

# 8 Distillery Cottage

DALWHINNIE, HIGHLAND, PH19 1AB



Beautifully presented three-bedroom end-terraced cottage in Dalwhinnie, Scottish Highlands, with decking, garden, parking and stunning scenery



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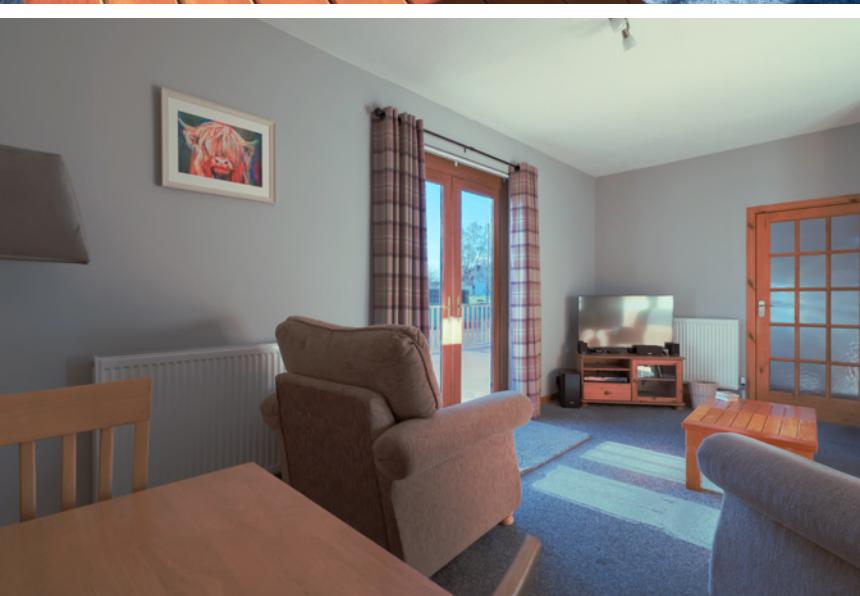


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Set amid the outstanding scenery of the central Highlands, 8 Distillery Cottages is a charming three-bedroom end-terraced cottage offering flexible accommodation in the heart of Dalwhinnie. Recently decorated throughout, the property combines cosy interiors with attractive outdoor space, making it an ideal holiday home, permanent residence or investment opportunity. The property has recently undergone a full heating upgrade to include an air-source heat pump, new radiators/pipework throughout, solar PV roof panels and battery storage system.

## THE LOUNGE



The welcoming lounge provides a warm and relaxing space, enhanced by doors opening directly onto a decking area, perfect for enjoying the surrounding countryside.

