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FOR SALE



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CLOSING DATE Ben Hope, Acres Road, Kingussie, PH21 1LA

UNDER OFFER £365,000

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

solicitors and estate agents

UNDER OFFER - WEDNESDAY 28 JANUARY 2026 AT 12 NOON - Set on one of Kingussie's most desirable and rarely available streets, Ben Hope enjoys an elevated position with truly breathtaking views over the Cairngorms. This beautifully presented home combines privacy, space and style, wrapped in a setting that feels both peaceful and deeply connected to the landscape. The main living accommodation is bright and inviting, with large picture windows framing sweeping mountain vistas. The sitting room is a standout space—warm, contemporary and anchored by a sleek log-burning stove—while the open-plan kitchen and dining area provides an impressive social hub, filled with natural light and superbly equipped for modern living. Four spacious bedrooms, including a principal with en-suite, and a well-appointed family bathroom complete the main level, offering excellent flexibility for families and guests. The grounds are equally impressive, with generous lawns, mature trees and uninterrupted views while a charming timber bbq cabin with a central fire creates a magical retreat for year-round entertaining. The property also includes a large integral garage, workshop and store under the house, offering superb practicality. For buyers seeking future potential, the lower floor provides excellent scope to create additional accommodation—subject to the necessary consents—making the home ideal for multi-generational living, a studio space, home office or guest suite. Perfectly placed within the Cairngorms National Park, and moments from Kingussie's amenities, walking trails and transport links, Ben Hope is a rare opportunity: a beautifully positioned home that captures the very best of Highland living. EPC D, Council Tax F Home Report Available online at massoncairns.com

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Kingussie

Living in Kingussie, tucked within the Cairngorms National Park, is an opportunity to embrace life amidst the serene landscapes of the Scottish Highlands. The town's stunning surroundings offer a peaceful and relaxing atmosphere, with the rolling hills, clear lochs, and lush woodlands just a step away. Outdoor enthusiasts revel in the ease of access to hiking, cycling, and walking trails, while wildlife lovers find joy in the proximity to the Highland Wildlife Park. Kingussie has a strong sense of community, offering a warm, friendly environment steeped in traditional Scottish culture. Regular events like music festivals and shinty foster camaraderie among residents, while a host of shops, cafes, and restaurants ensure everyday amenities and local culinary delights are never far away. The town is well-connected with larger cities through reliable transport links, making it convenient for work and leisure commutes. Historic attractions add a timeless charm to Kingussie, and excellent local schools make it a great place for families. Living here means experiencing a harmonious blend of natural beauty, rich cultural heritage, and modern comforts. It's not just a home; it's a lifestyle.

Transport Links

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: Lastly, for those who prefer a more active mode of travel, Kingussie's location in the heart of the Cairngorms National Park offers an 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 D

Entrance Vestibule

A bright and welcoming entrance vestibule sets the tone for the home, featuring a modern glazed external door and attractive patterned floor tiling that adds character and warmth. A large picture window draws in natural light and offers a charming glimpse of the garden and surrounding woodland, creating an immediate sense of calm on arrival. This practical space provides an ideal spot for coats and boots, with a radiator ensuring comfort year-round before stepping through to the main hallway.

Hallway

The hallway is bright, well-proportioned and neatly presented, providing access to the main living areas and all four bedrooms. Wood flooring and neutral décor create a clean, modern feel, while recessed ceiling lighting adds good illumination throughout. Several useful storage cupboards offer practical space for household essentials and a further door leads directly to the integral garage and the adjoining workshop/store room, ensuring excellent internal access and convenience. There is a hatch with access to the loft space which is expansive with ample storage. We understand from the current owners that this space offers potential for further accommodation subject to the necessary consents.

Sitting Room

The sitting room is an impressive, light-filled space designed for both relaxation and entertaining. Expansive picture windows capture far-reaching views across Kingussie and towards the Cairngorms, bathing the room in natural light throughout the day. A sleek contemporary stove set against a textured stone backdrop forms a striking focal point, creating a warm and inviting atmosphere on cooler evenings. The generous proportions easily accommodate a variety of seating arrangements, while the rich wood flooring lends a refined, uplifting feel. From here, glazed doors open into the sunroom, seamlessly extending the living space and enhancing the home's wonderful sense of connection to its surroundings.

