

Galbraith

FESHIESIDE

FESHIE BRIDGE, KINGUSSIE, HIGHLAND



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Charming cottage with fishing rights on the River Feshie

Aviemore 7.5 miles ■ Kingussie 8.8 miles ■ Inverness 39 miles

Acreage 0.26 acres (0.11 hectares)

Offers Over £450,000

- 1 reception room. 3 bedrooms
- Cottage with well-proportioned and flexible accommodation
- Spectacular riverside setting
- Private and peaceful location in the Cairngorms National Park
- Salmon and trout fishing rights on a section of the River Feshie

Galbraith

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 OnTheMarket





SITUATION

Feshieside is located 2.7 miles east of the small village of Kincaig in the small hamlet of Feshie Bridge, lying at the foot of Craig Mhigeachaidh - `the whispering mountain`. The cottage is nestled in a very private and secluded position on the banks of the River Feshie, at the edge of a mature native woodland, within the Cairngorms National Park - a designation established in 2003 to protect the areas beautiful and unspoilt landscape and to promote a balance between nature and the community. Feshieside faces due South and has superb open views to the heather clad mountains in the West and the stunning River Feshie. The local area is a haven for outdoor enthusiasts and local attractions and facilities include mountain activities, cycling, skiing, water sports, fishing and bird watching on the Abernethy and Insh Marshes RSPB reserves. Pony trekking, deer stalking, shooting and additional fishing can be organized on the nearby estates. The gliding airstrip is only a few minutes drive from the cottage and the South facing bowl is rated as one of the UK`s top mountain glide sites. The Cairngorm ski centre is approximately 15 miles away and the Loch Insh Watersports Centre is just 1.8 miles from the property.

Aviemore (7.5 miles) and Kingussie (8 miles) offer a good range of local amenities including a variety of shops, supermarkets, restaurants, cafes, and bars, as well as mainline railway stations providing links to the North and South with the London overnight Sleeper train stopping at both stations, while Inverness (39

miles) has all the facilities of a modern city including its airport with regular flights to the south and Europe. There is a Primary School in Kincaig and High School in Kingussie. There are excellent medical facilities at Aviemore and Kingussie including the new Community hospital being located at Aviemore.

DESCRIPTION

Feshieside presents a rare opportunity to purchase a characterful cottage which is constructed of rendered block under a pitched slate roof and extends to some 94 square metres. The cottage dates back to 1988 and provides flexible and well-proportioned accommodation over one and a half storeys. To the ground floor, a solid hardwood door opens into the entrance hallway with doors to the sitting/dining room, bathroom and under stairs cupboard. The bright and airy sitting/dining room has large South facing windows and over light windows, part wood panelled walls, a distinctive stone open fireplace and glazed doors leading out to stone steps into the garden. There is a large shelved cupboard/larder. The study could also be used as a third bedroom. A doorway leads to the fitted kitchen with space for a free standing cooker (LPG) and fridge-freezer. Returning to the entrance hall, a door leads to the family bathroom which has a built in storage cupboard housing the hot water tank. There is a high quality three piece suite comprising WC, wash-hand basin, bath with shower over, complimented by half height tiling, electric towel rail and also a fully tiled



shower with electric MIRA shower. From the hall, a timber staircase leads to the upper floor landing – the under-stair cupboard is fully shelved and houses the electric switch board and meter. There is also space and plumbing for a washing machine and spin dryer in the hall. The upper landing has extensive shelved storage and doors lead to the two bedrooms. The master bedroom is a particularly light room with large windows overlooking the garden and beautiful countryside beyond. The second bedroom faces South and has an upper floored area suitable for storage.

The cottage is fully double glazed, has mains electricity, broadband and Sky TV, private water and private foul drainage. There is a central heating system installed but not connected to a boiler and there is also a flue for an Aga or similar stove.

ACCOMMODATION

Ground Floor: Hallway. Sitting/dining room. Kitchen. Study/3rd Bedroom. Bathroom.

First Floor: Landing. 2 Bedrooms.

