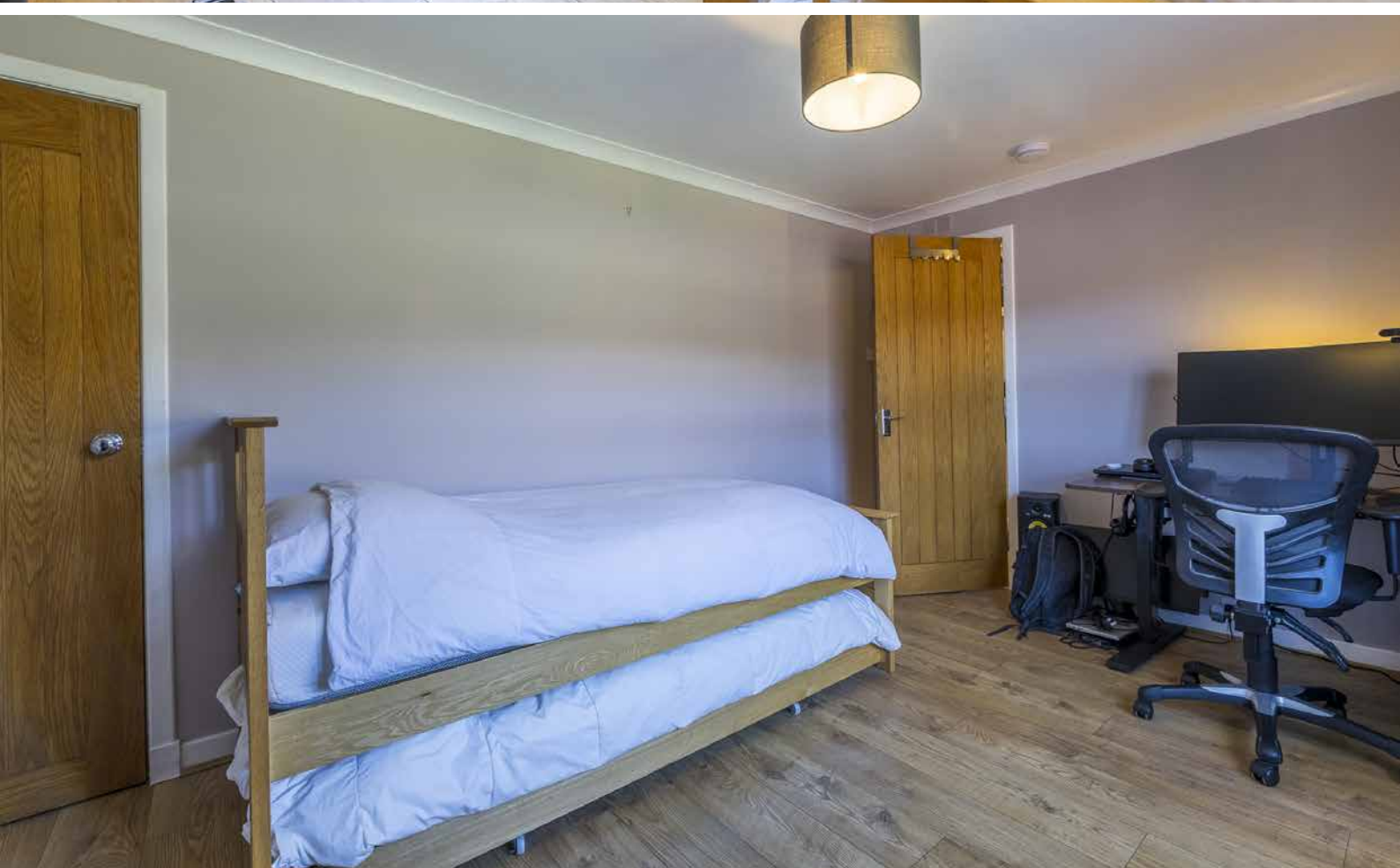
