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1 Truim View

DALWHINNIE, PH19 1AH



A spacious detached Highland home with flexible family living, two en-suites, a ground-floor bedroom, garage and gardens in scenic Dalwhinnie



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Situated in the Highland village of Dalwhinnie, 1 Truim View is an attractive four-bedroom detached home offering generous, well-proportioned accommodation across two levels. With four bedrooms, four bathrooms, an integral garage and private garden space, this versatile property is ideally suited to families, those seeking additional space or buyers looking to enjoy a more relaxed Highland lifestyle.

The accommodation has been thoughtfully arranged to provide a practical balance of spacious everyday living, comfortable bedrooms and flexibility for a variety of needs.

THE LOUNGE/DINER





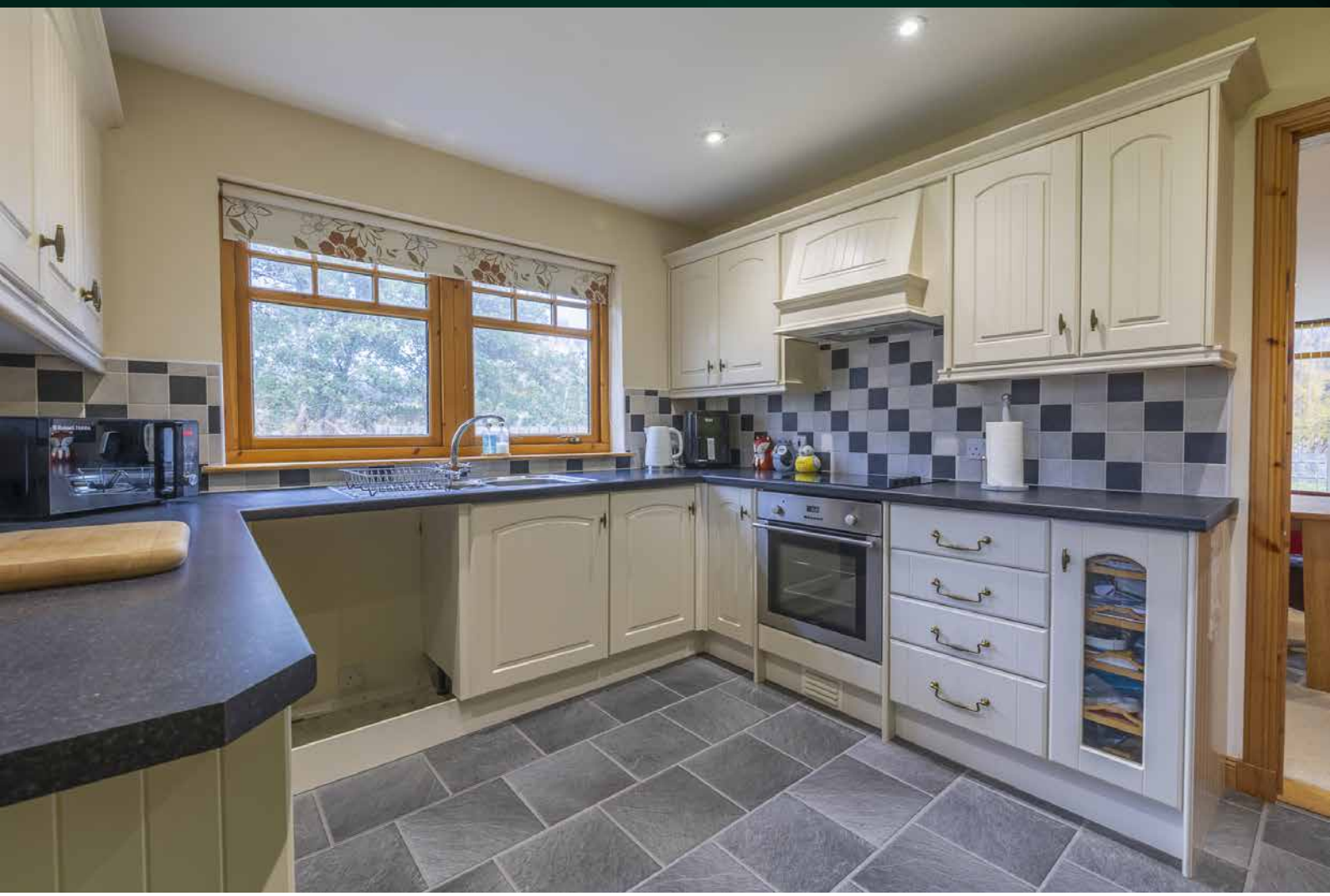






At the heart of the ground floor is the impressive open-plan lounge and dining area, a bright and welcoming space enjoying excellent natural light. With ample room for both comfortable seating and a generous dining table, this is an ideal setting for family life, entertaining guests or simply relaxing.

THE KITCHEN & UTILITY



The separate kitchen provides a dedicated space for cooking and food preparation, while an adjoining utility room offers valuable additional practicality and storage. Internal access to the integral garage adds further convenience, particularly during the colder Highland months.









A particularly appealing feature of the ground floor is the fourth bedroom, which benefits from Jack-and-Jill access to a shower room, also accessible from the hallway. This flexible arrangement makes the room ideal for guests, multi-generational living, those preferring ground-floor accommodation or even a dedicated home office.