# THE KITCHEN & UTILITY



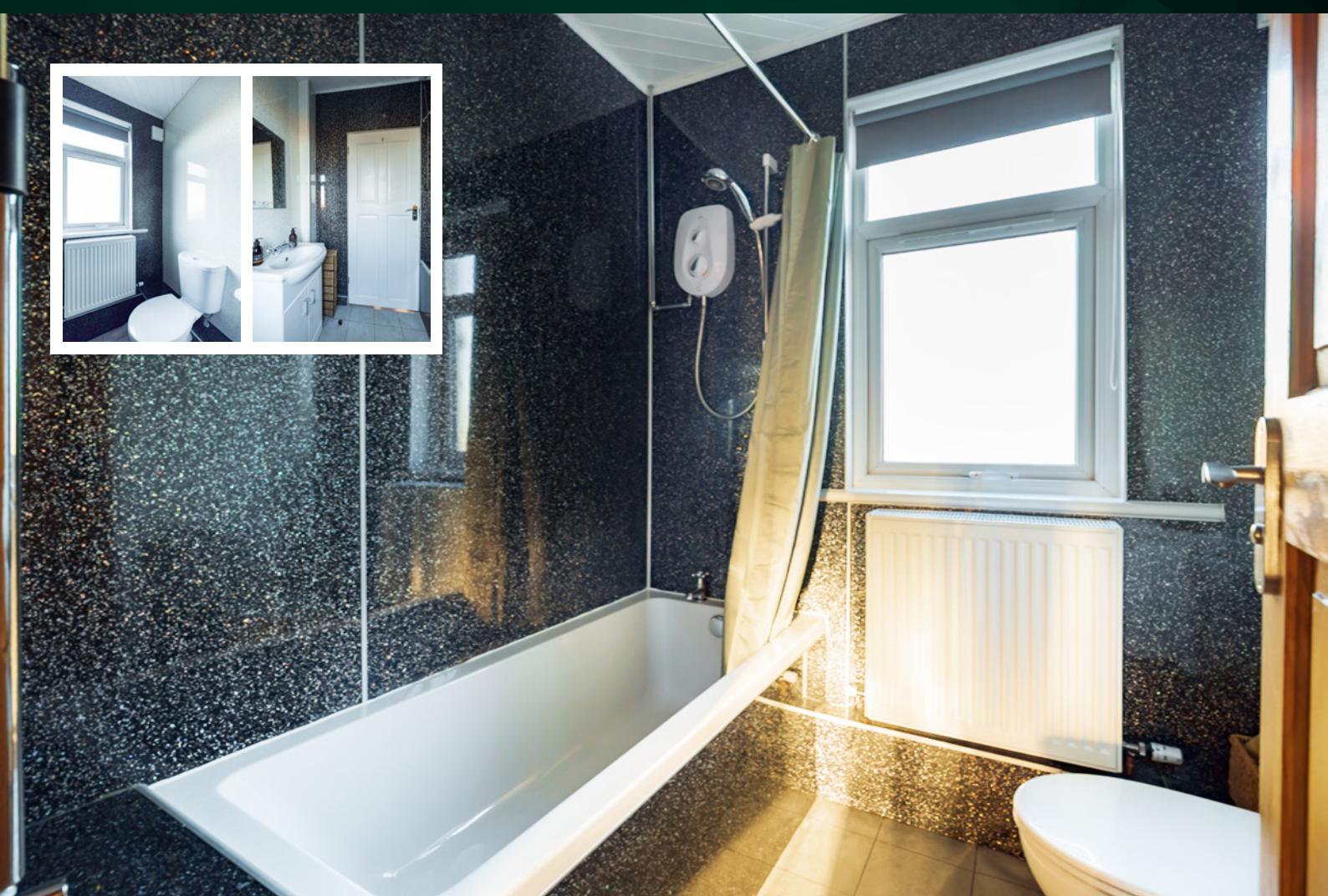
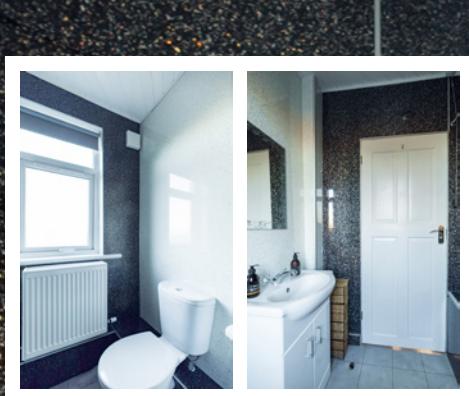
The well-equipped kitchen includes a large built-in fridge/freezer and dishwasher and is complemented by a separate utility/porch area, adding valuable practicality for everyday living or holiday use.





Accommodation includes three good-sized bedrooms and a family bathroom fitted with a heated towel rail and a bath with overhead shower. The property is bright, comfortable and ready for immediate occupation.

