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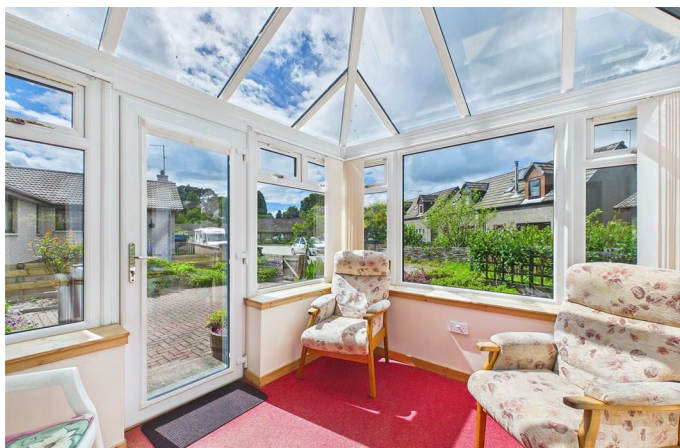
Caistealtnyne, 10 Manse Road, Kingussie, PH21 1JF

Offers Over £270,000

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

Situated within a peaceful cul-de-sac in the heart of Kingussie, this is a well-proportioned three bedroom detached home offering comfortable and flexible accommodation across two floors, complemented by a detached garage and private garden grounds, all within easy walking distance of the town's amenities. Entering through the front door, a welcoming hallway provides access to the principal accommodation. To the right, the bright kitchen and dining room stretches the full depth of the house and offers excellent space for cooking, family dining and entertaining, with a practical utility room positioned conveniently alongside. Continuing through the hall, the generous sitting room enjoys a comfortable layout and benefits from direct access to the conservatory, creating an additional reception space. Also on the ground floor is the first bedroom, a well-sized double served by an en-suite shower room while a separate shower room completes the ground floor layout. Upstairs, the first-floor landing leads to two further bedrooms each with integral storage wardrobes. A further shower room on this level serves the upstairs accommodation, while a useful walk in cupboard provides additional storage space. Outside, the property enjoys private garden grounds with space to relax and enjoy the surroundings. The detached garage provides secure parking, workshop potential or simply, excellent storage. Combining generous living space, versatile accommodation and a highly convenient location, this attractive home offers an excellent opportunity for families, retirees and those seeking a property within easy reach of Kingussie's shops, services, schools and transport links. EPC D, Council Tax E, Home report available online at [massoncairns.com](http://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](http://massoncairns.com) where an online copy is available to download.

EPC Rating D

## Hallway

A welcoming and generously proportioned entrance hallway providing access to the principal ground floor accommodation. The bright space benefits from a window alongside a timber and glazed door to the front allowing natural light to flood in, while the staircase rises to the first-floor landing. With two large shelved cupboards, the hallway creates an inviting first impression and serves as an attractive central hub connecting the kitchen/dining room, utility room, sitting room and bedroom one.

## Sitting Room

4.18 x 3.37m (13'8" x 11'0")

A bright and generously proportioned sitting room offering ample space for a range of lounge furnishings. The room is centred around large glazed windows and a door opening directly into the conservatory, allowing natural light to flood the interior.

## Conservatory

2.65 x 2.37m (8'8" x 7'9")

Accessed directly from the sitting room through a glazed door, the conservatory provides a delightful additional reception area and enjoys an abundance of natural light through its extensive glazing. Offering pleasant views over the surrounding garden, this bright and inviting space is ideal for relaxing with a morning coffee, reading, or enjoying the changing seasons throughout the year. A further glazed

door provides direct access outside, creating an excellent connection between the house and garden, while the generous proportions comfortably accommodate seating and occasional furniture.

## Kitchen / Dining

2.69 x 6.63m (8'9" x 21'9")

A spacious and sociable kitchen/dining room extending the full depth of the house and fitted with a comprehensive range of wall, drawer and base units complemented by generous worktop space, an integrated oven and hob, plumbing for a dishwasher and ample room for a freestanding fridge freezer. Large windows overlook the garden, ensuring an abundance of natural light and creating a bright and pleasant environment. The dining area comfortably accommodates a family-sized table and chairs, offering an ideal setting for both informal meals and entertaining guests.