Kitchen / Dining

Beautifully designed for both everyday living and relaxed entertaining, the kitchen and dining area forms one of the home's standout spaces. Generous in scale and flooded with natural light from multiple aspects, it enjoys far-reaching views towards the Cairngorms that create a striking backdrop to daily life. The kitchen itself is

exceptionally well specified, featuring an extensive range of cabinetry, generous work surfaces and a ceramic inset sink with drainer and chrome mixer tap. A substantial range-style cooker forms the centrepiece of the space, offering multiple ovens, a large hob and an overhead extractor—ideal for those who enjoy cooking, hosting or preparing meals for family gatherings. Additional integrated appliances include a dishwasher and wine fridge, ensuring both practicality and a touch of luxury. The adjoining dining area provides ample room for a full-size table and is perfect for entertaining or family dining. A contemporary stove set against a stylish feature wall adds warmth and atmosphere, making this a welcoming place to linger over dinner or enjoy a quiet morning coffee. The open layout creates an effortless flow between food preparation, dining and relaxation, perfectly suited to today's lifestyle.

Sunroom

The sunroom is a wonderfully calming space, perfectly positioned to make the most of the home's elevated setting. Large picture windows on three sides draw in superb natural light and offer beautiful views across the gardens and towards the distant hills, creating an inviting spot to unwind at any time of day. Sliding doors open directly onto the terrace, enhancing the sense of connection with the outdoors. Finished with laminate wood flooring, recessed lighting and neutral décor, the room feels bright, warm and effortlessly comfortable—a peaceful retreat that complements the main living areas beautifully.

Bathroom

The bathroom is contemporary and well-appointed, offering a bright and polished space finished with full-height tiling and recessed ceiling lighting. An L-shaped bath with overhead shower and glazed screen provides both comfort and convenience, while a stylish, high-gloss vanity unit provides excellent storage with a combination of cupboards and open shelving, neatly housing everyday essentials. The integrated WC sits seamlessly within the unit for a clean, look, while the countertop offers additional display space. Above the inset basin, an illuminated wall mirror adds both functionality and a touch of elegance. A designer vertical towel radiator completes the room as a stylish focal point while a frosted window brings in natural light while maintaining privacy.

Principal Bedroom & En-Suite

The principal bedroom is a bright and calming space, thoughtfully positioned and generously sized to create a comfortable retreat. A large window draws in excellent natural light and offers a pleasant outlook to the garden, while soft carpet flooring adds warmth. The room includes a set of fitted wardrobes with sliding doors, providing excellent built-in storage and there is ample room for additional furnishings. The en-suite is neatly designed and fully tiled, offering a clean and modern finish. It features a shower enclosure with glazed door, a WC with concealed



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cistern integrated into a vanity unit with useful storage and countertop space. There is a chrome heated towel rail and an opaque window that brings in natural light and ventilation.

Bedroom Two

Another bright and well-proportioned double room, offering a peaceful outlook to the garden through a large window that brings in excellent natural light. The room is finished in soft, neutral tones with comfortable carpeted flooring, creating a warm and inviting feel. Practicality is enhanced by fitted wardrobes with sliding doors, providing generous built-in storage, while a pedestal wash basin adds convenient functionality.

Bedroom Three

A bright and comfortable double room, presented in soft neutral tones that create a welcoming and restful atmosphere. A large window provides pleasant views over the rear garden and brings in excellent natural light throughout the day. The room offers ample space for bedroom furnishings and is finished with carpeted flooring and ceiling lighting.

Bedroom Four

Bedroom Four is a flexible and well-presented room that lends itself perfectly to a variety of uses, from a cosy bedroom to a home office or TV snug. A large window provides an attractive outlook to the rear and fills the space with natural light, while carpet flooring creates a warm and comfortable feel. The room also benefits from fitted wardrobes with sliding doors, offering practical built-in storage. Versatile and inviting, it can be adapted easily to suit individual needs.