## THE BATHROOM



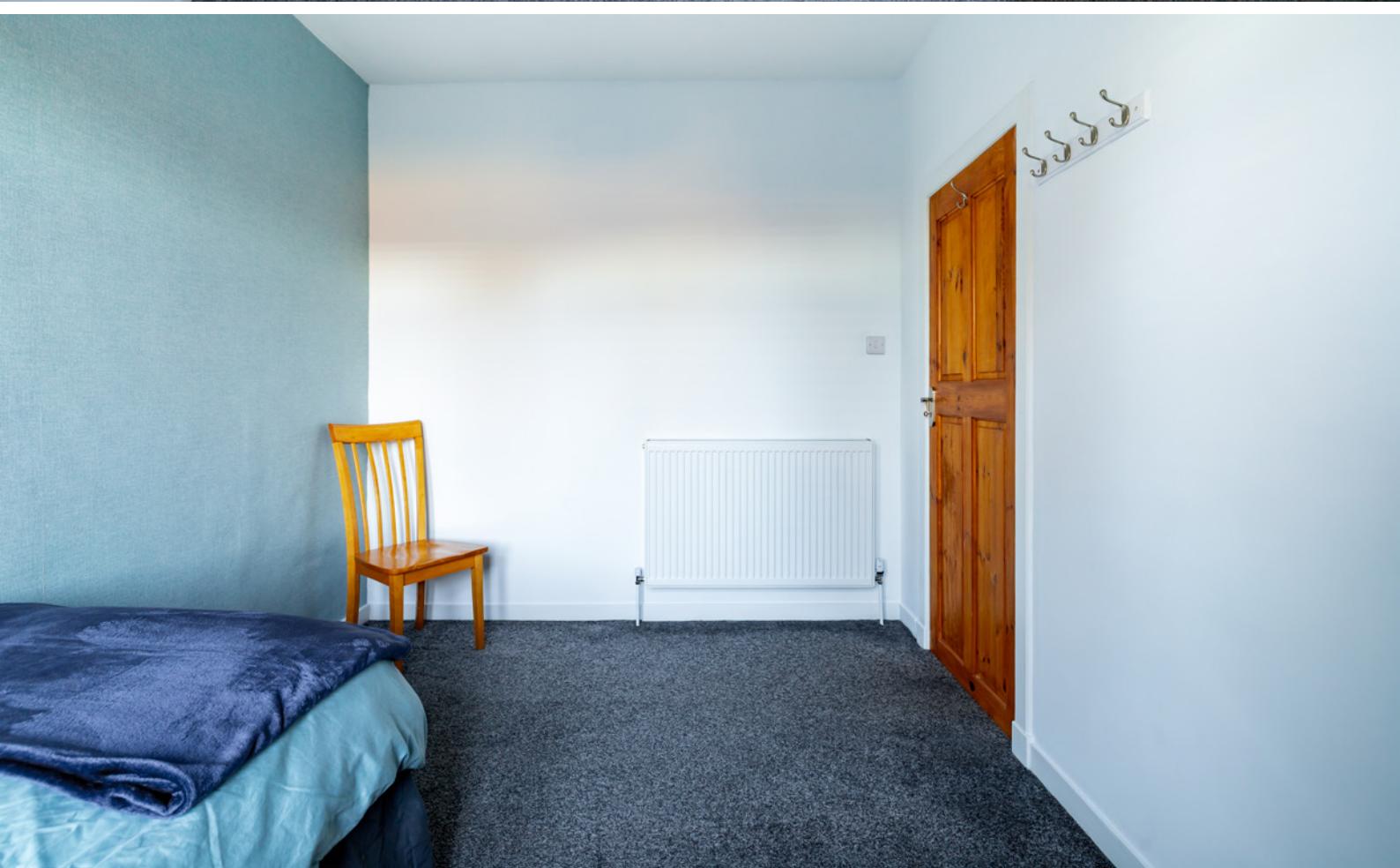
# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



Externally, the cottage benefits from a wrap-around garden section, along with a parking area, two sheds and two concrete storage units, offering excellent outdoor storage and usability.

Surrounded by lovely rural landscapes and outstanding Highland scenery, Dalwhinnie is renowned for its tranquillity and its iconic distillery, while also providing convenient rail and road links.