## Utility Room

1.75 x 2.35m (5'8" x 7'8")

Conveniently located next to the kitchen, the utility room provides valuable additional workspace and storage, helping to keep the main living areas organised and clutter free. Fitted with a range of wall and base units, worktop space and a sink, the room offers excellent practicality for laundry and household tasks, with plumbing for a washing machine and space for a tumble dryer. A glazed external door provides direct access outside.

## Bedroom One & En-Suite

3.04 x 3.14m & 1.84 x 1.45m (9'11" x 10'3" & 6'0" x 4'9")

Located on the ground floor, this is a comfortable and generously proportioned double bedroom enjoying a pleasant outlook through a large window. The room offers ample space for a full range of bedroom furniture and benefits from built-in wardrobe storage. Its convenient ground floor position makes it ideal for those seeking flexible accommodation or single-level living options. The en-suite shower room is fitted with a shower enclosure, wash hand basin and WC. An opaque window provides natural light and ventilation and there is a glass display shelf and wall mirror.

## Shower Room

1.65 x 2.29m (5'4" x 7'6")

Conveniently located on the ground floor, this modern and practical shower room has been designed with accessibility in mind. The room is fitted with a WC, wash hand basin and a spacious walk-in shower area



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featuring an electric shower, protective screens and support rails. An opaque window provides natural light and ventilation.

#### Landing

The staircase rises to a bright first-floor landing enhanced by a large window at the bottom which floods the space with natural light. The landing provides access to the upper floor accommodation and benefits from a loft hatch leading to the insulated attic space. A particularly useful feature is the walk-in shelved cupboard, offering excellent additional storage. Doors lead to bedrooms two and three and the family shower room..

#### Bedroom Two

4.57 x 3.98m (14'11" x 13'0")

A particularly spacious and well-proportioned double bedroom with a bright outlook through a large window. The generous floor area comfortably accommodates a double bed alongside additional freestanding furnishings, while the room benefits from a built-in wardrobe providing both hanging and shelved storage.

#### Bedroom Three

2.65 x 3.96m (8'8" x 12'11")

Another comfortable and versatile bedroom enjoying a pleasant outlook through a large picture window, providing good levels of natural light. The room offers ample space for a single or double bed together with additional bedroom furniture or a home-working area, making it equally suitable as a guest bedroom, study, or hobby room. There is an integral wardrobe which offers hanging and shelved storage.

#### Shower Room

2.39 x 1.48m (7'10" x 4'10")

Serving the first-floor bedrooms, this modern shower room is bright, fresh and well presented throughout. Fitted with a contemporary white suite comprising a WC, wash hand basin set within a vanity unit, and a generous corner shower enclosure with mains-fed shower, there is a Velux roof window that provides excellent natural light and ventilation, while the neutral décor creates a clean and airy feel.

#### Outside & Garage

Occupying a generous corner plot, the property enjoys attractive, well-established gardens with a variety of mature trees, shrubs and

seasonal planting creating colour and privacy throughout the year. To the front, a large block-paved area provides ample off-street parking and a pleasant seating space beside the conservatory. The gardens wrap around the property with pathways, gravelled areas and planted borders offering a mix of low-maintenance landscaping and outdoor enjoyment. The setting feels particularly private, with mature trees adjacent. A substantial detached garage (6.12m x 2.95m (20'0" x 9'8")) with up-and-over door, power and lighting. Offering excellent storage and workshop space, it is well suited to a variety of uses and is complemented by extensive driveway parking to the front. The garage also benefits from a pedestrian side door for convenient access.

#### Services

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

#### Entry

By mutual agreement.

