

masson cairns LTD

Kirkstone Lodge, Inveruglas, Insh, near Aviemore, PH21 1NY

Fixed Asking Price £450,000

Contact us on 01479 874800 or visit www.massoncairns.com

solicitors and estate agents

Kirkstone Lodge is an impressive, architecturally designed contemporary home occupying an elevated position above Strathspey, near Inveruglas on the outskirts of Insh and within easy reach of Aviemore. The property enjoys far-reaching panoramic views across the surrounding hills and countryside, while its setting offers a pleasing balance of rural privacy and a small, established community nearby. Set adjacent to Inshriach Forest, within the Cairngorms National Park, the property enjoys immediate access to superb walking and mountain biking routes. The Badenoch Way passes directly by the house, signposted at the gate, offering outstanding outdoor access straight from the doorstep. The accommodation is arranged over two floors, providing flexible and well-considered living space throughout. The heart of the home is a generous open-plan sitting and dining area, designed to take full advantage of the outstanding views and natural light. This is complemented by a high-quality, contemporary kitchen, a spacious entrance and boot room, inner hall, utility room, family bathroom, separate shower room, and an impressive landing currently configured as a snug. There are three well-proportioned double bedrooms, including an impressive principal bedroom with en-suite shower room. Externally, the property is accessed via a double-gated entrance leading to a sweeping gravel driveway with parking for multiple vehicles. The enclosed garden grounds are primarily laid to lawn, while sheltered decked areas provide excellent outdoor spaces for relaxation with room for seating and in addition to a hot tub, and a barrel sauna. Kirkstone Lodge is currently operated as a successful holiday letting business and offers an attractive opportunity for a range of purchasers, including those seeking a high-quality investment, a distinctive second home, or a permanent residence within the Cairngorms National Park. EPC F, Home Report available at massoncairns.com

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Insh
Insh is set amidst breathtaking scenery on the south side of Strathspey close to the Insh Marshes RSPB nature reserve and the Monadhliath Mountains. Conveniently located for the Cairngorm ski resort and Aviemore which is about a 15 minute drive, the area is renowned for its outdoor facilities and there is an excellent sailing school at Loch Insh, 8 golf courses within the neighbouring vicinity, and shooting, stalking and fishing is available on the neighbouring estates.
Nearby Kingussie provides a full range of shops for everyday needs together with both primary and secondary schools, hotels and restaurants and an excellent medical facility.
The A9 trunk road is accessed at Kingussie for travel south to the central belt and northwards to Inverness where a full range of shops and facilities are available.

Transport Links
Nearby Kingussie boasts excellent transportation links that provide easy access to the rest of Scotland and the UK, making it an ideal location for commuters and travellers alike.

Rail: Kingussie railway station, a stop on the Highland Main Line, provides direct services to Edinburgh, Glasgow, and Inverness to the north, and as far south as London. This makes it extremely convenient for both local and long-distance travel.

Bus: The town is well-served by regular bus services offering routes to nearby towns and villages in the Scottish Highlands, including Aviemore and Inverness. These services are operated by Stagecoach Highlands.

Road: For those who prefer to drive, Kingussie is conveniently located on the A9, the longest road in Scotland. This major route runs from Perth, through Inverness, and all the way up to the far north coast at Thurso. This makes travelling north to Inverness or south to the central belt and beyond straightforward.

Air: For international travellers, the closest airport is Inverness Airport, which is approximately an hour's drive away and offers flights to destinations across the UK and Europe.

Active Travel: There are an abundance of mountain bike trails direct from the house in addition to a wider and extensive network of cycling and walking paths.

Whether you're commuting, exploring the stunning local area, or journeying further afield, Kingussie's impressive transport links ensure you're well-connected.

Home Report
To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

EPC Rating F

Entrance Vestibule / Boot Room
2.95m x 3.72m (9'8" x 12'2")
To the front of the property there is a covered storage area, with access gained via a bright and spacious entrance vestibule / boot room. This area benefits from excellent natural light from three aspects, including the main entrance door, a side window, and double doors opening directly onto the decked area. Designed with outdoor living in mind, the space is well suited for the storage of leisure equipment, with dedicated racks for items such as skis and snowboards, along with a practical dog washing station incorporating hot and cold water taps. The room is finished with tiled flooring, underfloor heating, recessed downlighting, and a chrome radiator. A further internal door provides access into the main body of the house.