## EXTERNALS

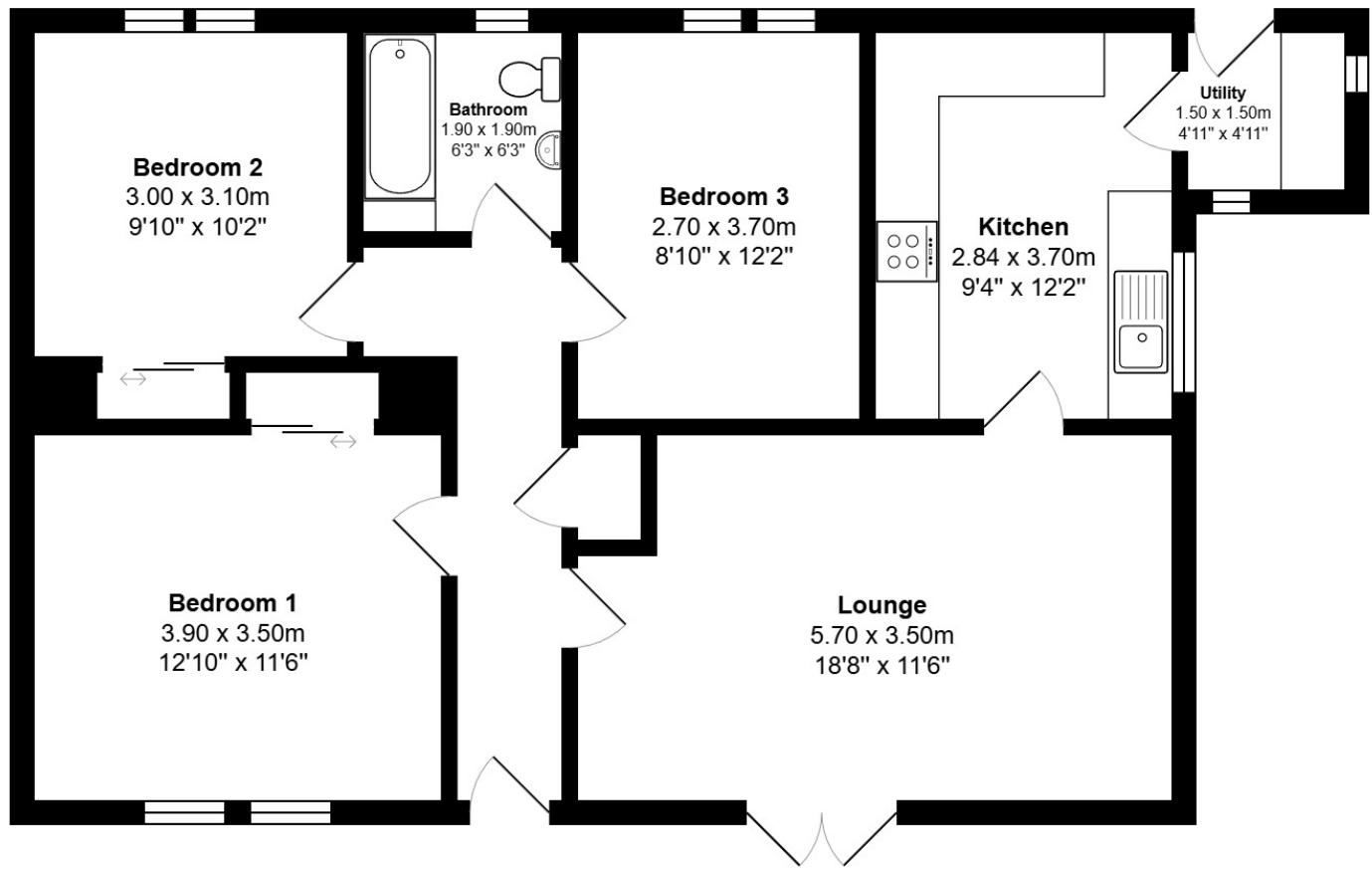


This is a fantastic opportunity for buyers seeking:

- A peaceful Highland retreat
- A permanent home in a scenic setting
- A sound investment for long-term rental for local workers or distillery staff, or for holiday letting