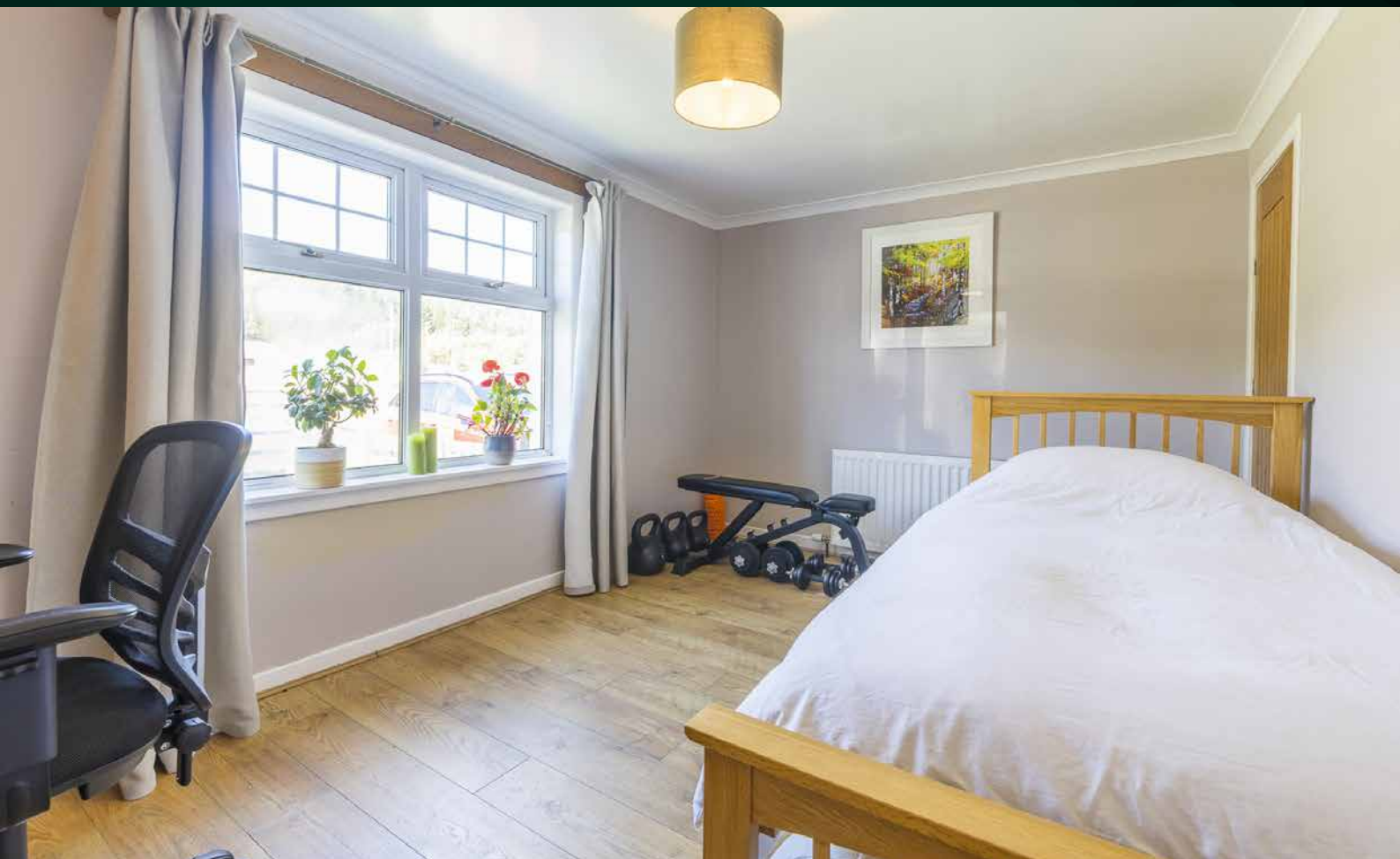
THE SHOWER ROOM



