



masson
cairns ESTD 1985

solicitors and estate agents

Hillview, Market Lane, Kingussie, PH21 1EP

Offers Over £185,000

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

Extending to approximately 130.5 m² (1,403 ft²) over two floors, this generously sized home offers flexible living space with a layout that will appeal to families and those seeking room to grow. While the property would benefit from a degree of modernisation, it presents an excellent opportunity to add value and tailor the interiors to suit individual tastes. The ground floor includes a welcoming entrance vestibule and hallway that leads to a bright sitting room overlooking the front garden. A further spacious family room and separate dining room offer a choice of living and entertaining areas, while the adjacent kitchen provides good workspace and direct access to the dining area. Also on the ground floor are two bedrooms, a shower room, and practical storage options throughout the hallways, creating a layout that could easily support multi-generational living or home working. Upstairs, a generous landing leads to two double bedrooms and a well-proportioned family bathroom. The principal bedroom offers ample floor space and natural light, with scope to upgrade and enhance. Externally, the property benefits from generous rear gardens offering space for relaxation or landscaping improvements, as well as a timber garage providing useful storage or workshop potential. With excellent proportions, outdoor space, and scope for modernisation, this is a fantastic opportunity to create a quality family home in a desirable town. EPC E, Council Tax E, Home report available from massoncairns.com

Offers Over £185,000



masson
cairns LTD

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

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 E

Entrance Vestibule

1.38m x 1.22m (4'6" x 4'0")

Entry to the home is via a glazed timber external door which opens into a welcoming vestibule. The space is finished with carpet flooring and features ceiling lighting. From here, there is access, via a further glazed door, to the main hallway.

Hallway

A carpeted inner hallway provides access to the open plan sitting room and family area, the kitchen and dining room, two ground floor bedrooms and a shower room. A staircase leads to the sizeable landing area, two further bedrooms and a family bathroom. In the hallway there is ceiling lighting and space has been made under the stairs that has historically housed a washing machine with the necessary plumbing.

Sitting Room & Family Room

4.18m x 3.38m & 3.53m x 3.71m (13'8" x 11'1" & 11'6" x 12'2")

A bright, open plan sitting room and family area features dual aspect windows to the front and rear of the property overlooking the garden spaces and providing plentiful levels of natural light. The sitting room benefits from a feature open fireplace with stone hearth and surround, providing a central focus point. The family room provides a connected but separate space to suit a multitude of uses. There is carpet flooring and ceiling lighting.

Kitchen

2.49m x 3.69m (8'2" x 12'1")

The kitchen is arranged in a functional layout, providing ample counter and storage space, complemented by a tiled splashback and a large window that fills the room with natural light. There is a stainless steel sink with mixer tap and drainer. There is also space for a cooker unit and freestanding fridge freezer. The oil fired boiler is also neatly housed in the kitchen under the counter. A further opening leads into the dining room. There is vinyl tile flooring and ceiling lighting.

Dining Room

3.18m x 3.69m (10'5" x 12'1")

An arched opening from the kitchen leads directly to the dining space creating a seamless flow. The area is well-lit, thanks to ceiling lighting and a window to the rear. The room allows ample space for a 6-8 person dining table with chairs making it perfect for family gatherings.

Bedroom Three

2.61m x 3.56m (8'6" x 11'8")

Back on the ground floor, the third spacious bedroom features a window to the front filling the space with natural light. This room also features built in storage wardrobes and a chest of drawers, helping to ensure the room remains clutter free. There is carpet flooring and ceiling lighting.

Bedroom Four

3.35m x 2.35m (10'11" x 7'8")

The fourth and final bedroom also features a window to the front filling the space with natural light. The room provides opportunity for multiple uses, potentially being utilised as a home working space. There is carpet flooring and ceiling lighting.

Shower Room

2.13m x 1.80m (6'11" x 5'10")

The shower room is well appointed with full wet wall panelling and features a WC, pedestal wash hand basin with twin chrome taps, and a walk-in accessible shower enclosure with curtain and mains pressure shower. A rear-facing opaque window provides light and ventilation, and there is vinyl flooring, a radiator and ceiling lighting.

Landing

The first-floor landing benefits from a Velux window to the rear providing a good source of natural light. Access is provided to two bedrooms and a family bathroom. An eaves storage cupboard and loft hatch provide additional practicality and storage.



masson
cairns ESTD 1994

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents

Bedroom One

4.40m x 3.60m (14'5" x 11'9")

This sizeable double bedroom boasts a window to the side of the property, providing a source of natural light. Featuring plentiful space for a large double bed and freestanding furniture such as wardrobes and chests of drawers, all of which help to ensure a clutter free environment. The room is carpeted and has ceiling lighting.