Kitchen
5.37m x 2.94m (17'7" x 9'7")
The kitchen has been thoughtfully designed to make excellent use of both space and natural light, featuring two large Velux windows. A wide feature opening connects the kitchen to the main sitting room and dining area, with steps on either side providing a natural transition between the spaces and creating a highly sociable environment suited to cooking, dining, and entertaining. The kitchen is fitted with an extensive range of cream gloss wall, base, drawer, and tall units, complemented by coordinated worktops and low-level splashbacks. Additional features include a one-and-a-half bowl sink with chrome mixer tap and plentiful brushed chrome power points. Integrated Bosch appliances include a fridge freezer, dishwasher, and double oven with grill, together with an illuminated extractor hood.

Sitting Room & Dining Area
6.86m x 6.74m (22'6" x 22'1")
Enjoying outstanding panoramic mountain views and generous open-plan proportions, the sitting room and dining area form an impressive and highly appealing living space. A large triple window to the front is a key feature of the room, offering exceptional views while allowing an abundance of natural light to flood in, further enhanced by additional side windows overlooking the decked area. The sitting area provides a comfortable and relaxing setting centred around an attractive inset Stovax wood-burning stove set on a slate hearth. Open plan to the dining area, there is ample space to accommodate a substantial dining table, making the room well suited to both everyday living and entertaining. The space is finished with engineered oak flooring, recessed downlighting to the lounge area, and complementary decorative ceiling lighting to the dining area.

Hallway
The hallway provides a practical and well-organised circulation space, offering easy access to the remaining ground floor accommodation as well as the first floor. Doors lead to an inner hall, which creates a self-contained suite comprising the second bedroom and bathroom, while additional doors provide access to the shower room, utility room, third bedroom, and the garden. A striking spiral staircase rises to the first floor, leading to the principal bedroom suite and adjoining snug/study area. The hallway benefits from Velux windows, zoned underfloor heating controls, ceiling and wall lighting, carpet-tiled flooring, and an attractive turret-style architectural feature. From the rear hall there is direct access to a discreet decked terrace, a particularly private area which enjoys early-day sunshine.

Bedroom Two & En-suite
3.40m x 4.93m & 2.45m x 1.97m (11'1" x 16'2" & 8'0" x 6'5")
This generous double bedroom is accessed via its own inner hallway, set apart from the main hall to create a private suite with an adjoining bathroom. The bedroom benefits from excellent natural light through three front-facing Velux windows, along with an additional side window. The room is finished with carpeted flooring, ceiling lighting, and fitted double wardrobes. The accompanying bathroom is well proportioned and fitted with a contemporary three-piece white suite, including a P-shaped bath with glazed screen and mains-pressure rainforest shower, complemented by contrasting orange wet wall panelling. Additional fittings include a WC and wash hand basin set within a vanity unit with mixer tap and mirror. The bathroom is completed with tiled flooring, a side window, extractor fan, and recessed downlighting.

Utility Room
1.34m x 2.65m (4'4" x 8'8")
The utility room is a practical and well-proportioned space, benefiting from a Velux window and fitted with a range of base units and work surfaces. There is space for a tumble dryer, plumbing for a washing machine, and housing for the gas boiler. Additional features include vinyl flooring, wall-mounted lighting, the electrical consumer unit, and programmable heating and hot water controls.

Bedroom Three
2.74m x 3.63m (8'11" x 11'10")
Currently arranged as a bunk room, Bedroom Three offers sufficient space to comfortably accommodate a double bed if required. The room features carpeted flooring, wall-mounted lighting, and twin Velux windows. Two generous fitted double wardrobes provide hanging and shelving space, with one housing the Megaflo unvented water cylinder.

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Shower Room
1.76m x 1.96m (5'9" x 6'5")
The separate shower room is fitted with a WC and pedestal wash hand basin set within a vanity unit, finished with a chrome mixer tap and splashback. The quadrant shower enclosure is equipped with a mains-pressure shower and complemented by lime-coloured wet wall panelling.

