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Rose Cottage, Insh, Kingussie, PH21 1NT

Offers Over £345,000

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

Rose Cottage is an attractive three bedroom home in the peaceful village of Insh, enjoying wonderful views across the Spey Valley and towards the surrounding hills. The accommodation is well proportioned and offers a practical layout suited to a variety of purchasers. Entry is through the front porch into a welcoming hallway with staircase to the upper floor and access to the main ground floor rooms. The sitting room is a comfortable reception space with timber flooring, exposed beams, a feature fireplace and front-facing windows which bring in good natural light. From here, the dining room provides an excellent formal or family dining area, again with characterful beams and space for a generous table. The kitchen is set to the rear and fitted with a range of timber units, worktop space, sink, cooker point and appliance provision, with a useful outlook over the garden. A bathroom on the ground floor includes a bath with shower over, WC and wash hand basin. Upstairs, there are three bedrooms, offering flexible space for family, guests or home working. The conservatory is a pleasant addition, providing a sheltered place to sit and enjoy the outlook over the garden and wider Spey Valley. Outside, the property sits in garden grounds extending to around 0.2 acres, with lawned areas, established planting, a patio seating area and open views beyond. A driveway provides off-street parking and leads to a large garage, offering excellent storage, workshop or vehicle space. Rose Cottage combines character, useful outbuildings and an appealing Highland setting, with scope for a purchaser to modernise and personalise to their own requirements. EPC F, Council Tax E, Home report available online at massoncairns.com

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Insh near Kingussie

Nestled in the heart of the Highland countryside, Insh near Kingussie offers a superb blend of rural tranquillity and accessibility, set against the spectacular backdrop of the Cairngorms National Park. This highly desirable setting is prized for its peaceful atmosphere, scenic beauty and sense of space, while remaining conveniently close to the amenities of Kingussie, including shops, cafés, schooling and mainline rail connections. Surrounded by attractive farmland, woodland and open views, the area also benefits from close proximity to the renowned Insh Marshes, one of the most important wetland habitats in the UK, celebrated for its exceptional birdlife and ever-changing natural beauty. The area is particularly well regarded for its outstanding outdoor pursuits, with easy access to walking, cycling, fishing, skiing and a wealth of leisure opportunities throughout the Cairngorms. Insh offers the rare combination of a charming rural location and excellent connectivity, while the presence of Insh Marshes adds a distinctive sense of place and appeal for those who value wildlife, landscape and the very best of Highland living.

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 F

Front Porch

2.17m x 1.54m (7'1" x 5'0")

The front porch provides a bright space within the home, with a door to the outside which is not currently utilised and windows on three sides drawing in plenty of natural light in addition to the ceiling lighting. There is space for seating or storage, with tiled flooring and a further door leading into the main accommodation.

Hallway

The hallway forms a welcoming central space, with carpet flooring, wall lighting and access to the principal ground floor rooms. Doors lead to the entrance porch, sitting room, dining/family room and bathroom, with a staircase rising to the first floor in addition to a useful under stair storage cupboard.

Sitting Room

4.82m x 4.21m (15'9" x 13'9")

The sitting room is positioned to the front of the home and is a well-proportioned, characterful reception space with solid timber flooring, exposed ceiling beams and a feature fireplace creating a natural focal point. A front-facing window brings in good natural light, while there is ample room for both lounge furniture and an informal dining or reading area if desired. Doors connect through to the hallway and into the conservatory.

Conservatory

4.14m x 1.59m (13'6" x 5'2")

The conservatory sits off the sitting room and provides a bright additional seating area, with extensive glazing, views over the garden and a glazed roof drawing in excellent natural light. There is space for occasional furniture, timber flooring, and a door leading directly out to the garden.

Dining / Family Room

3.90m x 4.18m (12'9" x 13'8")

The dining/family room is a generous and welcoming reception space, ideal for family meals and entertaining, while also offering flexibility for use as a separate family room if preferred. Exposed ceiling beams, carpet flooring and a feature fireplace add warmth and interest, while the front-facing window provides natural light. The room offers ample space for a large dining table, freestanding furniture and additional seating.

