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Glendarroch Cottage, Gynack Road, Kingussie, PH21 1EX

**UNDER OFFER £180,000**

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

UNDER OFFER - Glendarroch Cottage is an appealing detached home set within generous garden grounds of approximately 0.2 acres on Gynack Road, Kingussie, enjoying a peaceful position with the pleasing sound of the Gynack Burn nearby. The accommodation is arranged on one level and offers a comfortable, practical layout with a well-proportioned sitting room with warm-toned décor, a focal fireplace with stove, and a bright bay-style window area that draws in natural light and frames leafy garden views. The kitchen, dining and family space forms the sociable heart of the home, with modern fitted units, worktop space, integrated and space for freestanding appliances, and ample room for a dining table and space for lounge furniture while large windows overlook the garden, creating a relaxed everyday living area with direct connection to the outside. There are two bedrooms, both positioned off the main living space. Bedroom one is a comfortable double room, while bedroom two provides a further bedroom or flexible guest room, each served by the shower room. The shower room is fitted with a WC, wash hand basin and shower enclosure. Outside, Glendarroch Cottage sits in attractive, established grounds of around 0.2 acres with the garden mainly laid to lawn with mature trees, hedging and natural planting, offering excellent privacy. The grounds offer space for outdoor seating, off street parking and gardening with the sound of the Gynack Burn adding to the atmosphere. Located in Kingussie, within the Cairngorms National Park, the property is well placed for local amenities, walking, cycling, wildlife, golf and wider Highland pursuits. EPC E, Council Tax B, Home report available online at massoncairns.com The property is largely of non traditional timber sleeper construction. This form of construction is unlikely to provide adequate security for mortgage lending. Therefore this property is likely to be cash only purchase.

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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](http://massoncairns.com) where an online copy is available to download.

EPC Rating E

### Kitchen / Dining / Family Room

4.90m x 3.49m (16'0" x 11'5")

The kitchen, dining and family room is a bright and sociable space, enjoying a pleasant outlook across the garden through wide picture windows. The room is well arranged to

combine everyday cooking, dining and informal sitting areas, with ample space for a table and chairs alongside a relaxed family seating area. The kitchen is fitted with a range of wall, drawer and base units, contrasting worktops, tiled splash backs and a stainless steel sink positioned beneath a window. There is an integrated oven and hob, space for appliances and under unit mood lighting. A door provides direct access to the garden, and there is another to the further accommodation in addition to a loft hatch with access to an insulated attic area.

### Hallway

The hallway has doors leading to the kitchen/dining/family space, sitting room and shower room. There is space for coats and everyday storage, with wall-mounted hooks and an overhead cupboard houses the electrical boards.

### Sitting Room

3.58m x 4.60m (11'8" x 15'1")

The sitting room is a welcoming and well-proportioned reception room, positioned at the heart of the home and enjoying a warm, comfortable feel. A broad bay window draws in natural light and frames an attractive outlook, while the recessed wood burning stove with timber mantel creates a natural focal point for the room. There is ample space for a range of freestanding furniture, with the layout allowing for both relaxed seating and a defined fireside area. Soft carpeting and wall lighting add to the homely atmosphere while a convenient cupboard provides additional storage.

### Shower Room

1.41m x 2.99m (4'7" x 9'9")

The shower room is neatly arranged and fitted with a white three-piece suite comprising a corner shower enclosure, pedestal wash hand basin and WC. A window provides



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natural light and ventilation in addition to an extractor, while wall tiling above the basin, a chrome towel radiator and vinyl flooring complete the space. A loft hatch provides access to the further attic space and a shelved airing cupboard houses the water cylinder.

#### **Bedroom One**

2.65m x 3.22m (8'8" x 10'6")

Bedroom one is a comfortable double bedroom positioned to the front of the property, enjoying a pleasant outlook over the garden through a picture window. The room offers space for a double bed and bedside furnishings with , carpet flooring, ceiling lighting and an integral wardrobe providing useful built-in storage.

#### **Bedroom Two**

2.42m x 3.22m (7'11" x 10'6")

Bedroom two is a well-proportioned twin bedroom with a rear-facing window looking out towards the garden and surrounding greenery. The room is neatly presented and includes carpet flooring, a ceiling light and useful built-in storage, with space for some freestanding bedroom furniture.