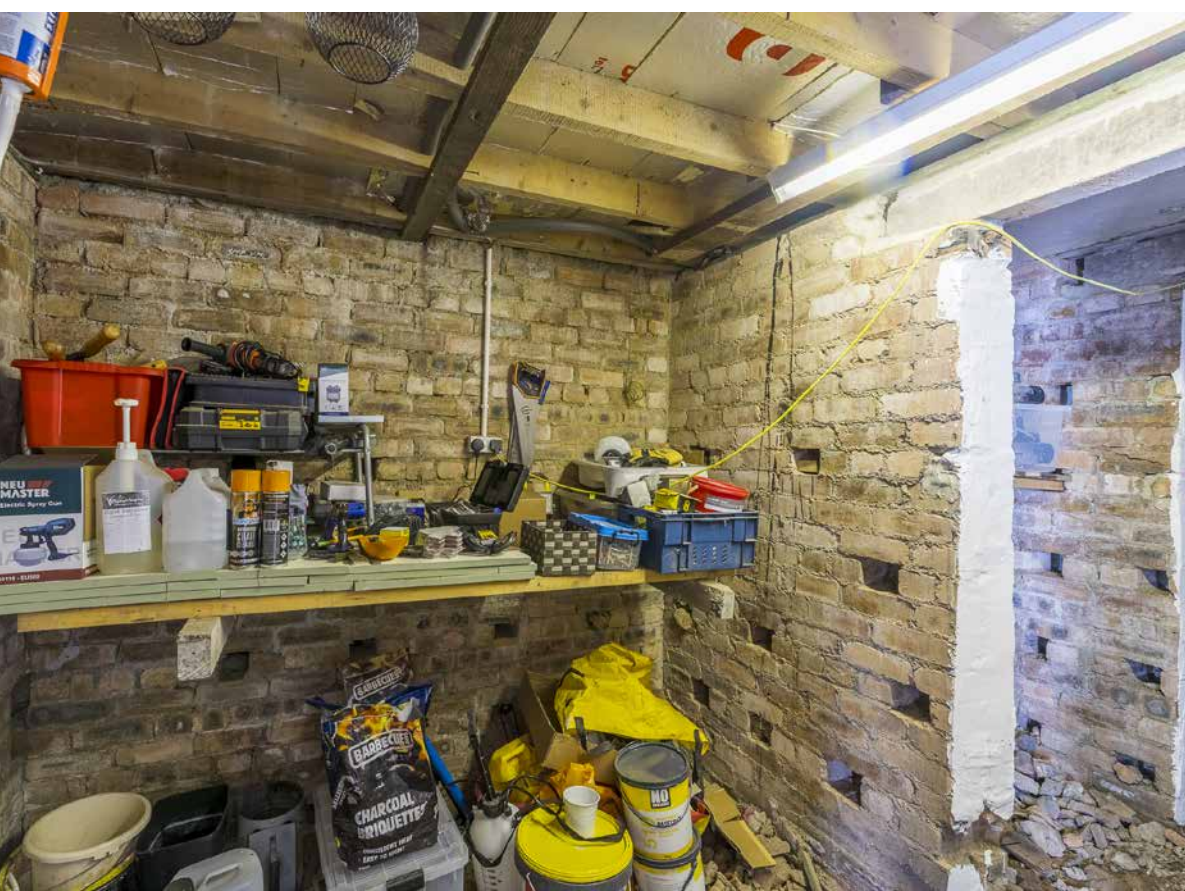
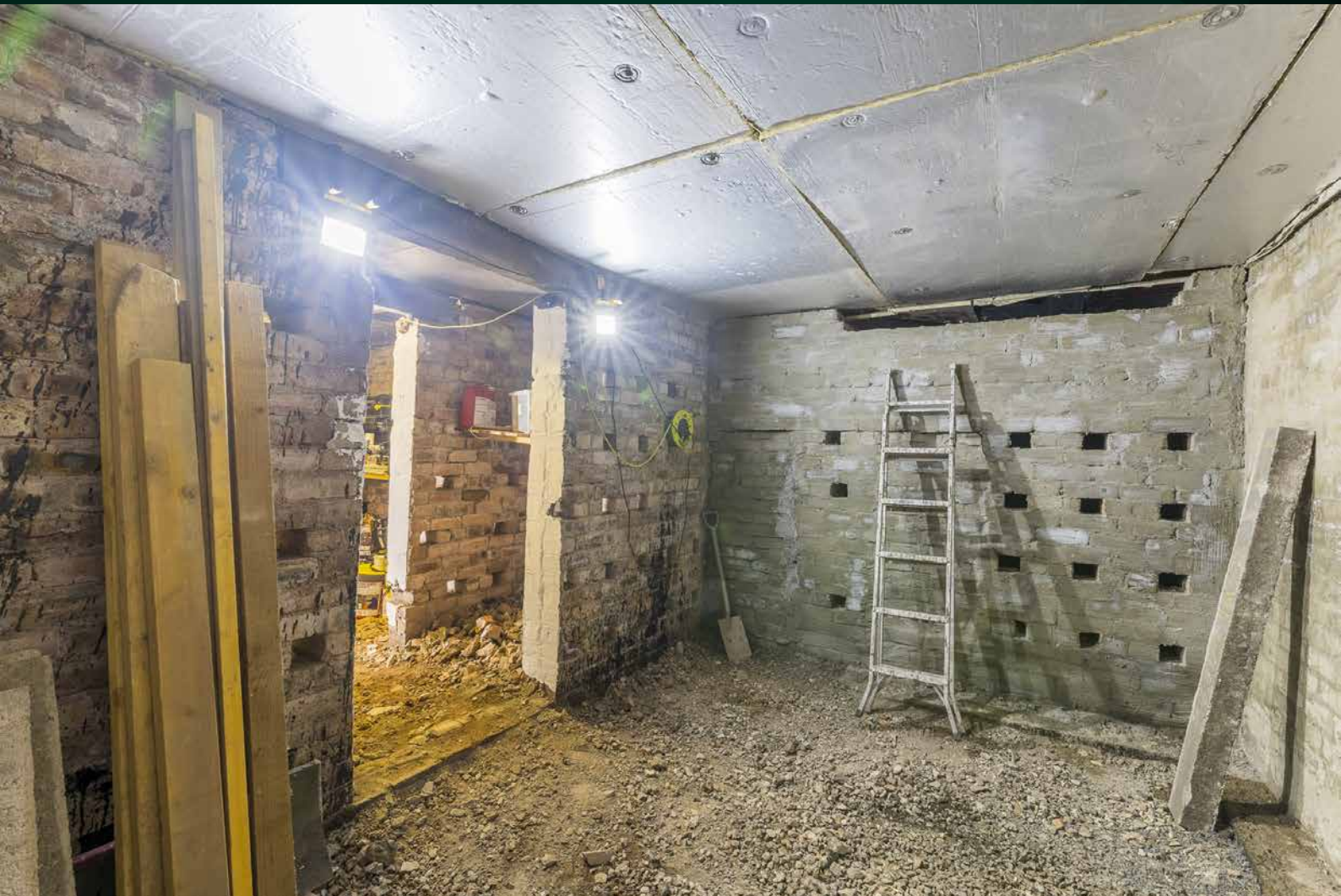
BEDROOM 1