Kitchen

5.04m x 2.35m (16'6" x 7'8")

The kitchen is fitted with a range of timber base, wall and display units with generous work surface space, tiled splashbacks and a stainless steel sink set beneath a window enjoying an open outlook across the garden and Spey Valley beyond. There is space for freestanding appliances, plumbing for laundry appliances, ceiling lighting and room for informal seating. Doors connect through to the dining/family room and the utility/boot room, with further access to the rear garden.

Utility / Boot Room

1.39m x 2.62m (4'6" x 8'7")

The utility/boot room is accessed from the kitchen and provides a practical everyday entrance from the garden. It has a glazed external door, additional window, durable flooring and useful space for coats, boots and household storage, with room for freestanding appliances.

Bathroom

2.39m x 2.32m (7'10" x 7'7")

The bathroom is fitted with a three piece suite comprising WC, pedestal wash hand basin and bath with shower over and glazed screen. An opaque window provides natural light, with tiled walls, ceiling lighting and a radiator. There is also a built-in cupboard housing the hot water cylinder, with additional shelved storage.



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Landing

The landing provides access to the three first floor bedrooms, with a window to the front bringing in natural light and there is fitted carpet, ceiling lighting, a timber balustrade to the stairwell and loft access.

Bedroom One

4.07m x 4.25m (13'4" x 13'11")

Bedroom one is a bright and well-proportioned double room on the first floor, with a front-facing window, fitted carpet and ceiling lighting. The room offers excellent fitted storage, including a range of fitted wardrobes together with an integrated dressing table area.

Bedroom Two

3.48m x 4.27m (11'5" x 14'0")

Another generous first floor double room with a front-facing window, fitted carpet and ceiling lighting. The room offers ample space for freestanding bedroom furniture and is currently arranged with three single beds, making it a flexible bedroom for family use or visiting guests.

Bedroom Three

2.78m x 2.63m (9'1" x 8'7")

Bedroom three is a bright first floor room with a rear-facing window enjoying views towards the Spey Valley. Currently arranged with twin beds, the room has fitted carpet and ceiling lighting, and would suit as a child's room, guest bedroom or study.

Outside

To the front, Rose Cottage is approached from the road via a gated entrance, with a gravel driveway providing off-street parking and access to the garage. The frontage includes planted borders, established shrubs and a low stone boundary wall, with the entrance porch set to the front of the property. To the rear, the garden grounds open out into a generous lawn with mature trees, planting and a patio area for outdoor seating and dining. The rear enjoys attractive open outlooks across the surrounding countryside and across the Spey Valley, with a burn running along the bottom of the garden.

Garage

9.37m x 4.72m (30'8" x 15'5")

The property includes a large concrete block-built garage set beneath an apex slate roof, with double timber doors to the front, a concrete base, power and light. The garage offers excellent storage or workshop potential, with an attic area above, accessed by ladder, providing additional useful floored storage space with lighting.

Services

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

Entry

By mutual agreement.