Workshop / Store & Garage

The property benefits from an exceptionally generous lower-ground level, comprising an integral garage and a substantial workshop/store room, both of which can be accessed internally from the main house as well as via an up and over garage door and a further separate door into the workshop area. The garage provides excellent space for vehicle storage, outdoor equipment or hobby use, with ample room for shelving and additional appliances. The adjoining workshop/store room is an impressive, versatile area with scope well beyond simple storage. With power, lighting and generous floor space, it is ideal for use as a dedicated workshop, studio or home gym. Buyers seeking development potential will note the possibilities for further enhancement—subject to any necessary consents, this level could be adapted into a utility/laundry area, a games or cinema room, a home office suite, or even a secondary / multi generational living space.

Whether kept as practical storage or transformed into something more bespoke, the basement level offers valuable flexibility rarely found in properties of this style.

Outside & BBQ Cabin

The property enjoys an impressive elevated setting with grounds that extend to approximately just over a third of an acre take full advantage of the magnificent views stretching across towards the mountains. The gardens are a tranquil blend of lawn, mature trees and established planting, creating a wonderfully private and natural backdrop. A charming timber BBQ cabin sits centrally within the grounds, offering a sheltered and atmospheric space to relax or entertain throughout the year with bench seating with reindeer hides, power and light as well as a central grill. Paths weaves through the garden, leading to various seating areas and corners to enjoy the scenery, while the gently sloping lawn enhances the sense of space and openness. To the rear of the house, a large paved patio provides an ideal spot for outdoor dining or simply unwinding in the sun, with steps connecting directly to the garden below. The property is approached by a sizeable driveway offering excellent parking for multiple vehicles and easy access to the house and garage. Bordered by mature hedging and woodland, the grounds feel wonderfully secluded yet remain conveniently close to local amenities, combining privacy, outdoor enjoyment and spectacular Highland views.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating and two woodburning stoves.

Entry

By mutual agreement.

