

# Cairn Lochan

WOODSIDE, KINCRAIG, KINGUSSIE, HIGHLAND, PH21 1QF



*A STUNNING 4-BED HOME IN  
KINCRAIG WITH BREATHTAKING VIEWS*



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# THE PROPERTY

Cairn Lochan is an exceptional 4-bedroom detached home located in the scenic village of Kincaig, Kingussie, offering stunning panoramic views and a unique design that is sure to impress. This property is truly a golfer's dream, with three holes beautifully integrated into the expansive garden.





At first glance, Cairn Lochan appears to be a traditional bungalow, but it has been expertly designed with an upside-down layout to fully capture the breathtaking scenery at the rear. On the ground floor you'll find four well-proportioned bedrooms. The primary bedroom features an en-suite with a bath, shower cubicle, and patio doors leading to a decked area. Another bedroom also benefits from an en-suite and patio doors. A stylish family bathroom completes the ground floor.



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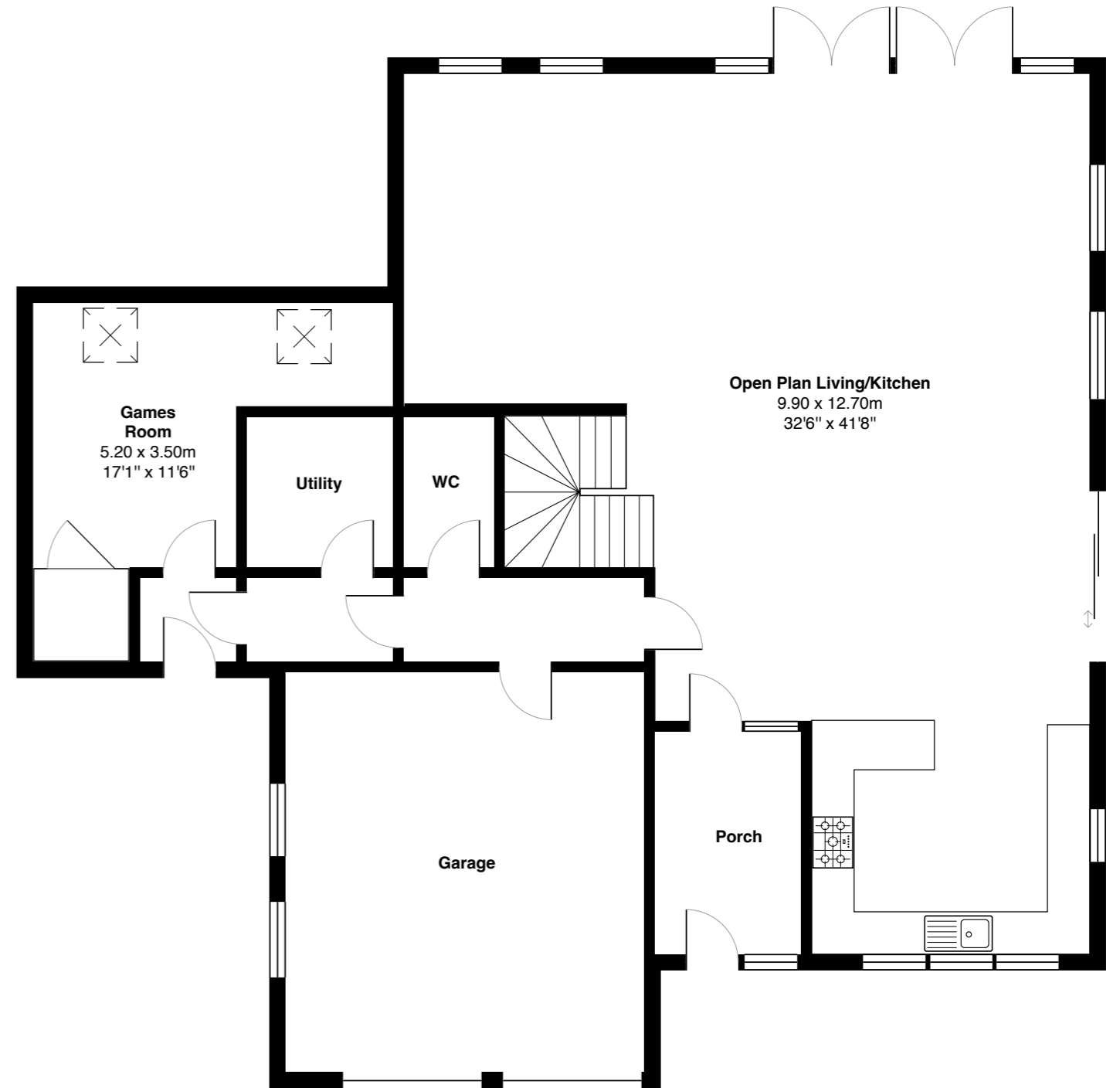
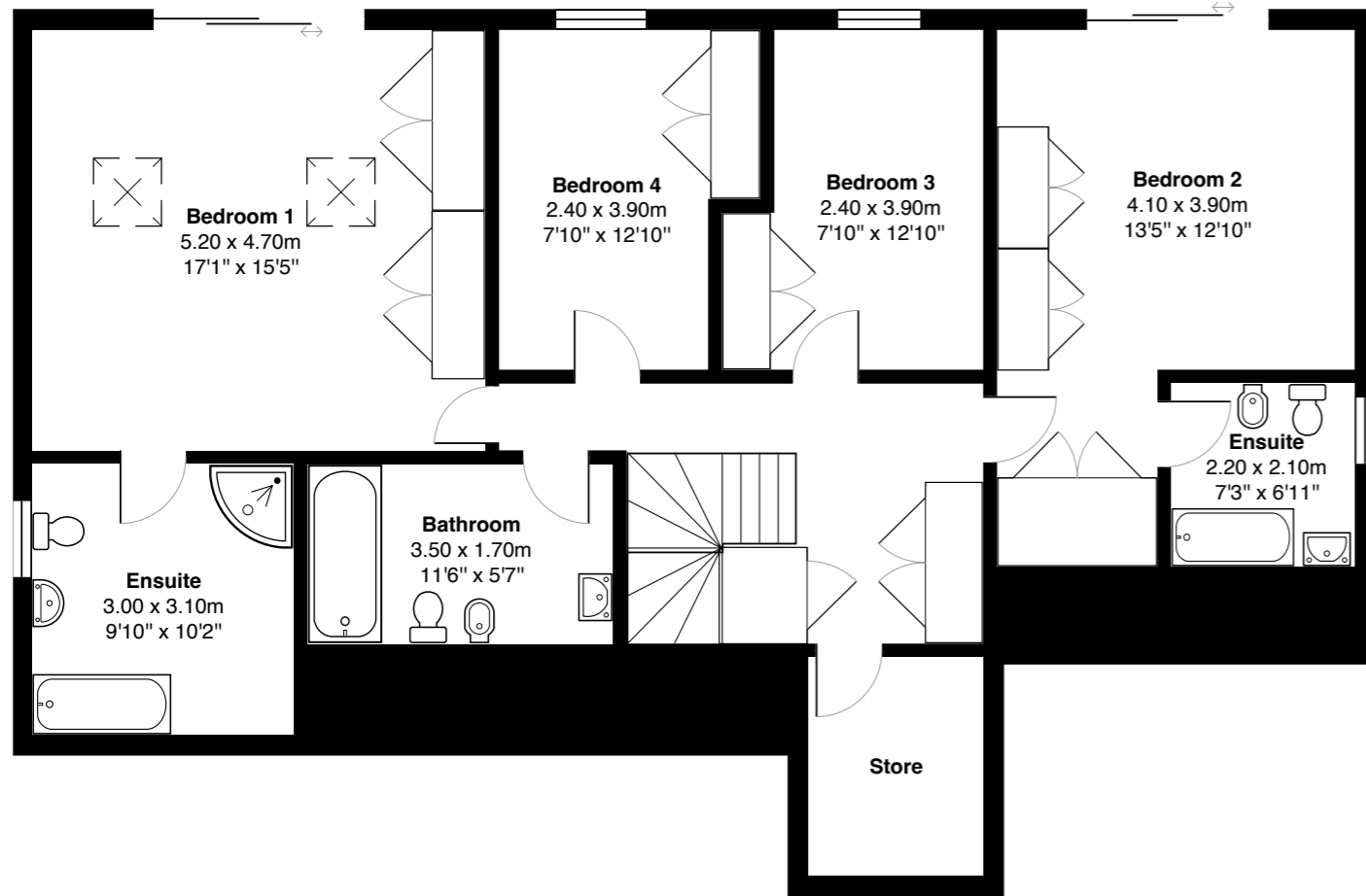