THE SHOWER ROOM









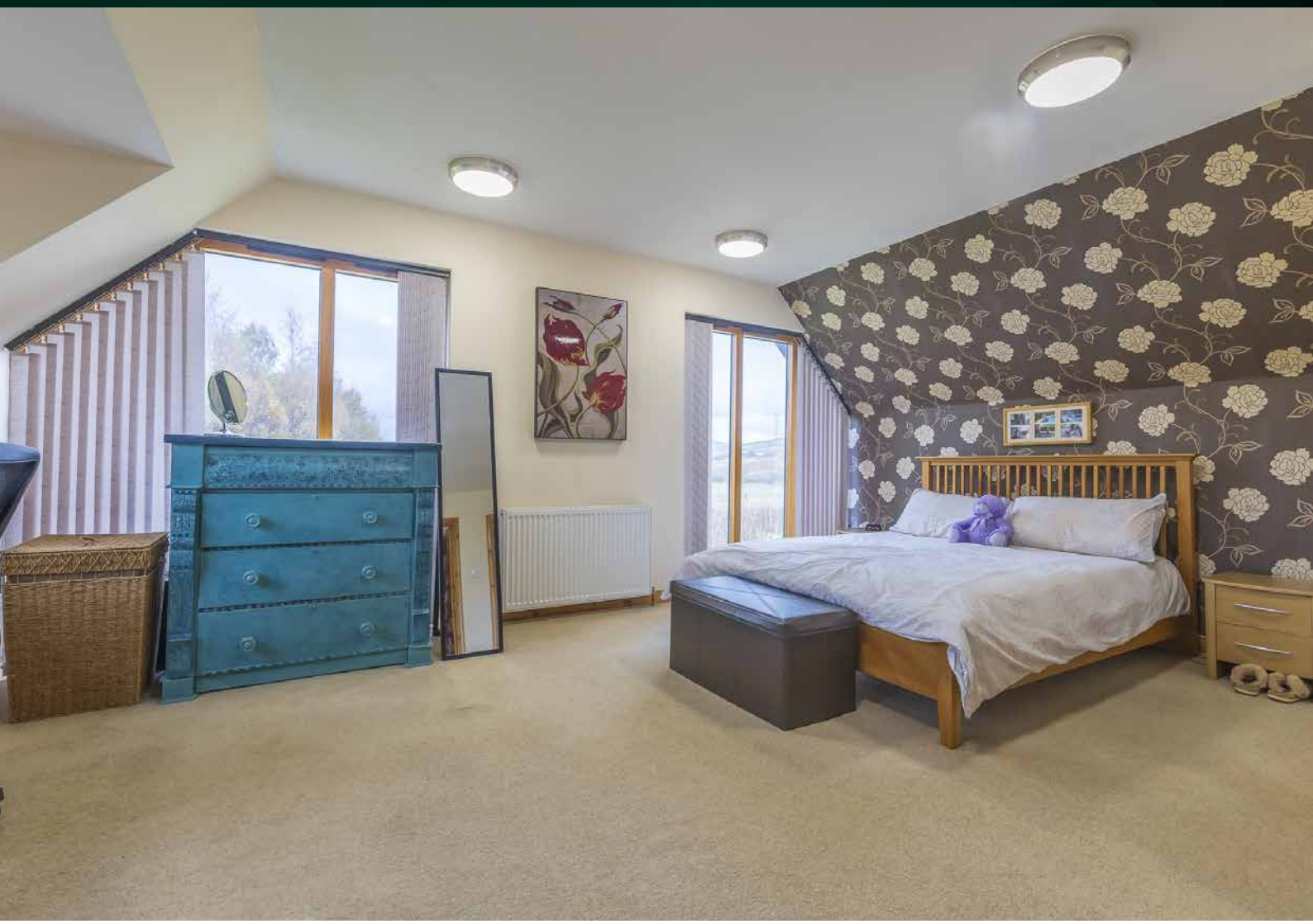


Upstairs, the property continues to impress with three generously proportioned double bedrooms. Two benefit from their own private en-suite shower rooms, providing excellent comfort and privacy for family members or visiting guests. A separate family bathroom completes the first-floor accommodation, ensuring that the home is exceptionally well equipped for busy family life.

THE BATHROOM



BEDROOM 1











BEDROOM 2



two benefit from their own private en-suite shower rooms, providing excellent comfort and privacy







BEDROOM 3





Externally, the property benefits from both front and rear gardens, offering outdoor space to enjoy throughout the year. Driveway parking and the integral garage provide practical parking and storage options.

1 Truim View represents an excellent opportunity to acquire a substantial and versatile detached home in a stunning Highland setting, combining generous accommodation, practical family living and the beauty of the surrounding countryside.