Bedroom Two

3.72m x 3.58m (12'2" x 11'8")

Another well proportioned double room located at opposite end of the landing with a window to the side which offers excellent natural light levels. There is carpet flooring and ceiling lighting and built in storage wardrobes and vanity space.

Bathroom

2.12m x 2.00m (6'11" x 6'6")

The bathroom features a Velux window to the rear that allows natural light to brighten the space as well as provide ventilation. The bathroom features a practical vinyl floor and full height tiling around the full sized bath with a shower over and glazed screen provides versatile bathing options. The room also features a wall mounted wash hand basin with twin taps and a mirrored cabinet, while a WC completes the bathroom.

Outside

The rear garden is a substantial area, featuring a series of outbuildings and sheds offering significant storage potential. This mature garden is in need of some maintenance and landscaping, but with a bit of vision and development could provide a fantastic extension to the home. Practicality is also key, with convenient off-street parking located to the side of the property leading to a timber garage.

Services

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

Entry

By mutual agreement.

Price

Offers over £185,000 are invited

Viewings and Offers

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



masson
cairns ESTD 1984

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

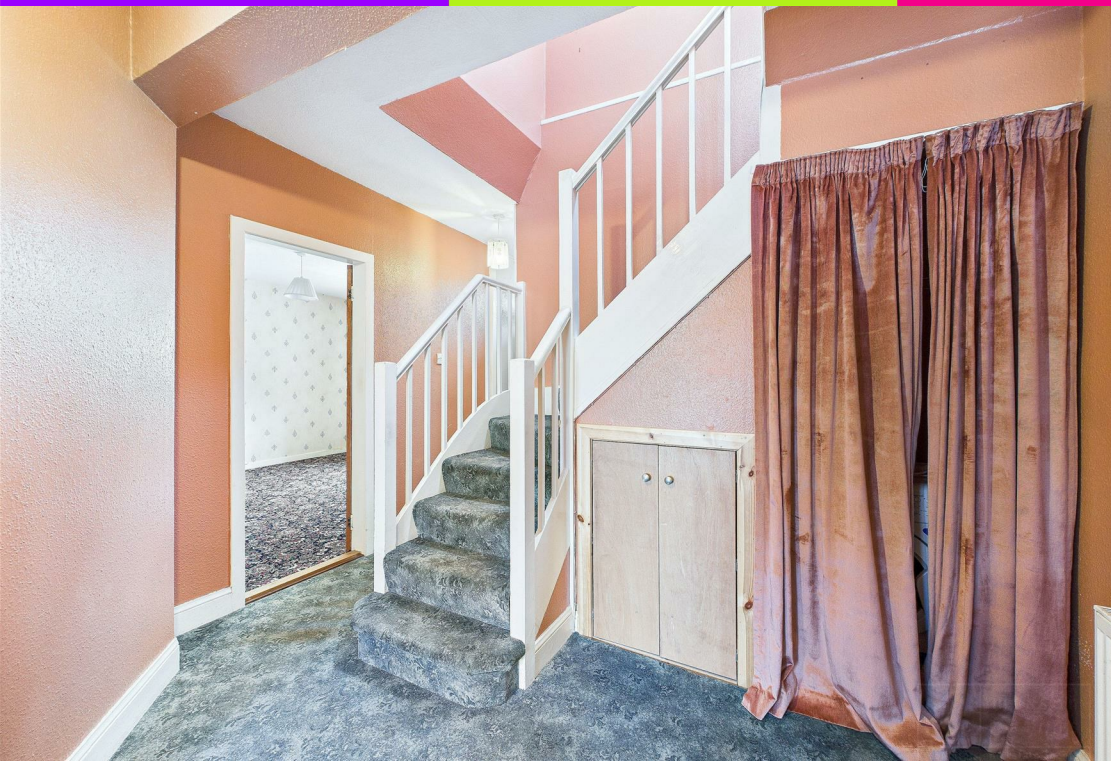
Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