Price

Offers over £345,000 are invited

Viewings and Offers

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

Masson Cairns
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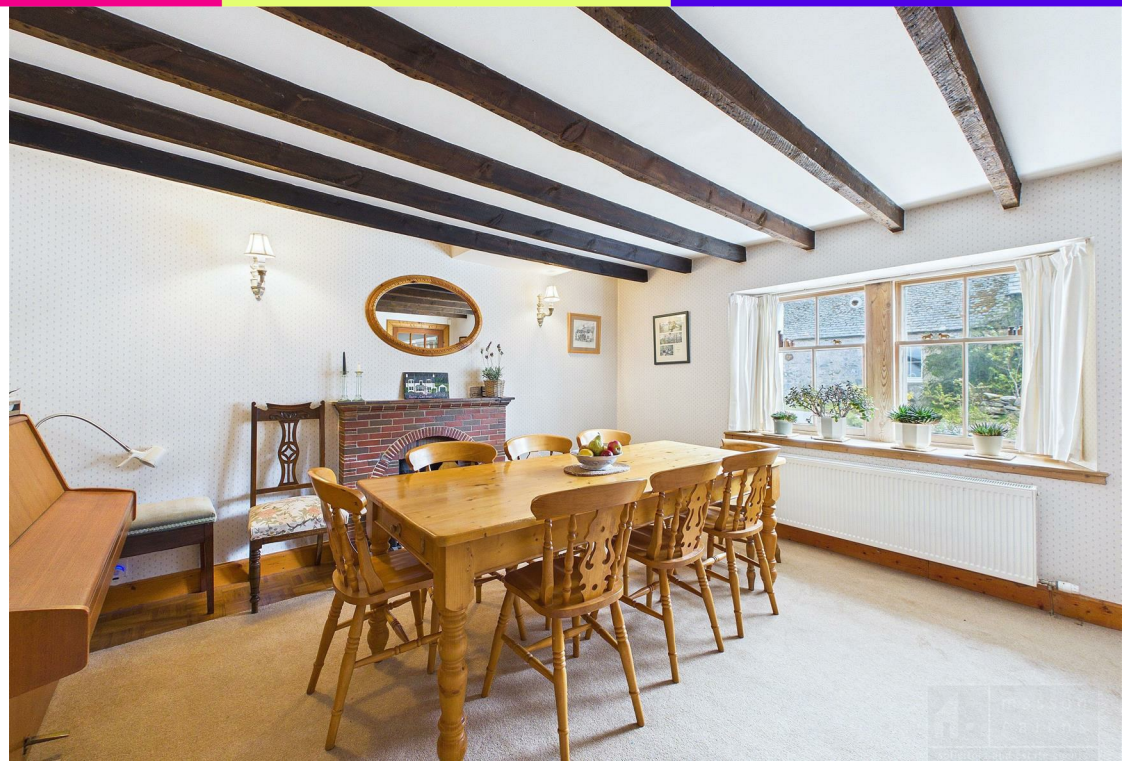