BEDROOM 2



THE BASEMENT



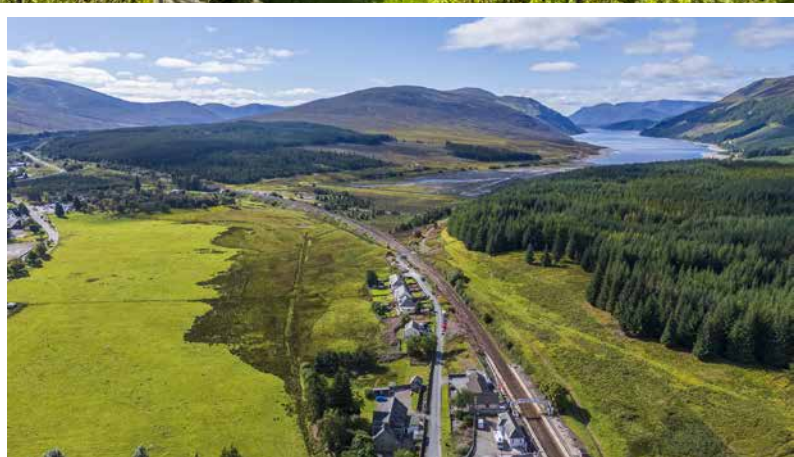
Being raised from the rear, the property also benefits from a useful basement-style storage area beneath the house, providing valuable additional space for outdoor equipment, bikes, boots and all the essentials for Highland living.

The rear garden is arranged over two levels and makes the most of the wonderful surrounding scenery. There is plenty of space to sit out and enjoy the views, together with both a covered BBQ area and a covered hot tub area, creating an inviting outdoor space that can be enjoyed whatever the weather. The property also benefits from driveway parking.