Price

UNDER OFFER

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-

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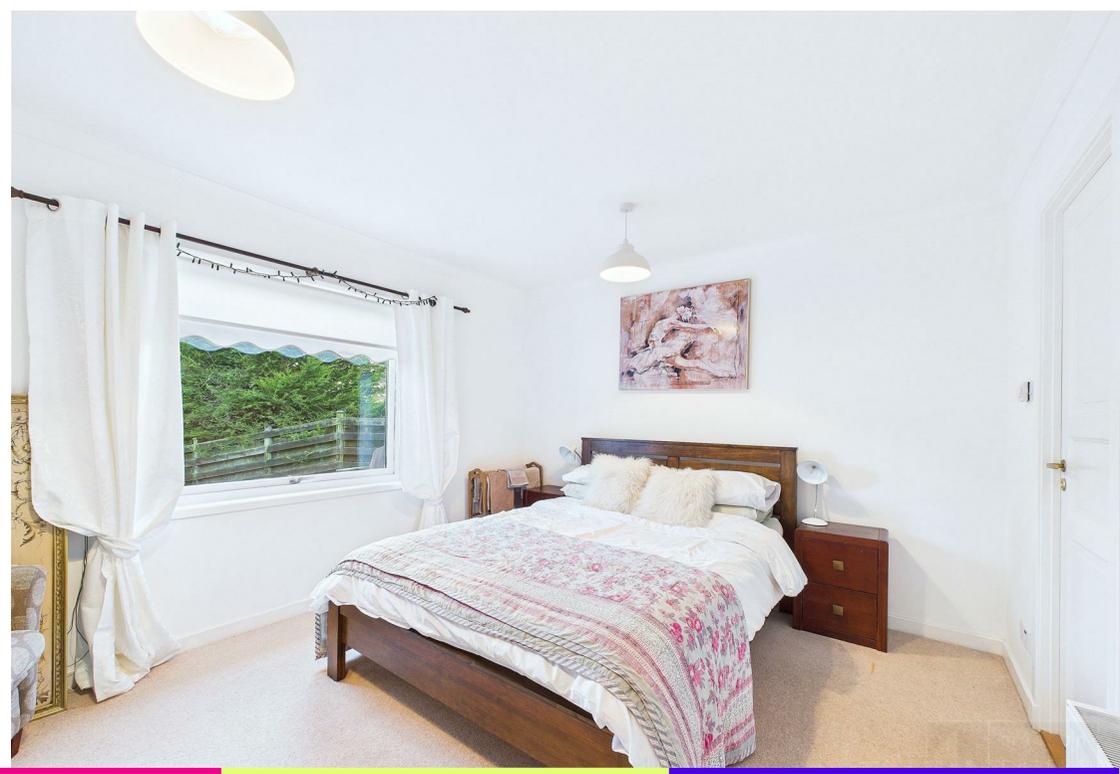