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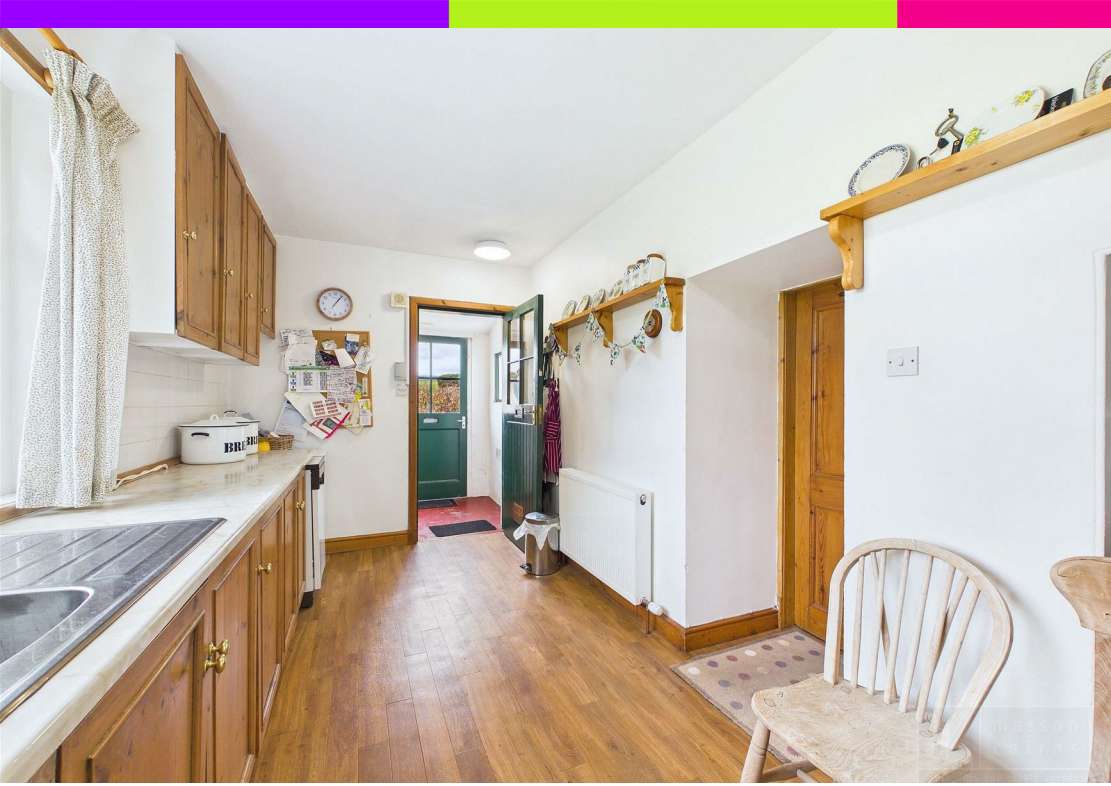
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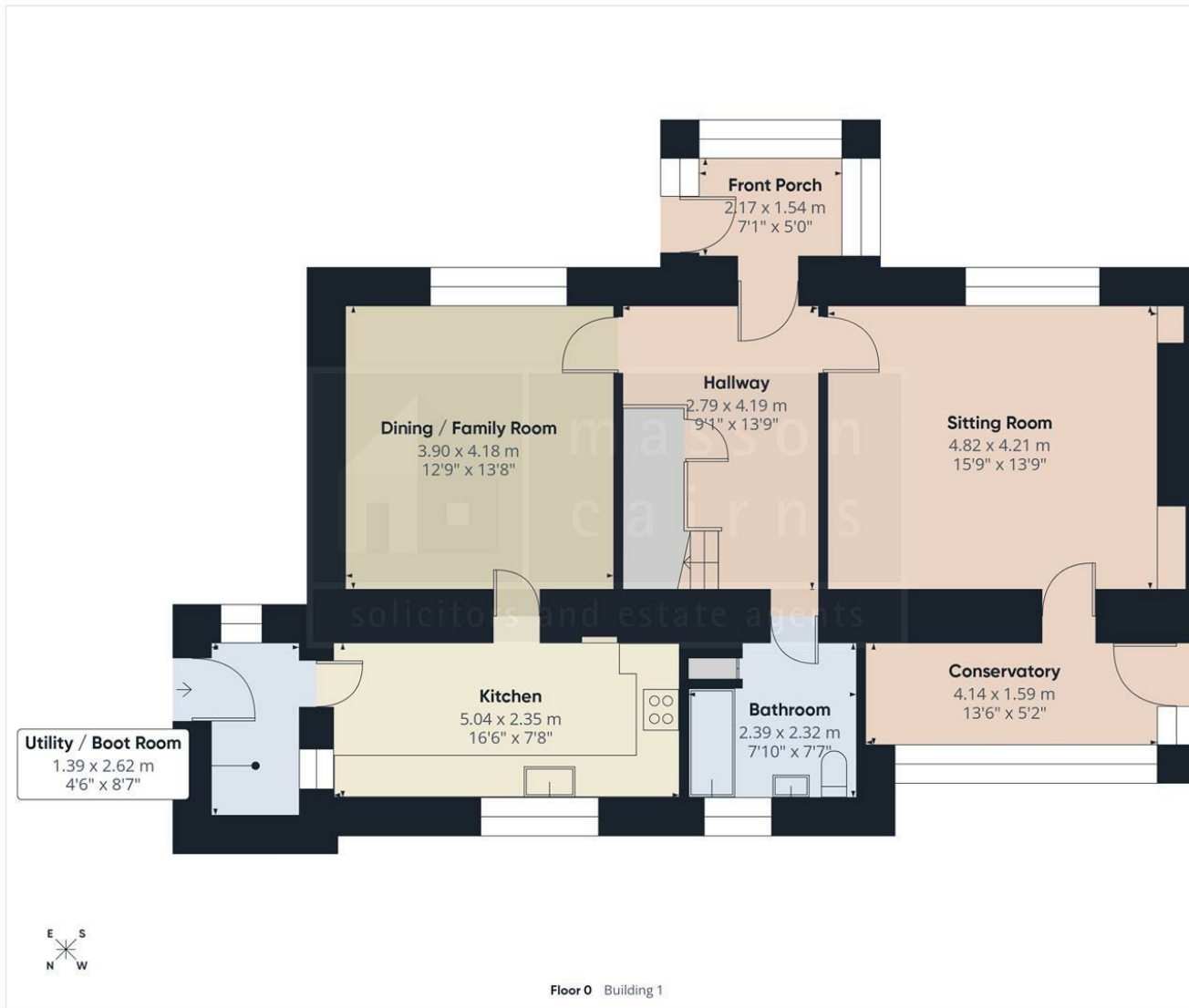