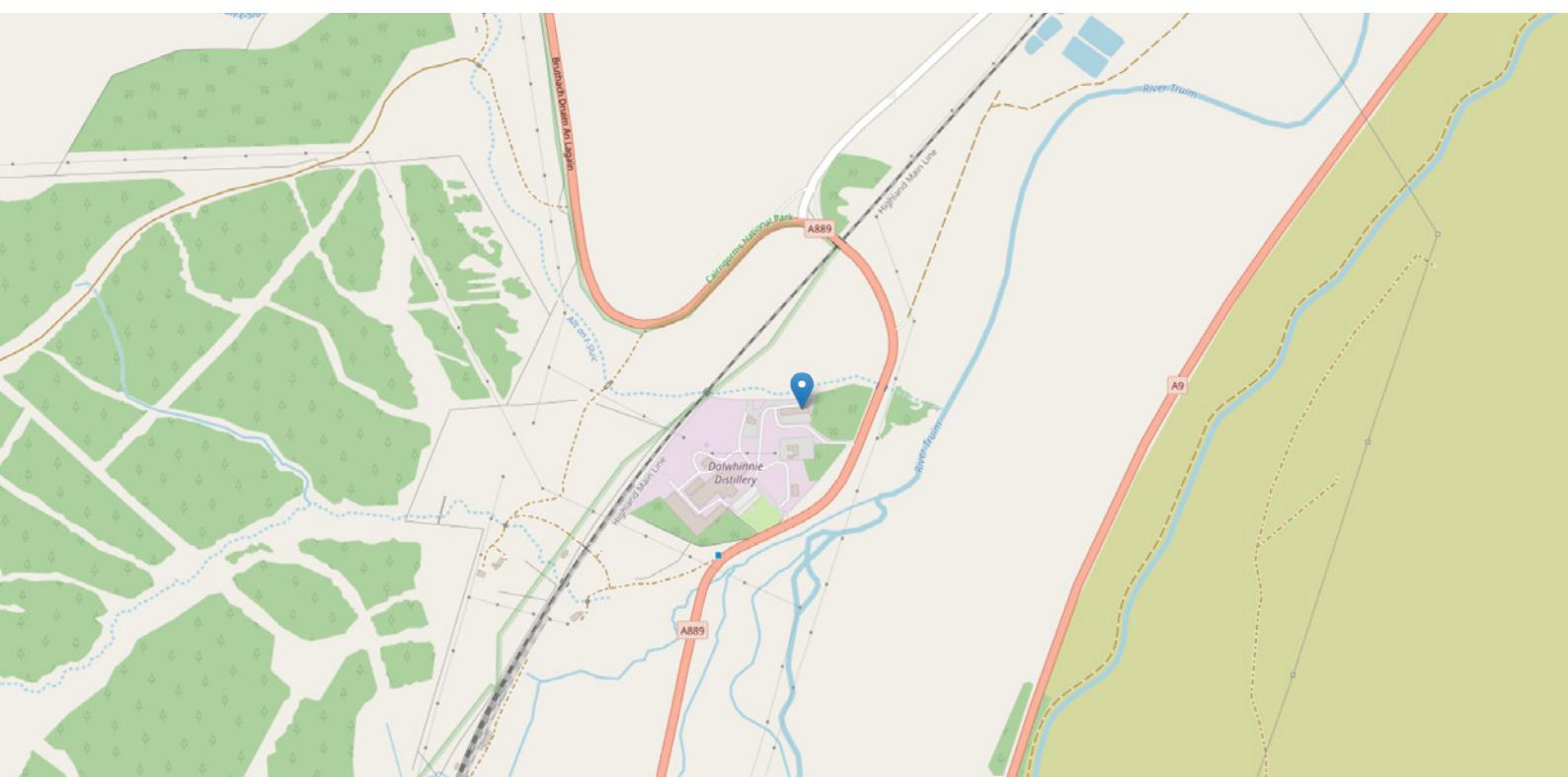
Early viewing is highly recommended to appreciate the location and potential on offer.