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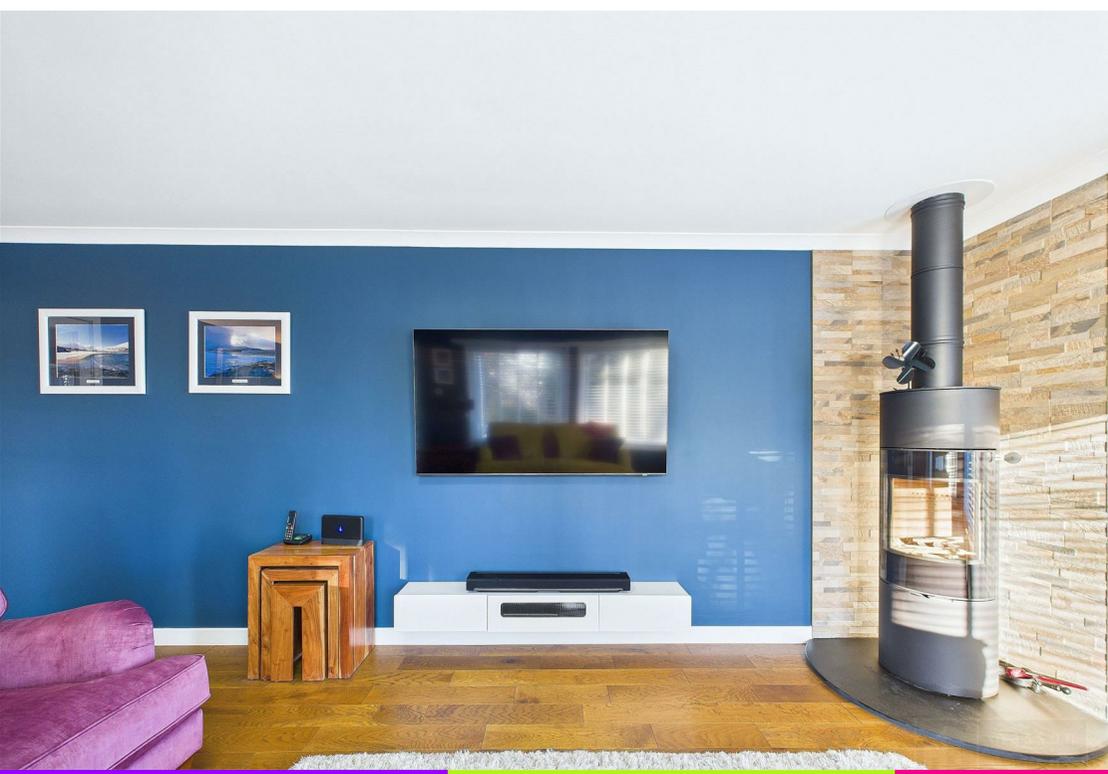
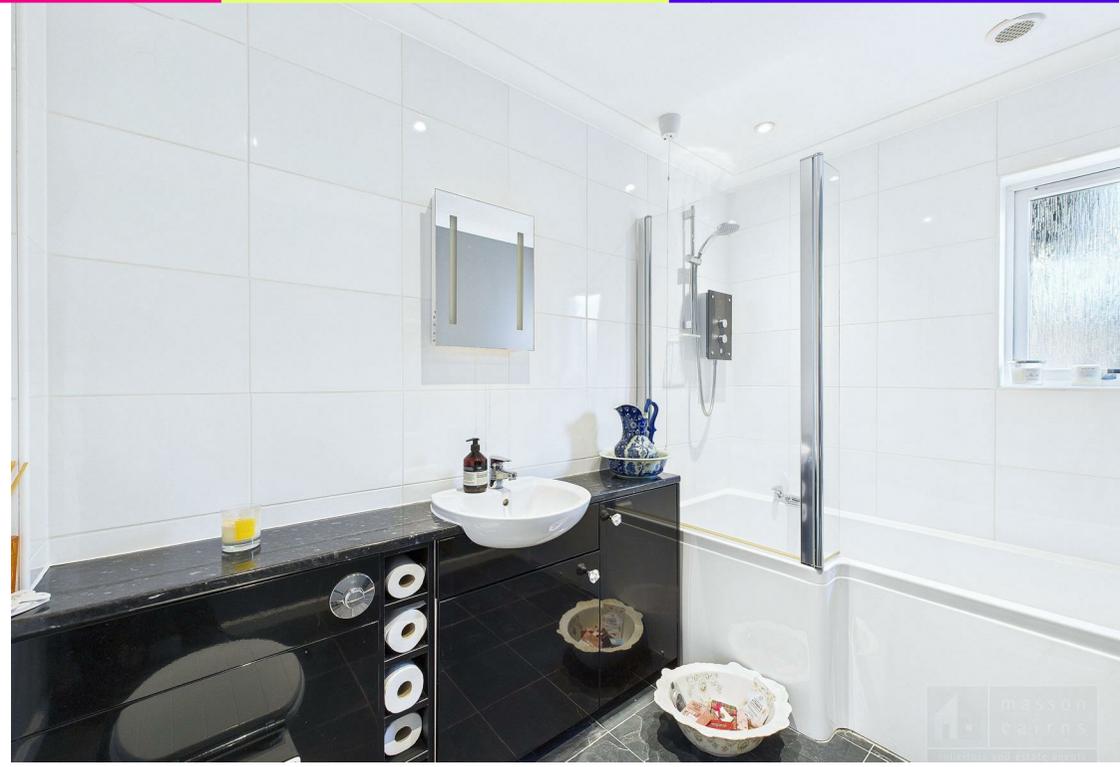