Landing & Snug / Home Working
Reached by a spiral staircase from the ground floor hall, a light-filled landing with Velux and linear feature side window opens to a versatile area, presently used as a snug, and offering excellent flexibility for home working or occasional guest accommodation.

Principal Bedroom & En-suite
4.80m x 3.78m & 1.82m 2.61m (15'8" x 12'4" & 5'11" 8'6")
The impressive principal bedroom is well proportioned and enjoys stunning views through three Velux windows. The room is finished with carpeted flooring and recessed lighting, with a door leading to the en-suite shower room. The contemporary en-suite offers a high-quality finish, featuring an oversized walk-in shower enclosure with rainfall shower head and striking red wet wall panelling. A back-to-wall WC is neatly incorporated within a full-length vanity unit, providing useful storage and housing a bespoke wash hand basin with chrome block mixer tap. Further features include tiled flooring, a Velux window and additional side window, a chrome towel radiator, and recessed downlighting.

Outside
Extending to Circa 0.24 Acres the property occupies an elevated and particularly attractive position on the outskirts of Insh, within easy reach of Aviemore. A double-gated entrance opens onto a sweeping gravel driveway providing parking for several vehicles. The enclosed gardens are predominantly laid to lawn, interspersed with areas of mature planting and rockery. A substantial timber store with concrete base offers excellent storage for sporting, ski, cycling, and garden equipment. The sheltered decked area incorporates a hot tub and barrel sauna, creating an ideal space for relaxation and outdoor enjoyment within the Cairngorms National Park. In addition to the main outdoor areas, a second deck is accessed from the rear hall. This is a wonderfully private spot, ideal for enjoying morning sun and peaceful outdoor living.

Short Term Let Information
The house has operated as a successful holiday letting business with exceptional feedback, the property presents an excellent opportunity for potential buyers looking to purchase as an investment. Any new purchaser wishing to continue the business will need to apply for the transfer of short-term letting licence, a process which we understand should be straightforward as there is a current licence in place (further information below). 'The 2024 Licensing Order introduced a facility to transfer an existing short-term let licence (STLL) via a “transfer application.” These applications are determined in broadly the same manner as licence applications. The Chief Constable and other statutory consultees are informed, and an opportunity is given for them to object to the transfer should concerns exist about the transferee.' reference 'The Association of Scotland's Self-Caterers'

Short Term Let Planning Application Details - 24/02318/CLE
Short Term Let Licence No: HI-70531-F, Valid Until: 20th Jan 2028.

Potential purchasers should satisfy themselves on all aspects in relation to the STLL process.

Services
It is understood that there is mains water, drainage and electricity. There is gas central heating.

Entry
By mutual agreement.