# FLOOR PLAN & DIMENSIONS



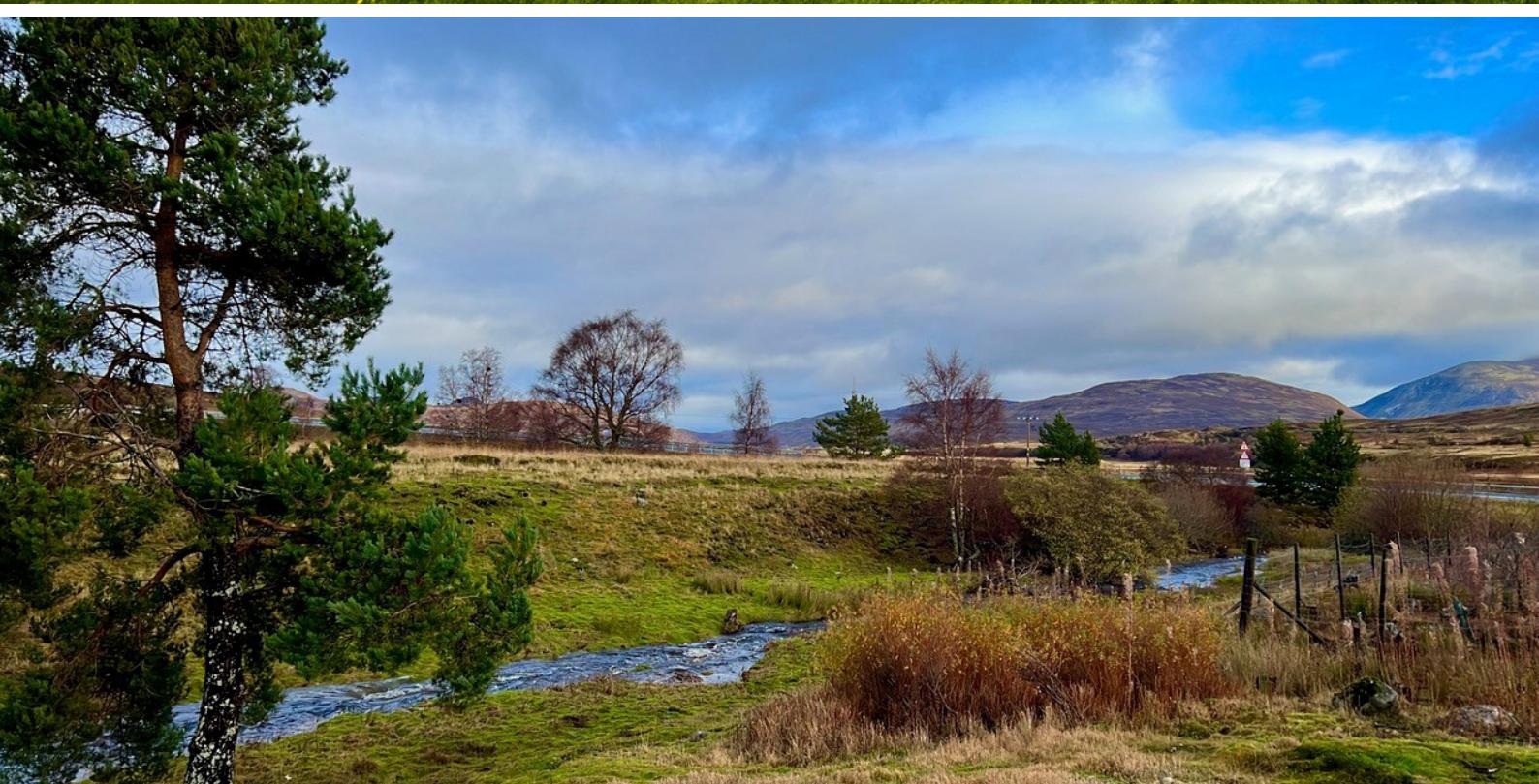
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 83m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Dalwhinnie is a small village at the head of Glen Truim, within easy reach of the Cairngorms National Park. Outdoor activities are readily available, including walking, cycling, and fishing, while exploring the surrounding hills and lochs.





The village provides essential amenities via a petrol station, which also sells basic supplies. The former Dalwhinnie School is now a hostel/B&B catering to walkers, campers, and motorhomes touring the area. Nearby, the Apiary Cafe and Loch Ericht Hotel serve meals and coffees. Dalwhinnie Distillery is a stone's throw away, making local attractions and services very accessible.

Primary education is available at Newtonmore Primary School, with secondary education provided in Kingussie. Additional shopping and services can also be found in nearby towns, including Newtonmore (10 miles), Kingussie (13 miles), and Pitlochry (31 miles), while there is a GP surgery at Laggan (7.5 miles).

Transport links are excellent for a rural location. The Highland Main Line railway station offers direct services to Inverness and Perth, including the Caledonian Sleeper Service, which stops 'on request' at Dalwhinnie six nights a week. From Kingussie there is also a direct train to London Kings Cross station, and from Dalwhinnie train station you can also travel to Glasgow, Edinburgh and Inverness several times a day. The A9 provides convenient road access north and south, and there is also a local bus service.



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