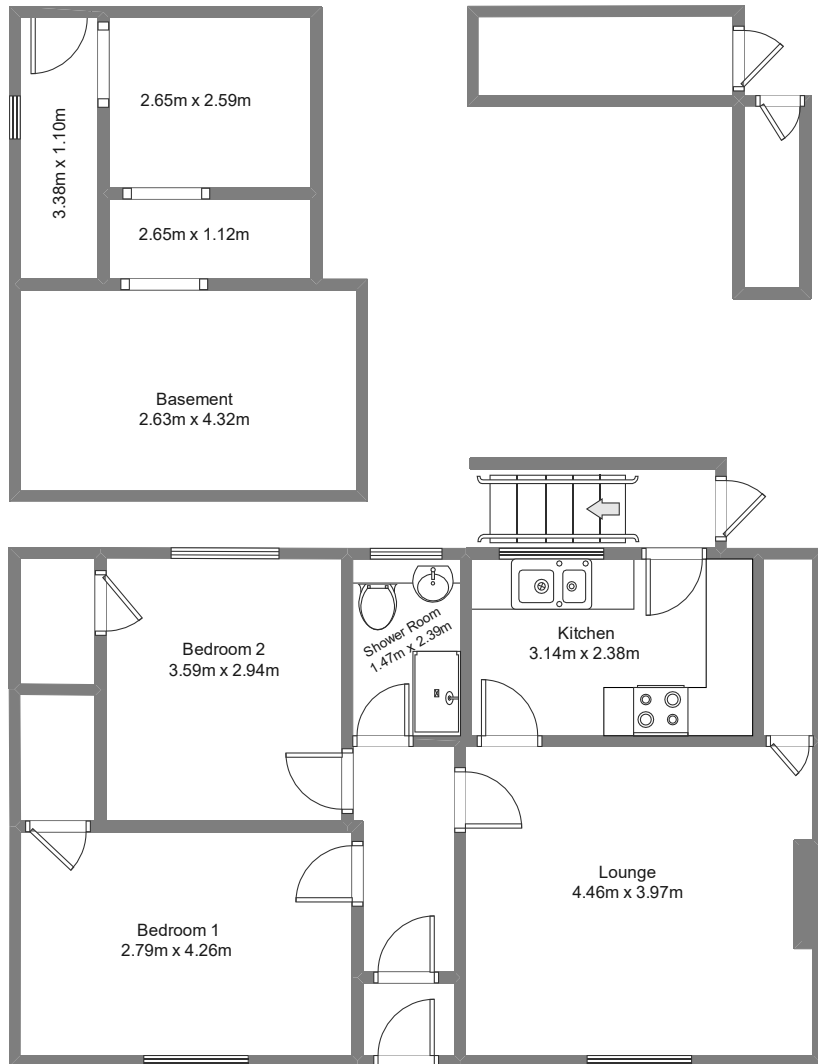
It would make a lovely permanent home for someone seeking a quieter Highland lifestyle, an excellent holiday base for exploring the Cairngorms and surrounding area, or an appealing investment opportunity in a location with strong leisure appeal and outstanding transport connections. A cosy cottage, spectacular surroundings and a railway station on your doorstep. This is Highland living with a difference.

