

Sealladh Beann  
Dunachton Road  
Kincaig  
PH21 1QE

Offers Over £450,000 are invited.

Attractive Three-Bedroom Detached  
Bungalow Benefiting From Substantial  
Garden Grounds



#### Features:

- Peaceful rural location on Dunachton Road, Kincaig
- Generous garden grounds extending to approx. 1¼ acres
- Open-plan kitchen and dining area
- Double-aspect lounge with wood-burning stove
- New double-glazed windows and doors
- New UPVC fascias and soffits
- Private driveway and attached single garage
- Excellent potential for future development

CONTACT US :  
CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
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Nestled in a peaceful location on the outskirts of Kincaig, Sealladh Beann is an appealing three-bedroom detached bungalow set within generous garden grounds extending to approximately 1¼ acres. This well-proportioned home offers bright, flexible living space and excellent potential for further development, all within easy reach of the village amenities and the natural beauty of the Cairngorms National Park.

The property features an inviting open-plan kitchen and dining area, a double-aspect lounge with a wood-burning stove, and three comfortable double bedrooms. A well-appointed bathroom, additional WC, and a spacious laundry room provide convenience for family living.

Recent improvements include newly fitted double-glazed windows and doors, new UPVC roof fascia's and soffits, and modern electric economy heating, ensuring low-maintenance comfort throughout.



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



Kincaig is a quiet Highland village located off the A9 Inverness to Perth trunk route and approximately 6 miles from the busy tourist resort of Aviemore. It is located adjacent to the Insh Marshes National Nature Reserve – one of the most important wetlands in Europe - and the Loch Insh Watersports Centre, a popular holiday and sporting destination.

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 Kincaig community.

## OUTSIDE

Externally, the home is approached via a private driveway leading to an attached single garage, with the expansive garden grounds offering space for outdoor recreation, gardening, or potential future development (subject to the necessary consents). The setting combines privacy, outlook, and accessibility—making this an ideal Highland retreat or family home.

This stunning property is in immaculate condition and will be extremely popular due to its idyllic location set amongst the silver birch trees and its private garden grounds which benefit from an abundance of wildlife.

## INCLUDED

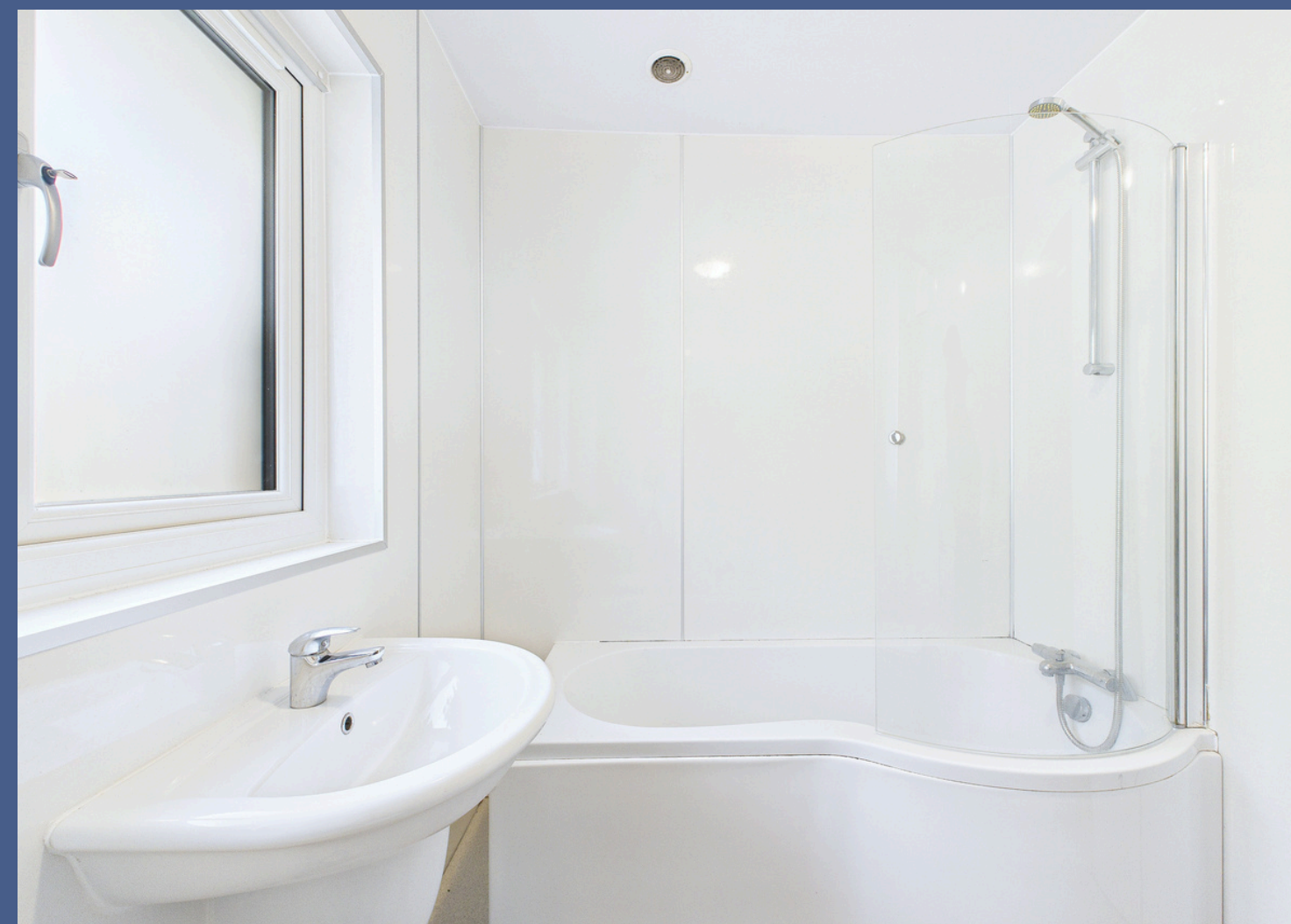
Fitted floor coverings & light fittings. White goods will be included but no warranties will be given.

## SERVICES

Mains electricity water & waste.

## COUNCIL TAX

Currently Band F - £3597.47 p.a. in (2026/27). Including water rates. Discounts available for single occupancy.



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## HOME REPORT

The Home Report is available from our website or can be accessed using the following link:

·Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=sY6nF8NVan8C0E7HcLslcQ%3d%3d>

·Postcode: PH21 1QE

·EPC rating: Band E

·Home Report Value: £450,000

## PRICE

Offers Over £450,000 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.



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#### 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.

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