#### Price

Offers over £270,000 are invited

#### Viewings and Offers

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

Strathspey House

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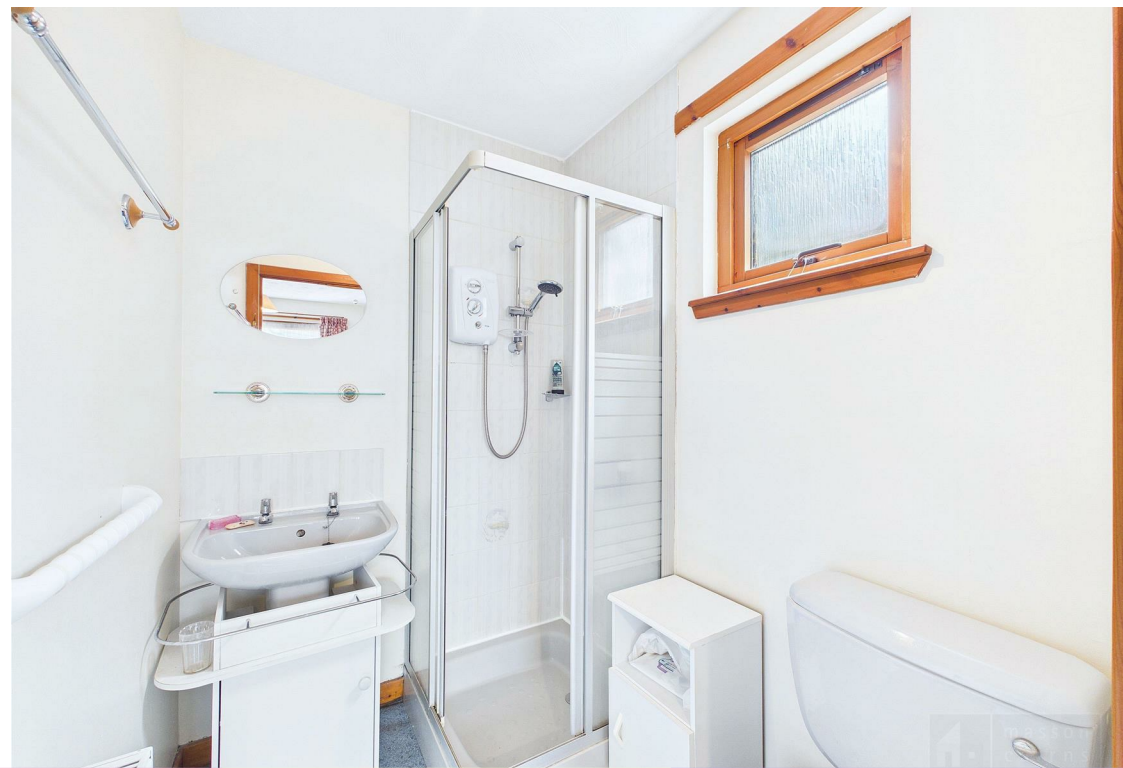
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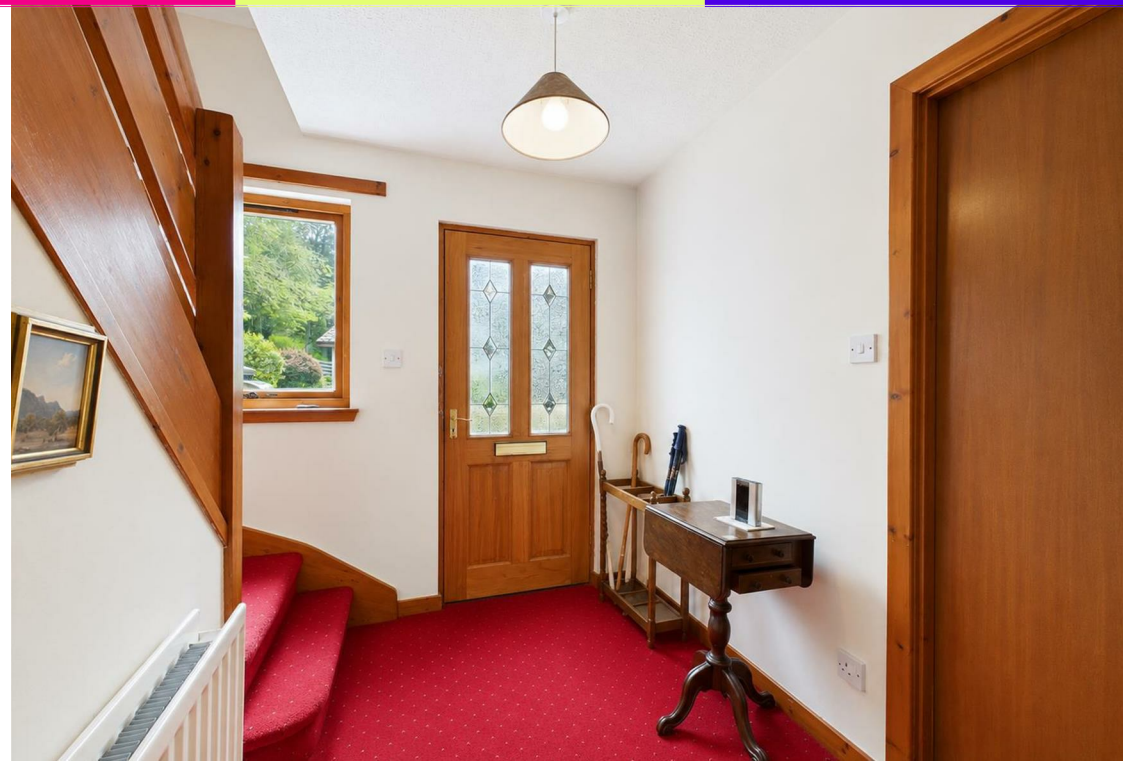
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