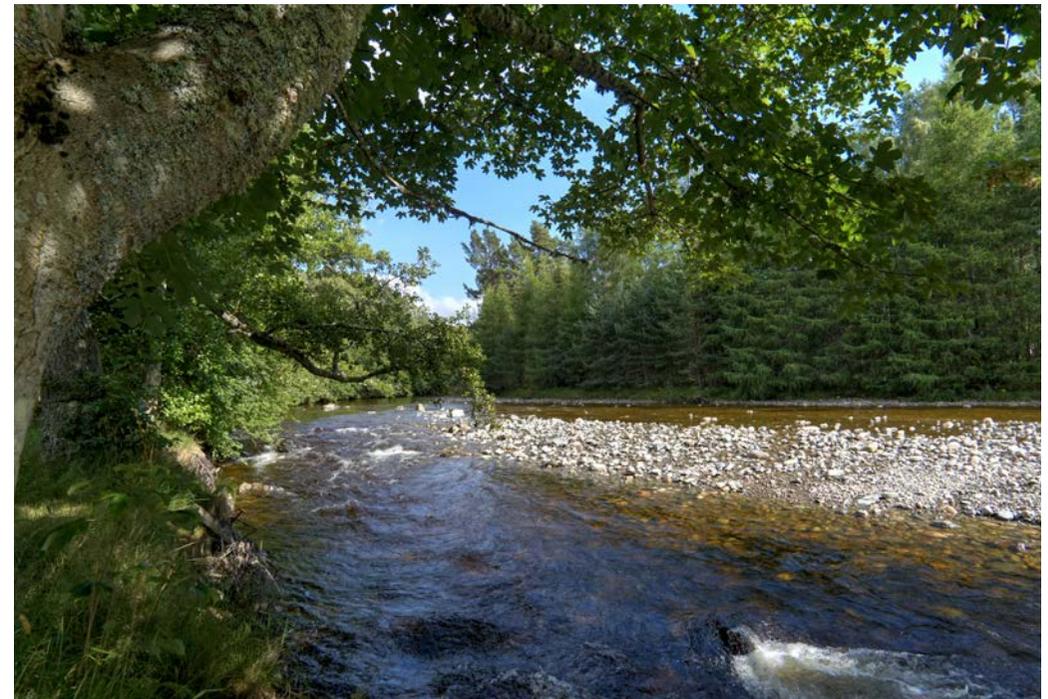
GARDEN

Outside, the beautifully maintained garden surrounds the cottage and extends to 0.26 acres. It includes areas of lawn, well tended borders, mature trees and an array of shrubs which are under planted with snowdrops, daffodils and blue-bells. To the East of the cottage is a delightful pond with a very productive crab apple tree and split level banking that runs for the entire length of the garden. There is an extensive fenced vegetable garden which is totally organic and also a variety of soft fruit including, blackcurrants, gooseberries, raspberries and strawberries which produce prolific crops each year. There are various log stores, a garden store and a timber double garage/workshop with inspection pit, power sockets and lighting.

An additional area of ground of just under quarter of an acre and belonging to the neighbouring croft has been cultivated as garden to compliment the cottage garden. This is used on an informal agreement and may be available to purchase.

FISHINGS

A unique feature of the property is that Feshieside comes with salmon and trout fishing rights on the eastern bank of the Lower Feshie. The fishings include an unlimited right to the owner of Feshie Side to fish with two rods over a stretch of 1.2 miles extending downstream from 'Bridge Pool' just below Feshie Bridge to just before the confluence of the Feshie with the River Spey. This section of the River Feshie is designated as a Site of Special Scientific Interest (SSSI). The fishings do not include ownership of the river bank, standing timber, or



the river solum to the medium filum, merely the right to fish for Salmon and Trout. This stretch of river has only been lightly fished on a recreational basis by the present owner of Feshieside and no records have been kept. However, it offers great potential for sports enthusiasts in a stunning environment.

The River Feshie is one of the main tributaries and spawning grounds of the River Spey. The Feshie is a spate river and offers salmon fishing in the Spring and during the Autumn run in September. Sea trout can be expected from July onwards and the river holds a stock of brown trout throughout the season.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Feshie Side	Private	Mains	Private	Freehold	Open fire. Plumbing in place for central heating.	Band C	F

DIRECTIONS

From Aviemore, take the B970 towards Colyumbidge, then turn right to stay on the B970 where signposted for Feshiebrigde and Insh. Follow this road for about 5.3 miles and then turn right onto a private track. Keep following this track, bear left at the fork and follow the track down the hill to Feshieside. See site and location plans for details.

POST CODE

PH21 1NG

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: squabbles.tiger.tangling

SOLICITORS

Munro & Noble, Church Street, Inverness.

LOCAL AUTHORITY

Highland Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.





ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

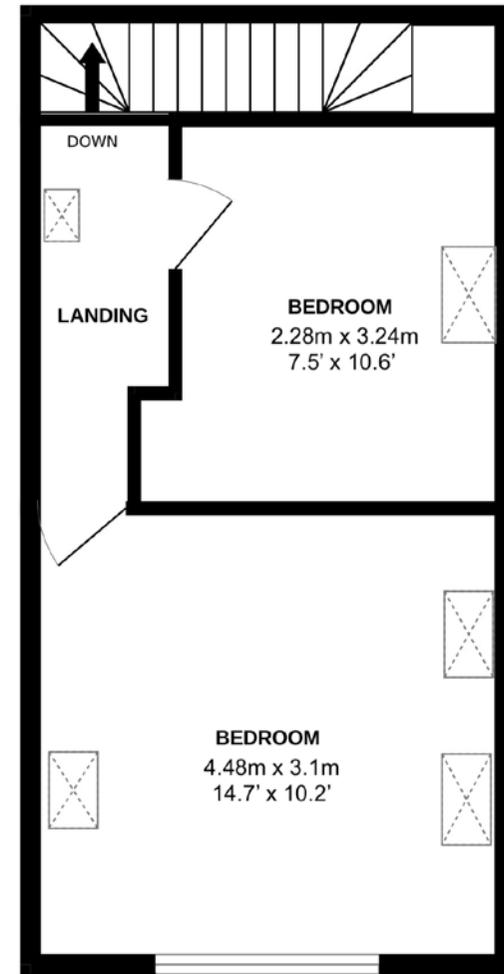
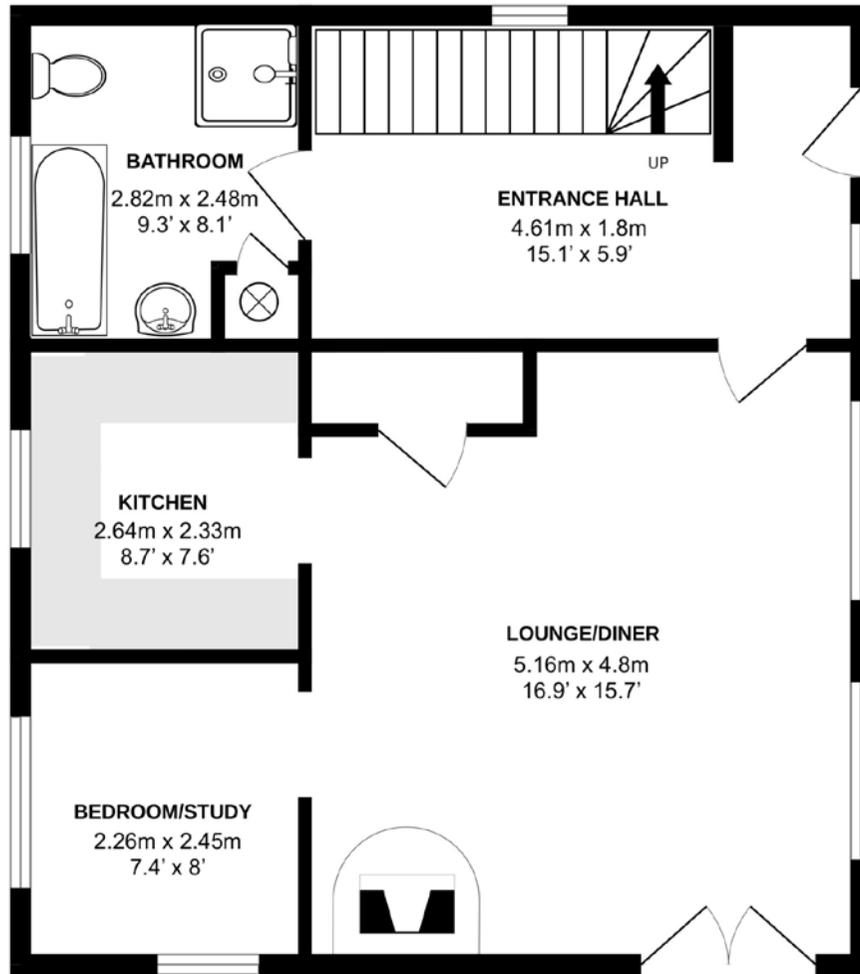
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2023.