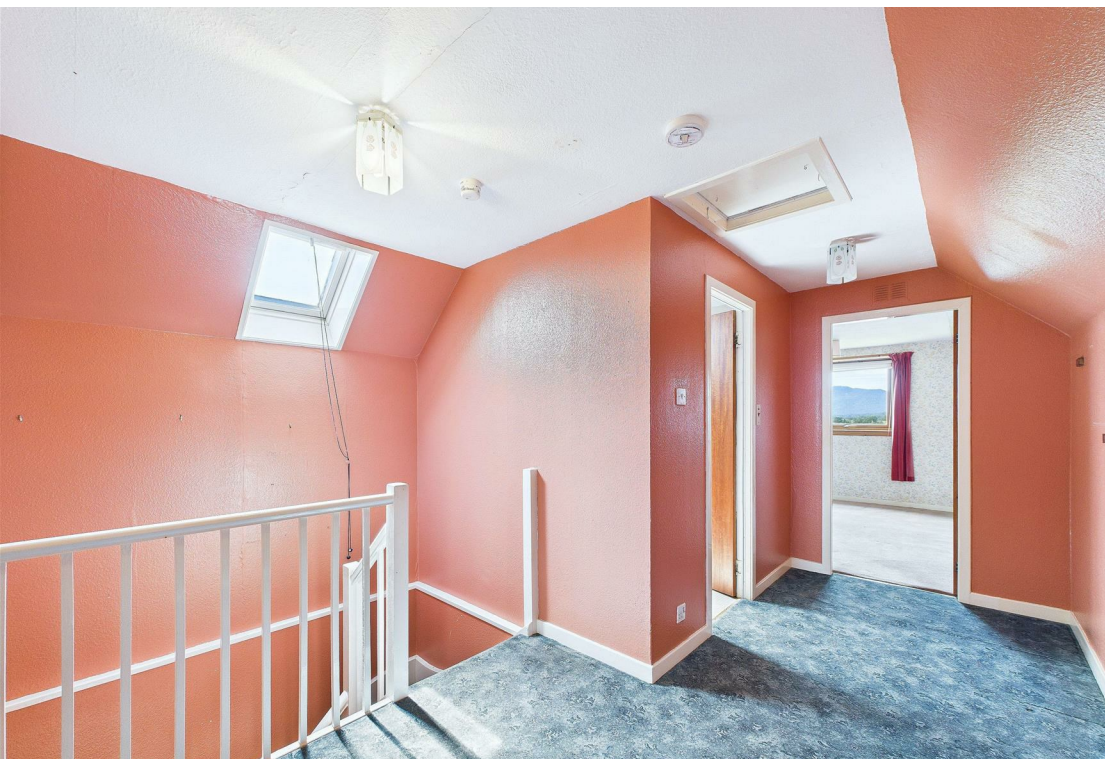


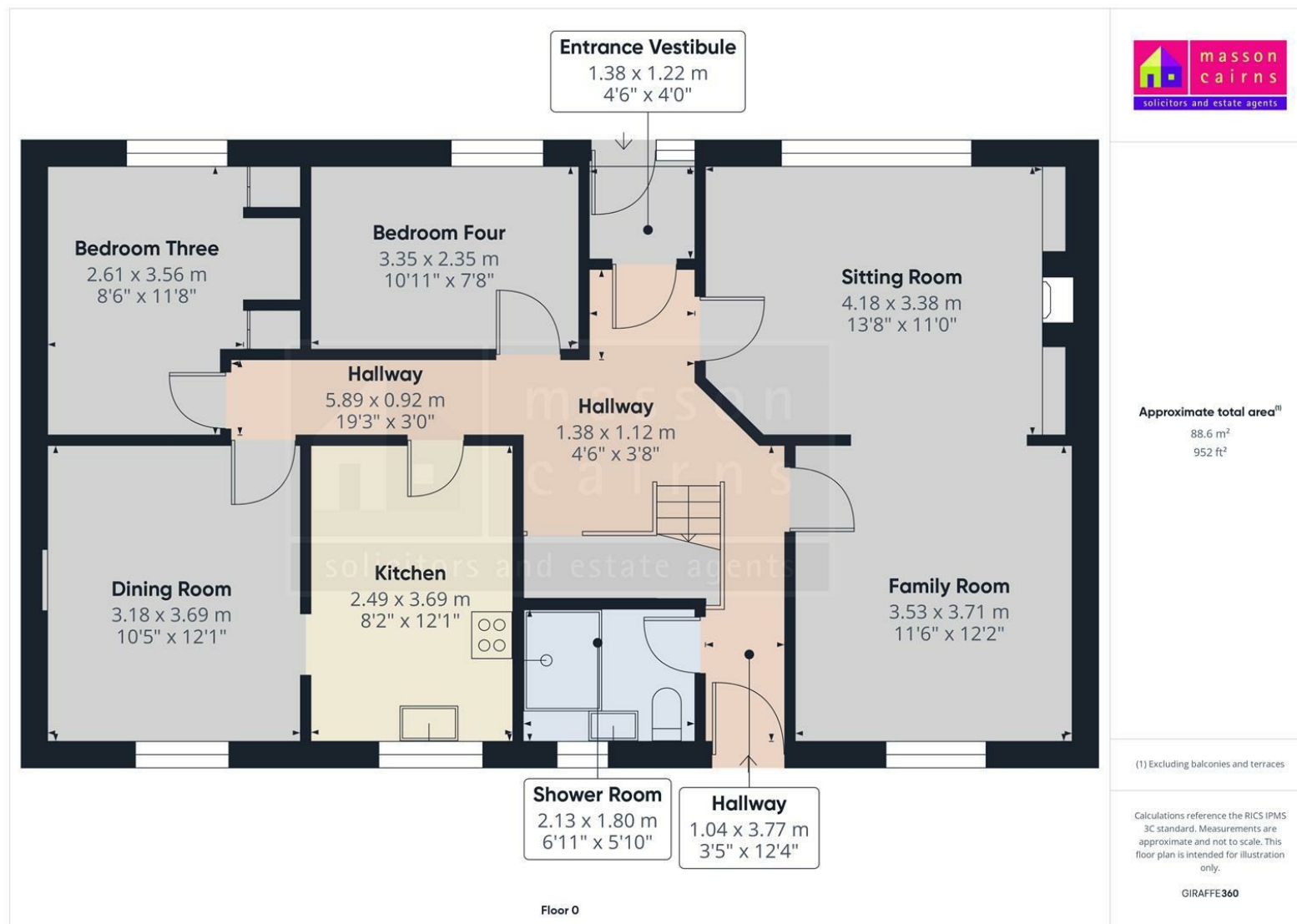












**masson
cairns** LLP

solicitors and estate agents

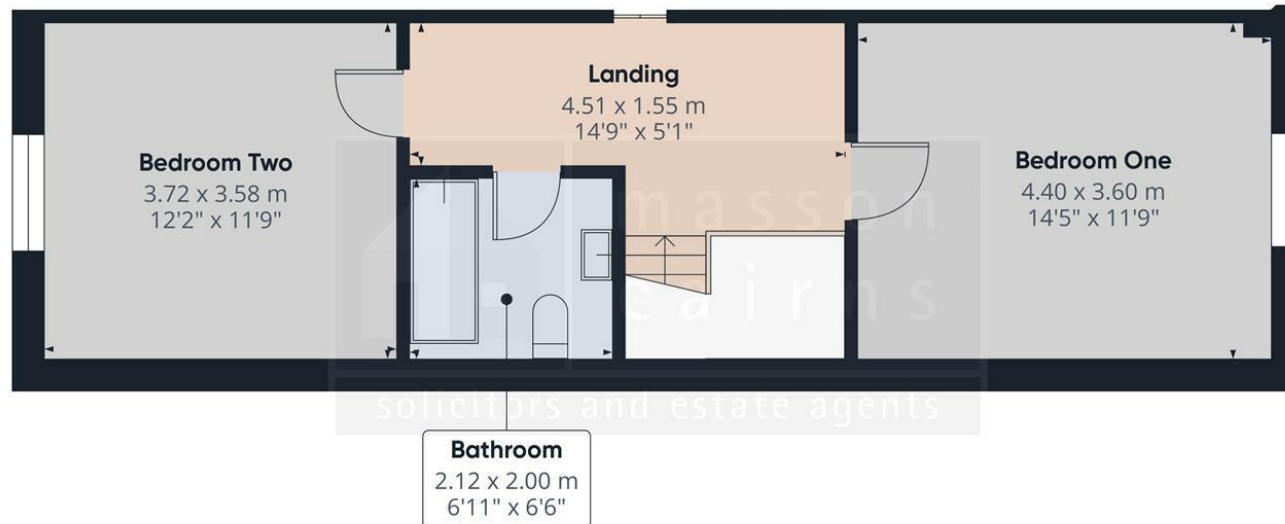
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>



Approximate total area⁽¹⁾
41.9 m²
451 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.

GIRAFFE360

Floor 1



**masson
cairns** LD

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	42	
(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



masson
cairns PLC

solicitors and estate agents

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>