Fixed Price
Fixed Price of £450,000

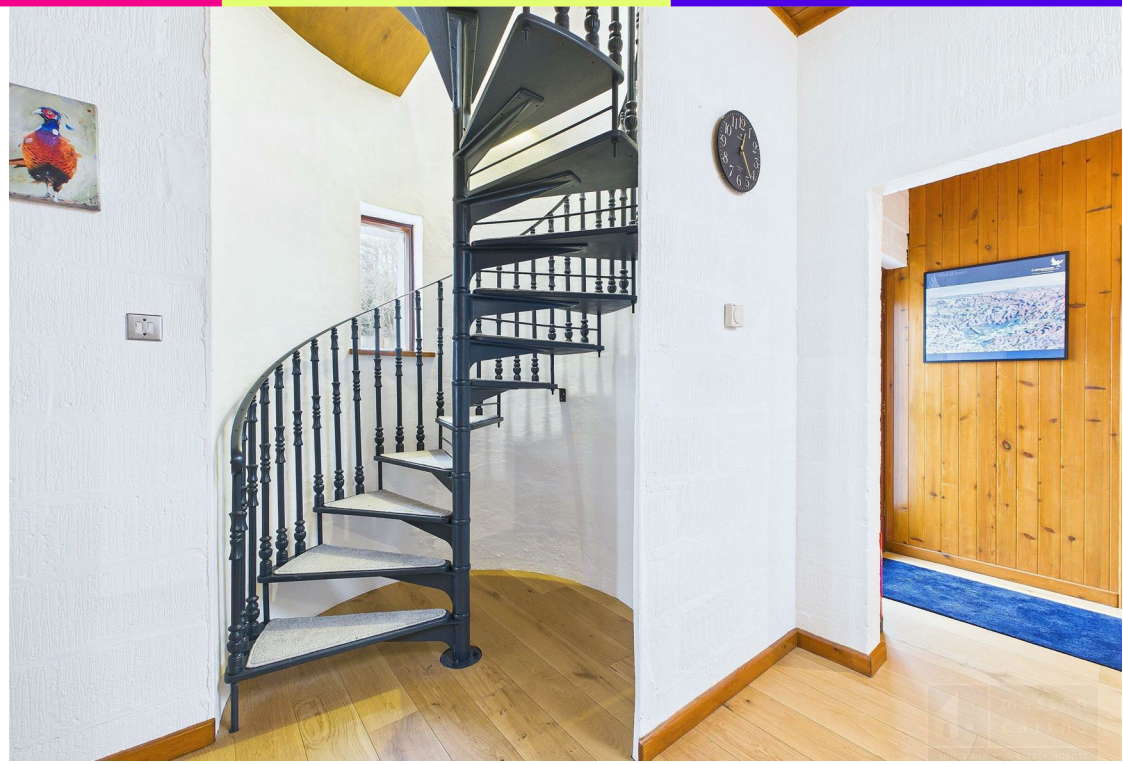
Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-
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Grantown on Spey
Moray
PH26 3EQ
Tel: (01479) 874800
Fax: (01479) 874806
Email: property@lawscot.com
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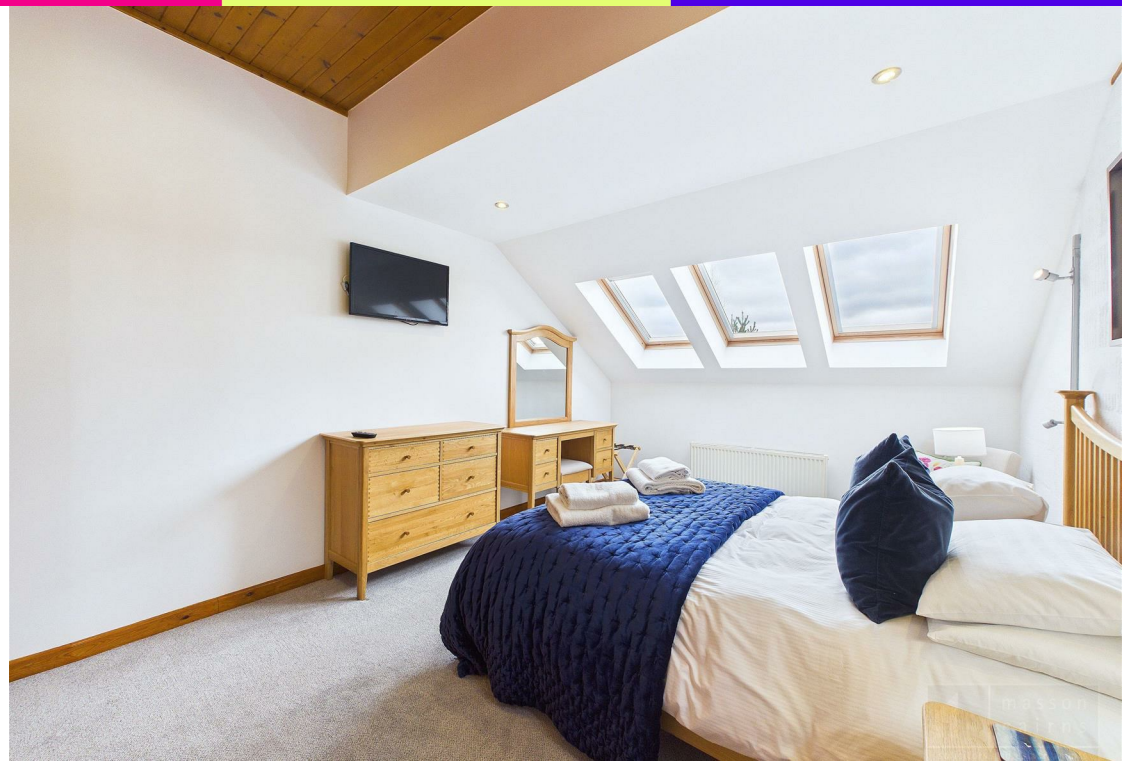