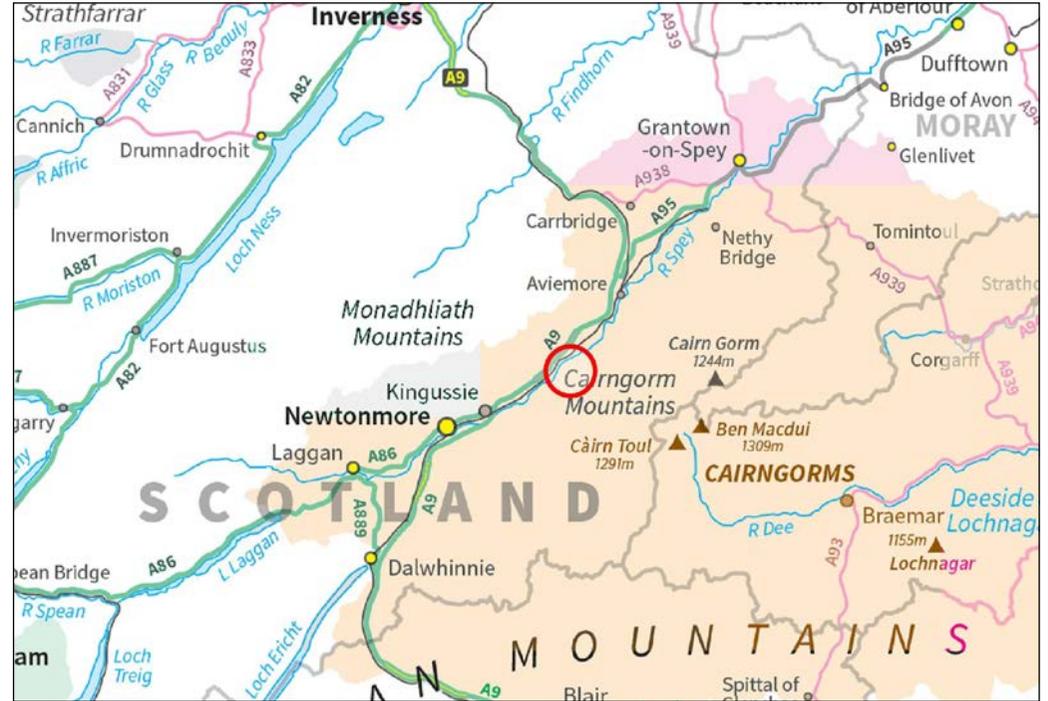
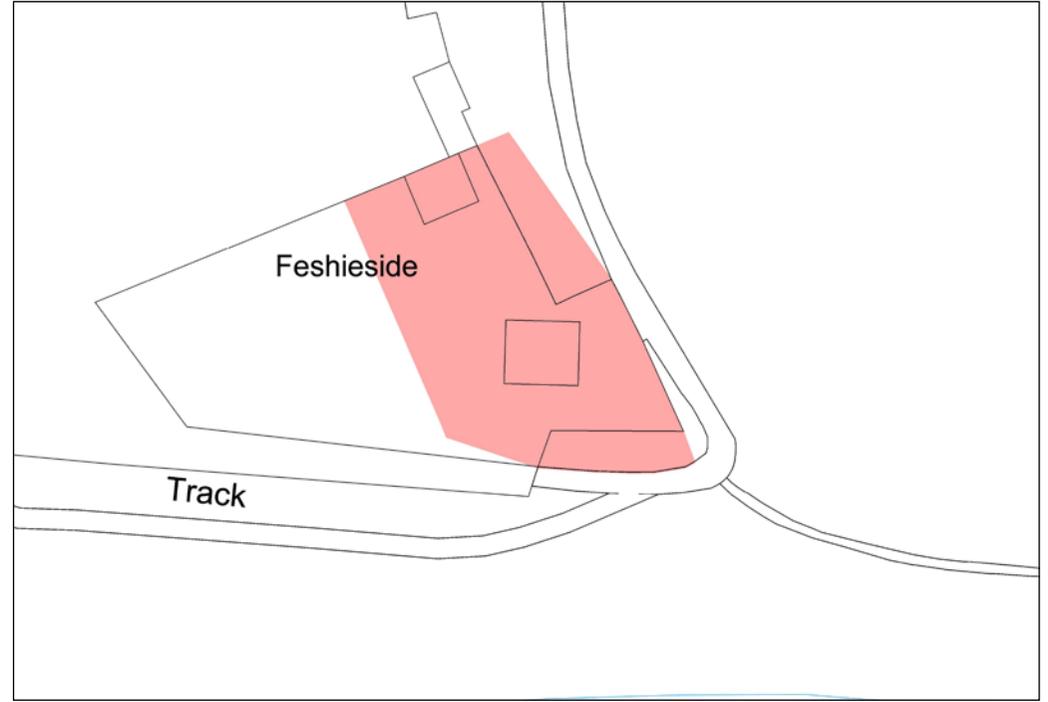
GROUND FLOOR

1ST FLOOR



**Feshie Side
Feshie Bridge
Kingussie
PH21 1NG**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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