#### **Outside**

Outside, Glendarroch Cottage enjoys a particularly attractive setting within a generous plot extending to approximately 0.2 acres. The grounds are predominantly laid to grass and are framed by mature trees, established planting and a charming stone dyke, creating a peaceful woodland feel in this rarely available Gynack Road location. A gravelled driveway provides off-street parking and leads gently through the grounds to the cottage, while seating areas around the property offer lovely spots from which to enjoy the natural surroundings. The garden has

an appealing sense of privacy and space, with the pleasing sound of the nearby Gynack Burn adding greatly to the character and tranquillity of the setting.

#### **Services**

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

#### **Entry**

By mutual agreement.

#### **Price**

UNDER OFFER

#### **Viewings and Offers**

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

Masson Cairns  
Strathspey House  
Granttown on Spey  
Moray  
PH26 3EQ

Tel: (01479) 874800

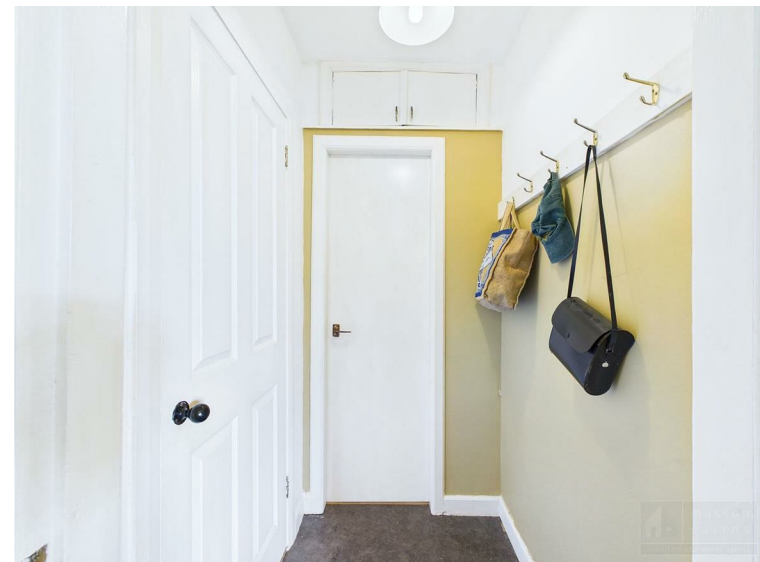
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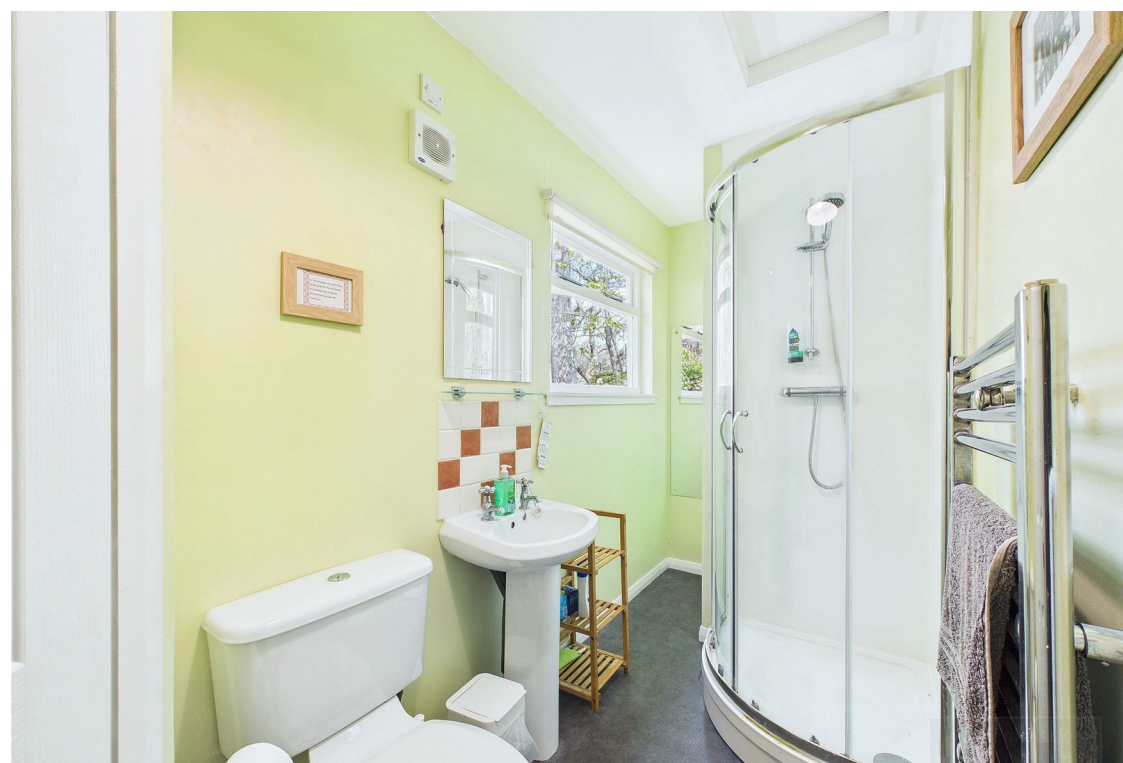
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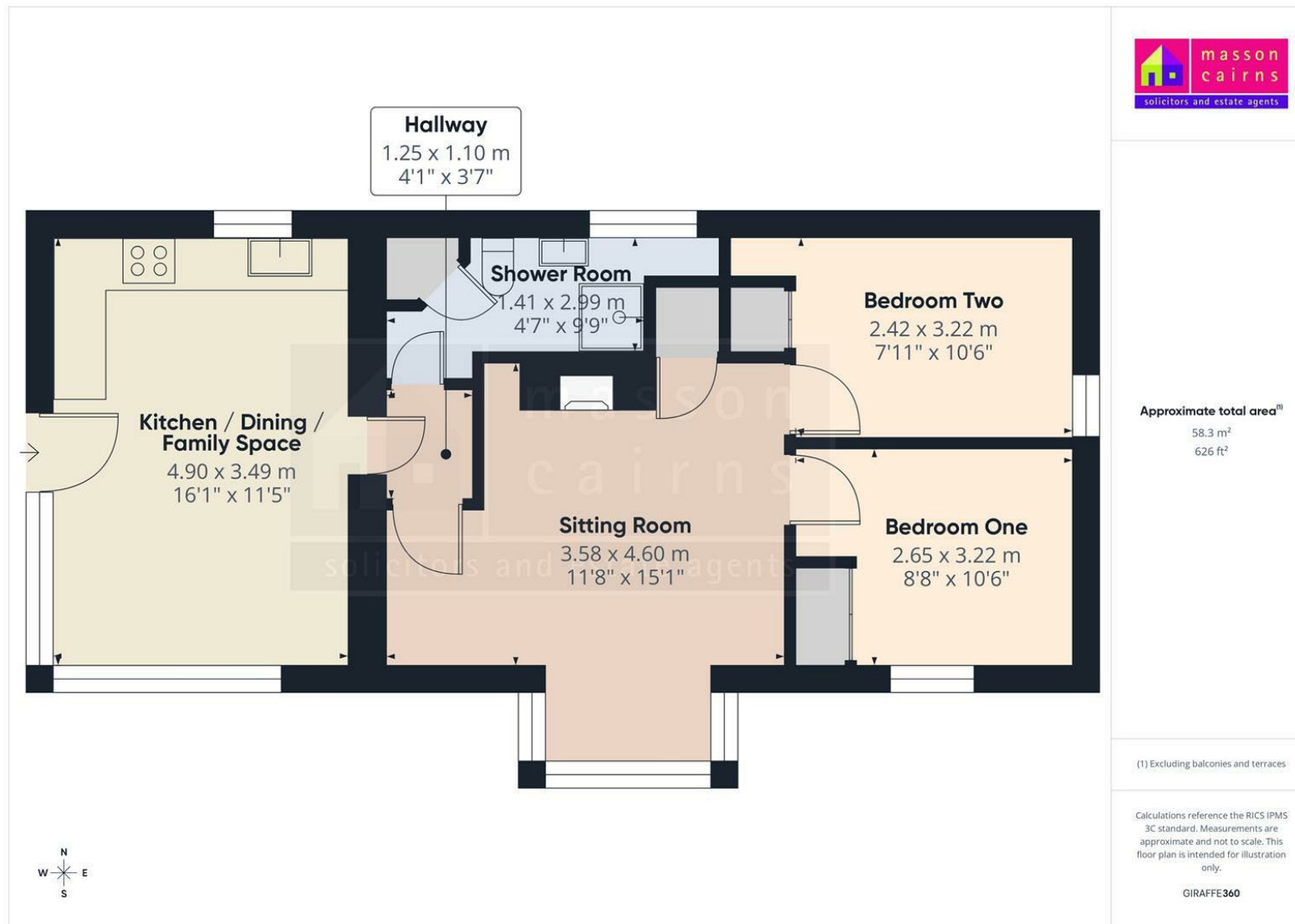












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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>64</b>
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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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