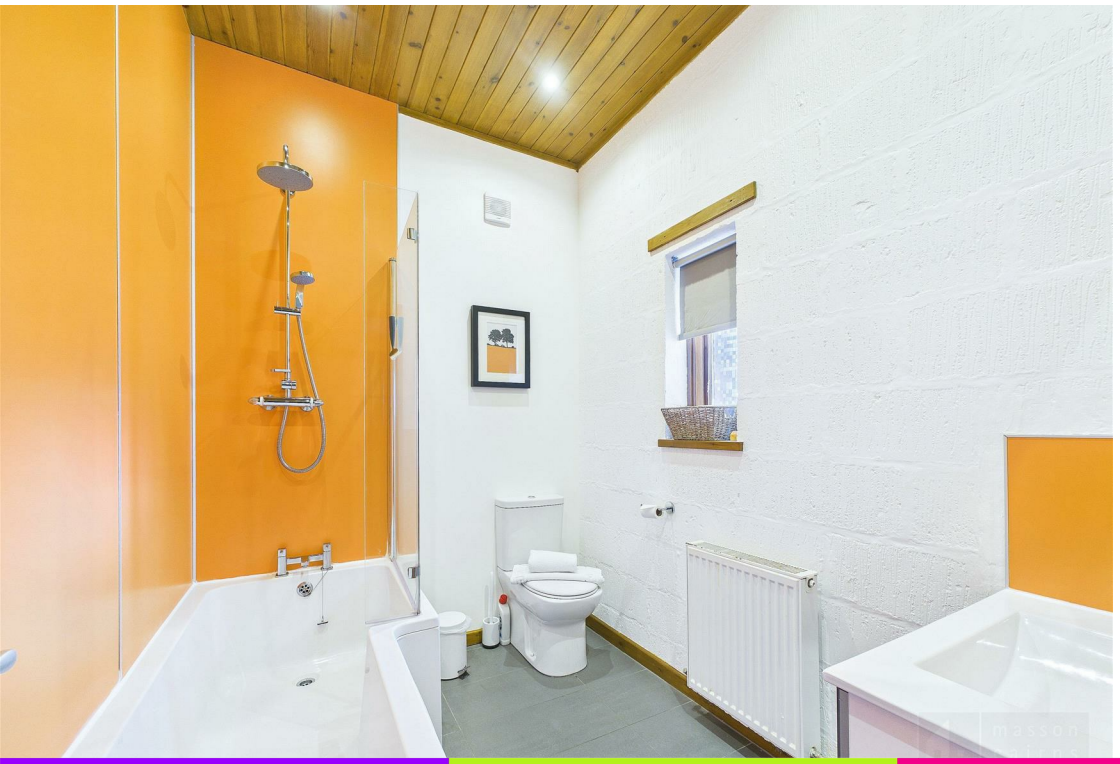






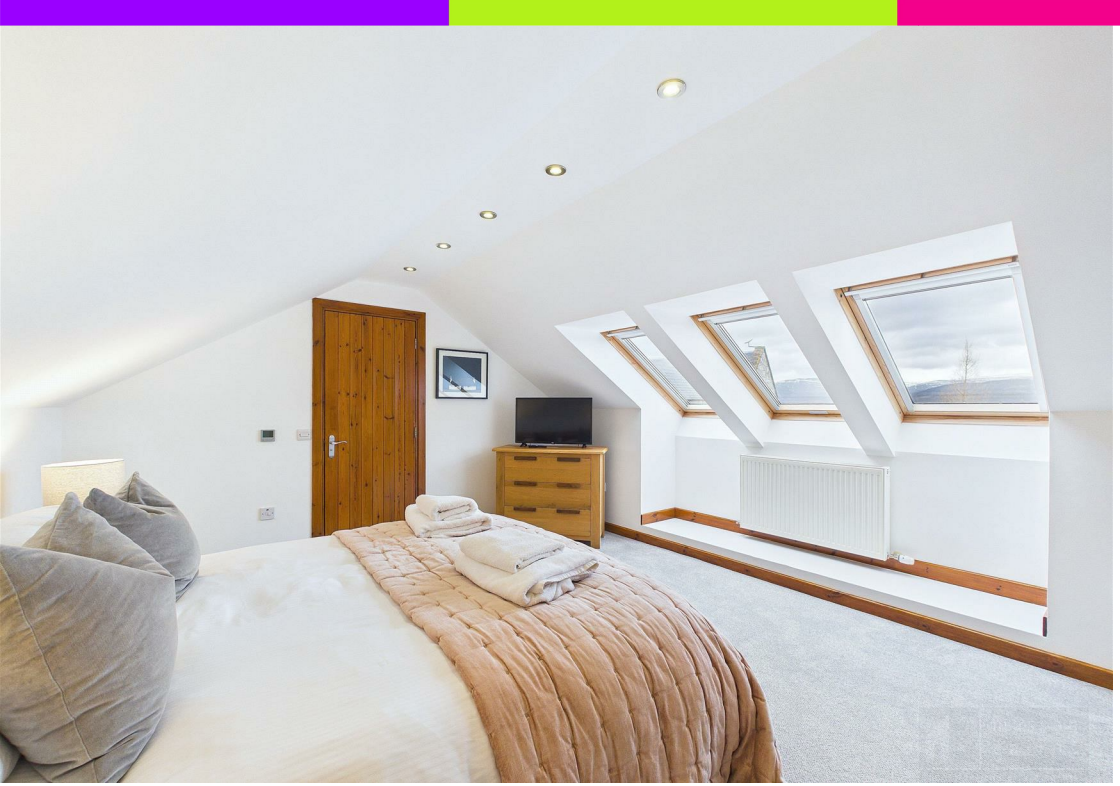