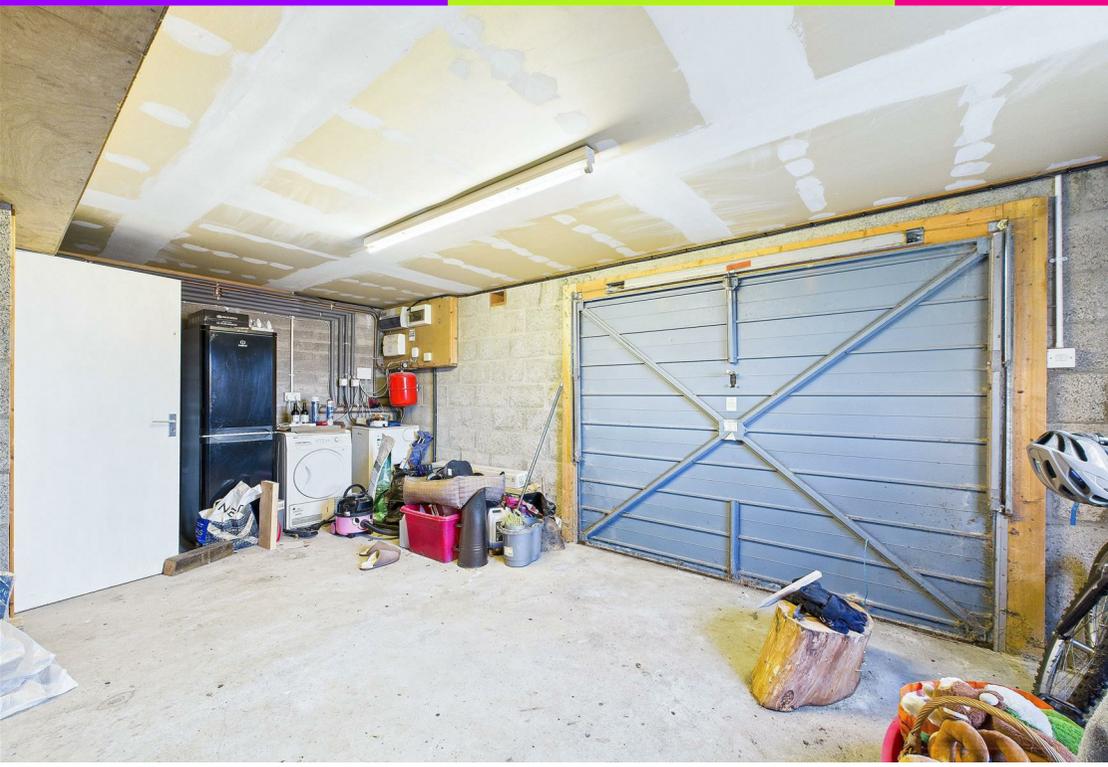




















Floor 1 Building 1

Approximate total area⁽¹⁾

133.6 m²
1437 ft²

Balconies and terraces

5.7 m²
61 ft²

(1) Excluding balconies and terraces

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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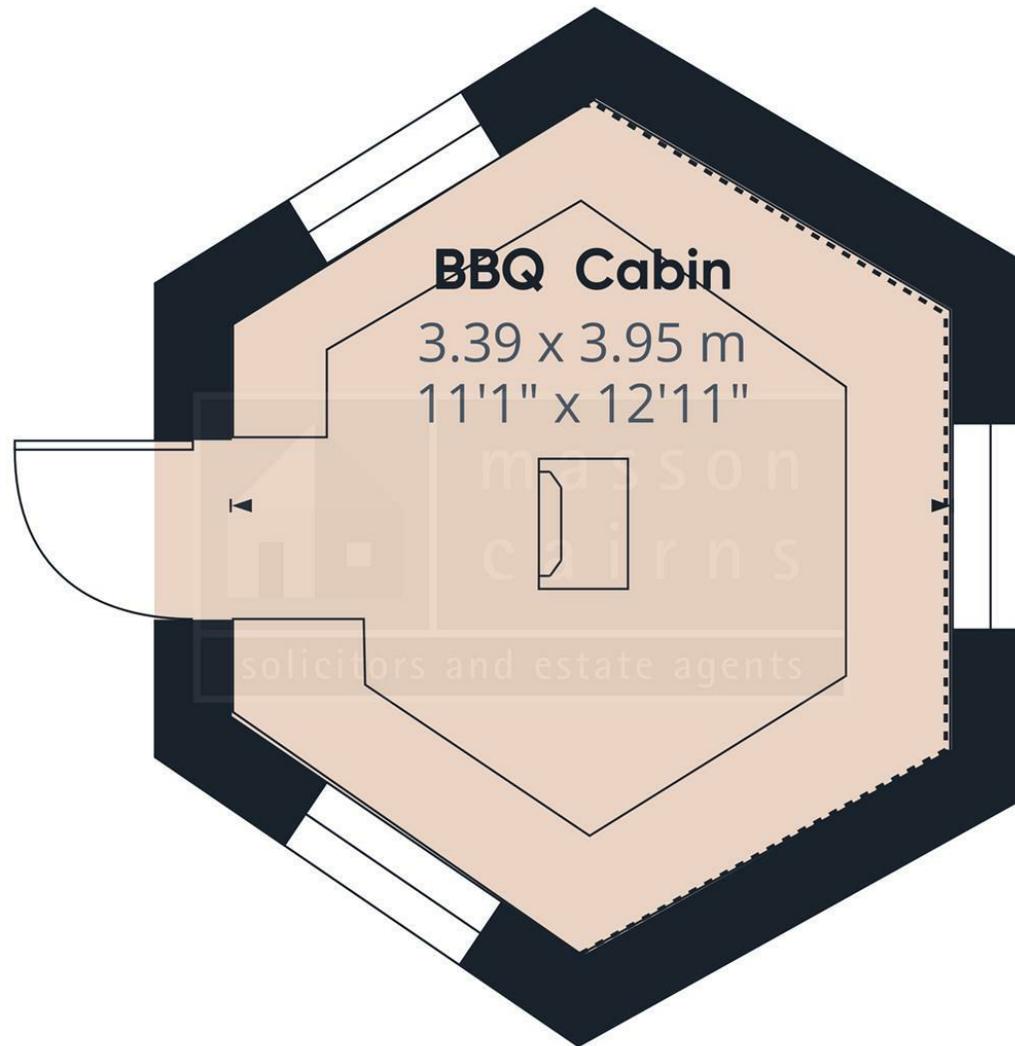
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Floor 0 Building 2

Approximate total area⁽¹⁾

10.1 m²
109 ft²

Reduced headroom

0.7 m²
7 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	



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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