Approximate total area⁽¹⁾
82.9 m²
892 ft²

(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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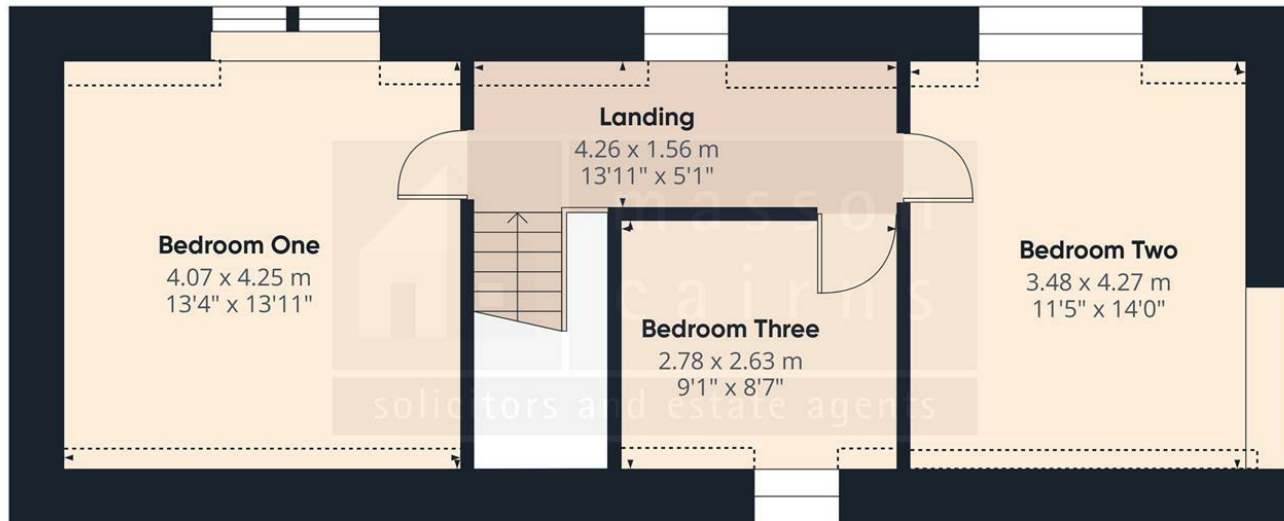
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Floor 1

Approximate total area⁽¹⁾

48.4 m²
521 ft²

Reduced headroom

3.7 m²
40 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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Approximate total area⁽¹⁾
65.1 m²
701 ft²

Reduced headroom
18.1 m²
195 ft²

(1) Excluding balconies and terraces

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

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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		76
(55-68) D		
(39-54) E		
(21-38) F	36	
(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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