EXTERNALS



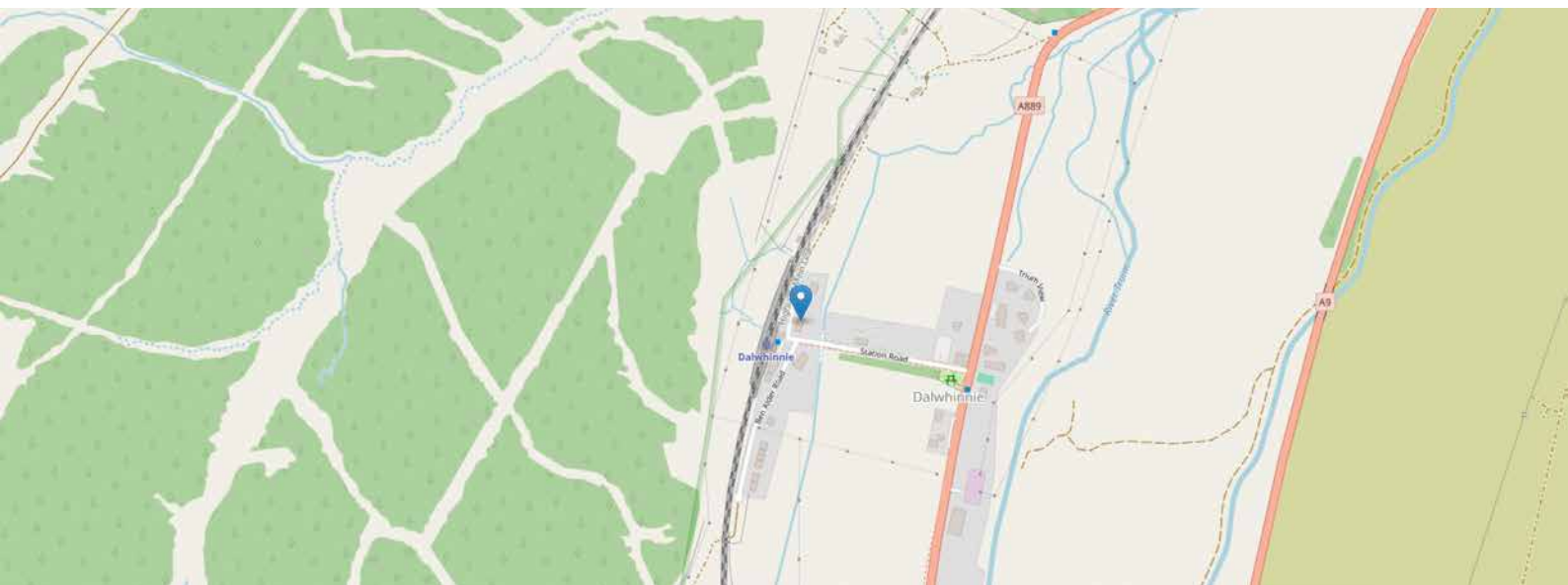


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 71m² | EPC Rating: B



THE LOCATION

Dalwhinnie is a Highland setting surrounded by mountains, lochs and some of Scotland's finest outdoor scenery, yet surprisingly very well connected. It is a small and picturesque Highland village situated at the head of Glen Truim, on the western edge of the Cairngorms National Park. Surrounded by dramatic mountain scenery, the village offers an enviable combination of peace, natural beauty and accessibility.





For outdoor enthusiasts, the location is particularly appealing. The surrounding landscape provides countless opportunities for walking, Munro bagging, cycling, fishing, mountain biking and water-based activities, with Loch Erich and the surrounding hills and mountains providing a spectacular playground to explore. There are numerous walking routes around the village, while the wider area provides access to some of the finest Highland landscapes. Dalwhinnie itself has a small selection of everyday facilities, including a local petrol station with basic supplies, cafés and places to eat. The famous Dalwhinnie Distillery is also located within the village, adding an iconic Highland attraction practically on the doorstep.

Despite its peaceful and rural setting, Dalwhinnie is exceptionally accessible. The village is situated just off the A9, the principal route connecting Perth and the Central Belt with Inverness and the Highlands. Pitlochry is approximately 25 miles away, while Newtonmore is around 11 miles and Aviemore approximately 26 miles by road, providing access to a wider range of shops, restaurants, leisure facilities and services. The railway is another major advantage. Dalwhinnie railway station is within the village and forms part of the Highland Main Line, with services connecting to Inverness, Perth, Pitlochry, Edinburgh and Glasgow and more. The Caledonian Sleeper also stops at Dalwhinnie, providing a particularly unique connection between this remote Highland village and London. For air travel, Inverness Airport is approximately 60 miles by road, making it the nearest major airport and providing further connectivity for those travelling to and from the Highlands. The larger centres of Inverness and Perth are also within straightforward reach, with Dalwhinnie approximately 38 miles from Inverness and 48 miles from Perth as the crow flies.

Perhaps the greatest appeal of Dalwhinnie is that it allows you to enjoy a genuine Highland lifestyle without feeling completely cut off from the rest of the country. You can spend the morning walking among mountains and lochs, return home to your cottage, and still have the option of catching a train south or north without having to drive.

For anyone looking for a Highland home, holiday retreat or investment property, Dalwhinnie offers a rare combination of spectacular scenery, outdoor adventure and excellent transport connections, all within the extraordinary setting of the Cairngorms National Park.



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