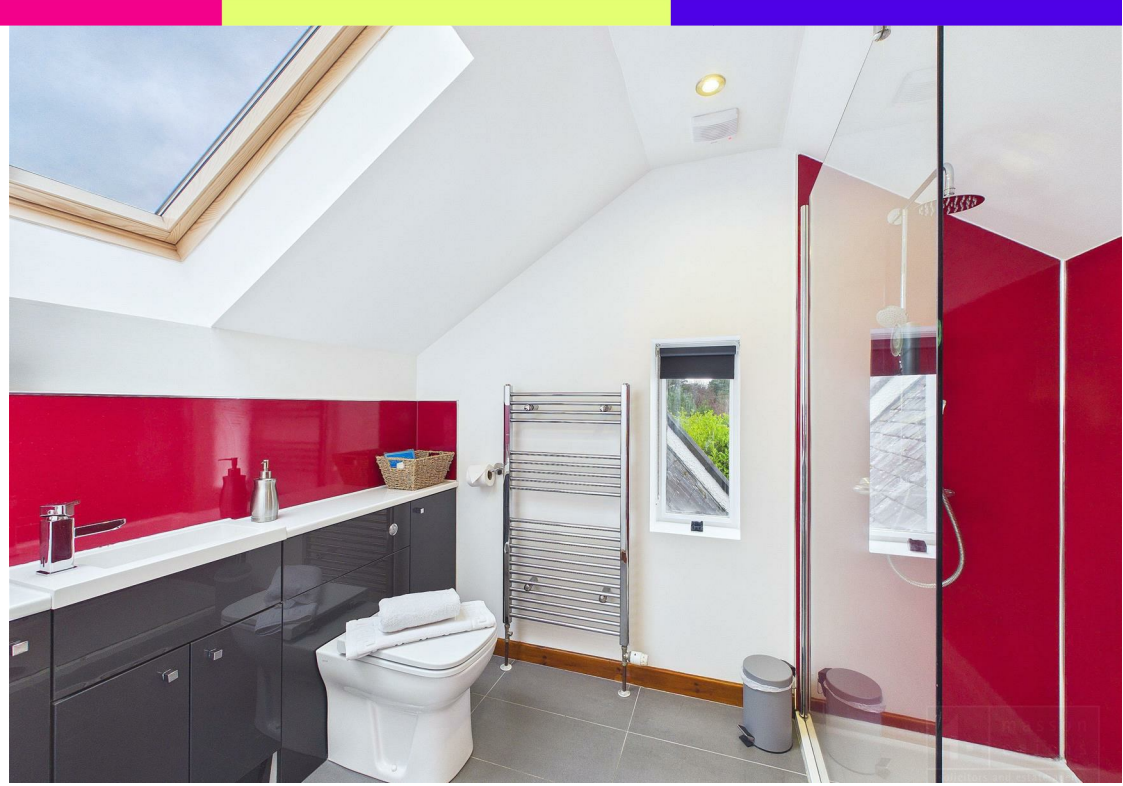


























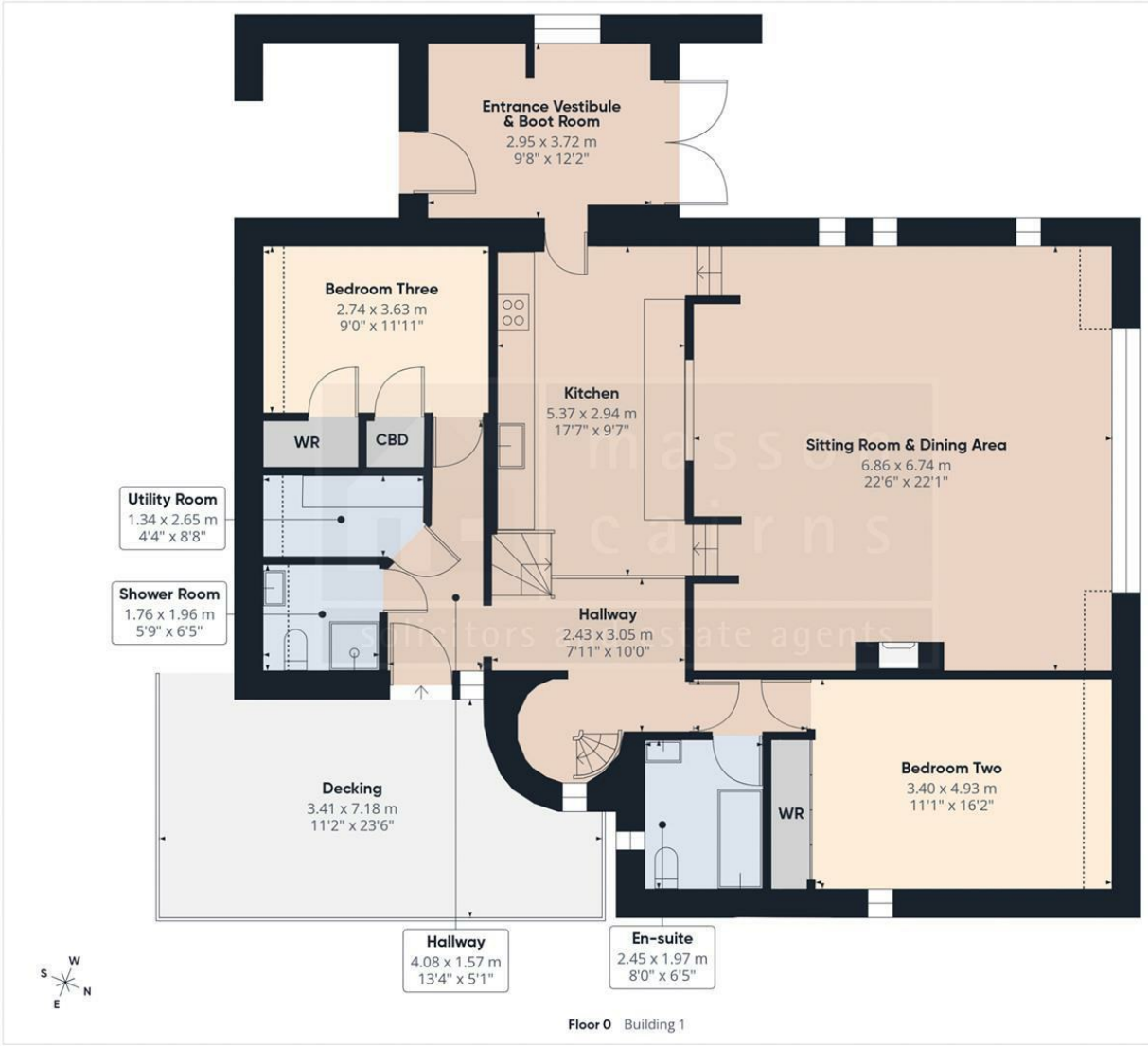












Floor 0 Building 1

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Approximate total area(1)