The real showstopper awaits on the first floor, where the home's living areas take full advantage of the spectacular surroundings. The vast open-plan living/kitchen area is bathed in natural light from nine windows, with two fireplaces, including a central feature, creating a warm and inviting atmosphere. Patio doors open onto a large deck, providing the perfect spot to enjoy the remarkable views.



This floor also includes a WC, utility room and an additional room that is currently used as games room but could be used as a study or a fifth bedroom if required, there is also integral access to the garage from the hallway.





Gross internal floor area (m<sup>2</sup>): 241m<sup>2</sup>  
EPC Rating: E



Externally, Cairn Lochan offers extensive gardens with unmatched views of the surrounding landscape, as well as a personal golf course within your own grounds. This property is truly a one-of-a-kind home that must be seen to be fully appreciated.

"...Patio doors open onto a large deck, providing the perfect spot to enjoy the remarkable views...."



## THE LOCATION

Nestled in the tranquil village of Kincaig, in the heart of The Cairngorms National Park—famously known as the outdoor capital of the North—Cairn Lochan offers the perfect location for nature lovers and outdoor enthusiasts alike. The surrounding area is a haven for wildlife, where you can spot red squirrels, deer, ospreys, and pine martens in their natural habitat.

Kincaig benefits from excellent transport links, making it one of the most accessible parts of the Highlands. The nearby A9 trunk road provides easy access both north and south, while the mainline railway connects you to major destinations. Inverness Airport is just 40 miles away, offering flights to UK cities and beyond.

For those who enjoy rural pursuits, the area provides a wealth of opportunities, including trout and salmon fishing, stalking, and grouse shooting. Outdoor adventurers will find an array of activities at their fingertips, from hill walking, mountain biking, and climbing to paddleboarding and watersports at the nearby Loch Insh.

During the winter, skiing and snowboarding at the Cairngorm and Lecht resorts are just a short drive away. Golf enthusiasts will appreciate the championship Spey Valley golf course in Aviemore. Kincaig itself is a warm, welcoming village with a cosy atmosphere. It boasts a popular Italian cafe and gallery, a friendly village pub, and a vibrant community hub at the village hall, which hosts events, clubs, and classes throughout the year. Nearby, the Insh Marshes National Nature Reserve offers stunning views and a peaceful escape into nature.





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