EXTERNALS

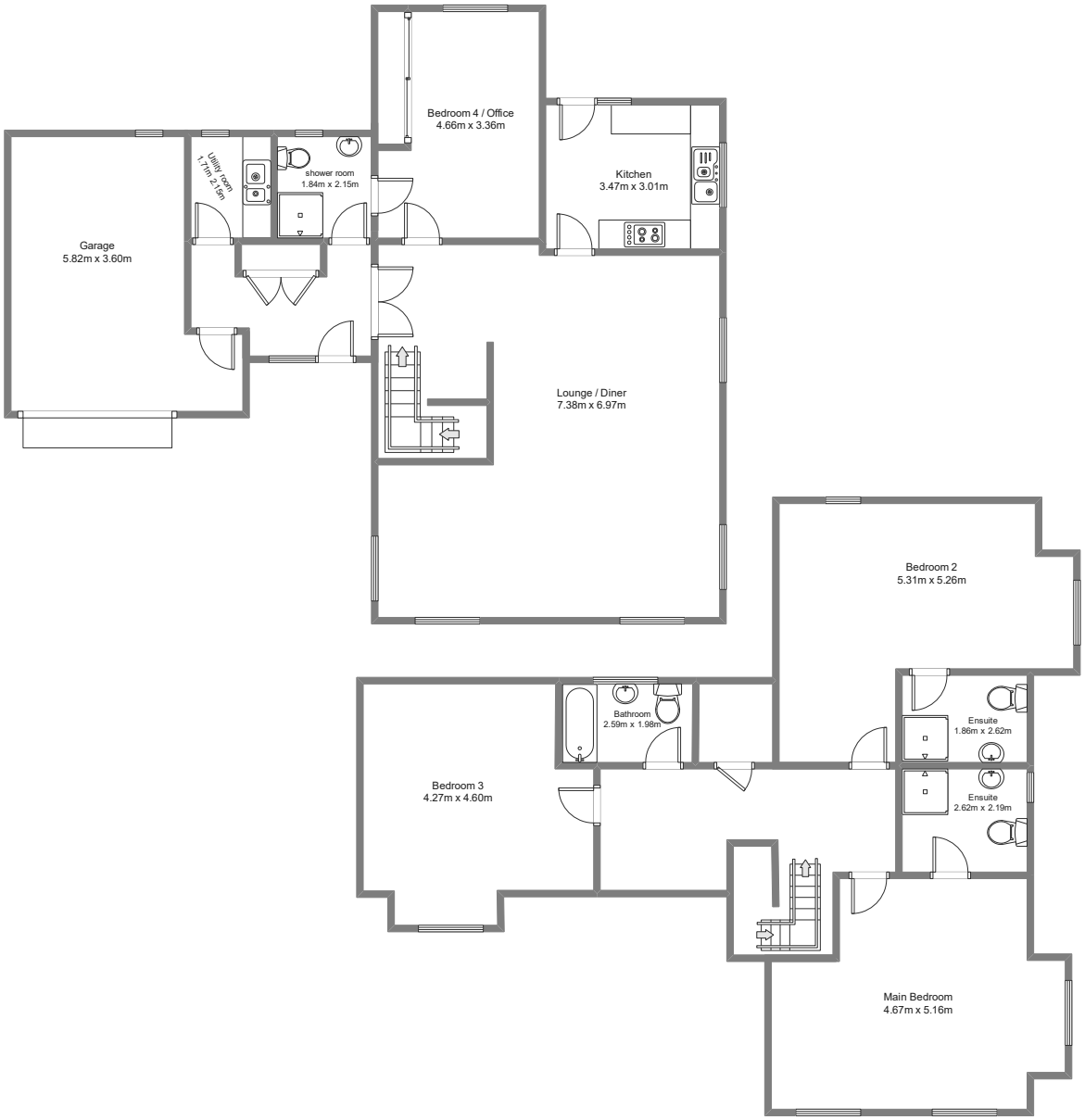






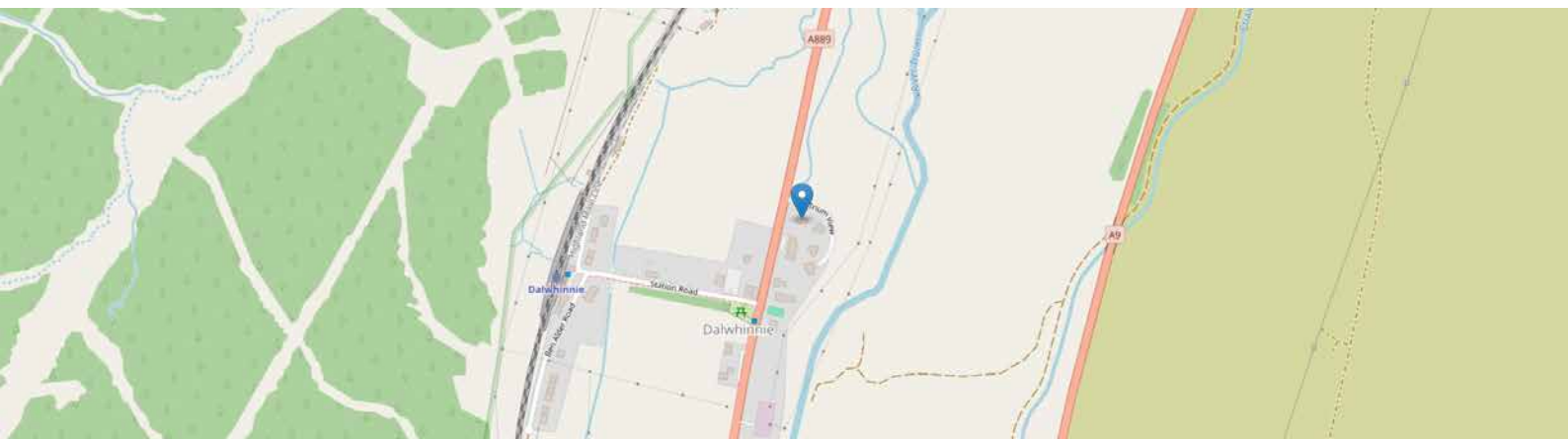


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 200m^2 | EPC Rating: C



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 Ericht 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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