132.7 m²
1429 ft²

Balconies and terraces

21.7 m²
234 ft²

Reduced headroom

5.7 m²
61 ft²

(1) Excluding balconies and terraces

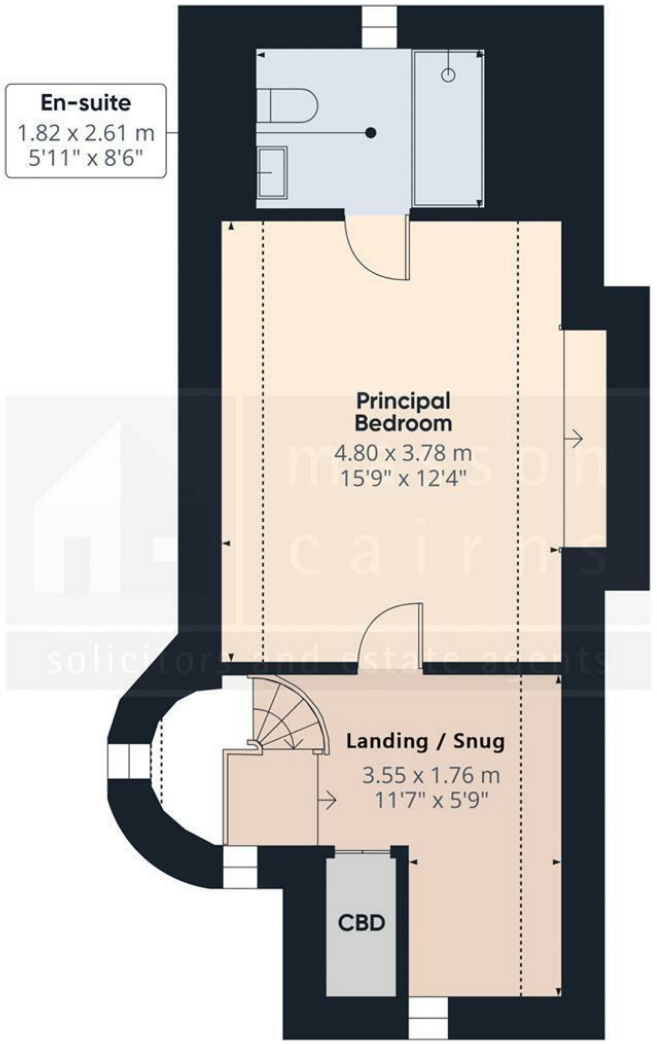
Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

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Approximate total area(1)

36.7 m²
396 ft²

Reduced headroom

8 m²
86 ft²

(1) Excluding balconies and terraces

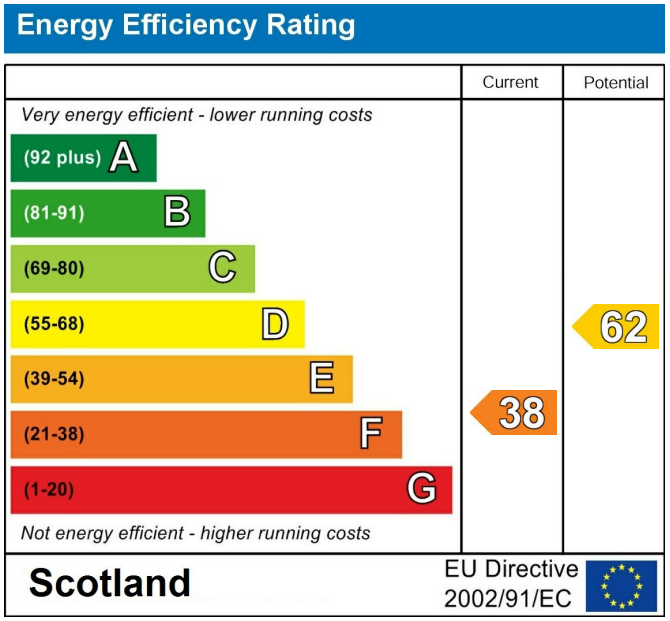
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters

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