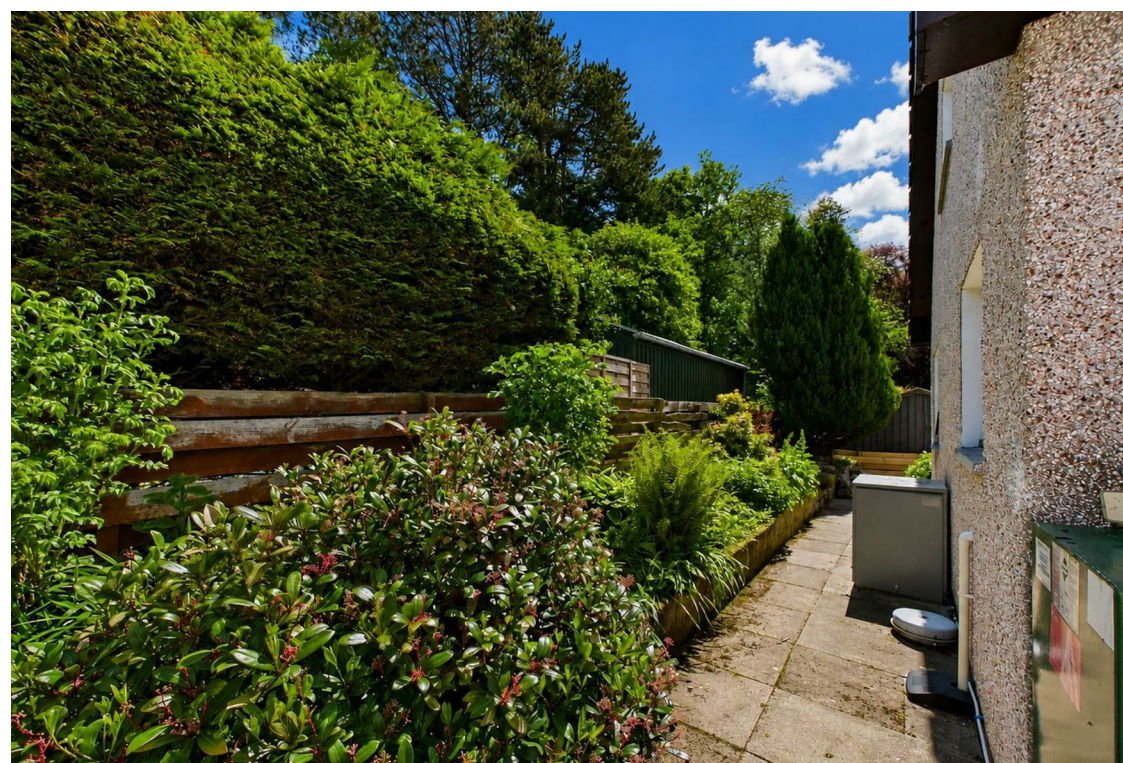
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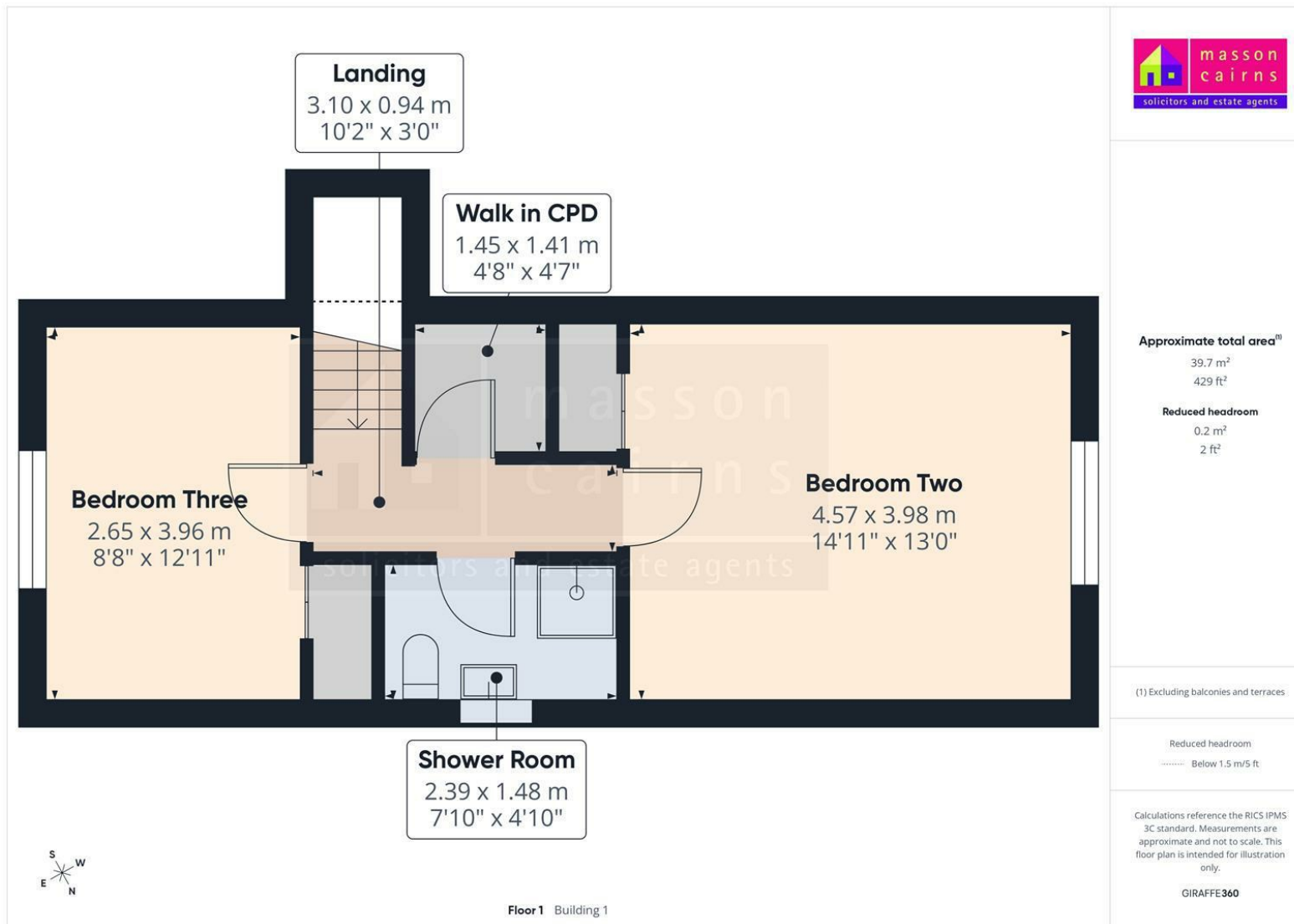
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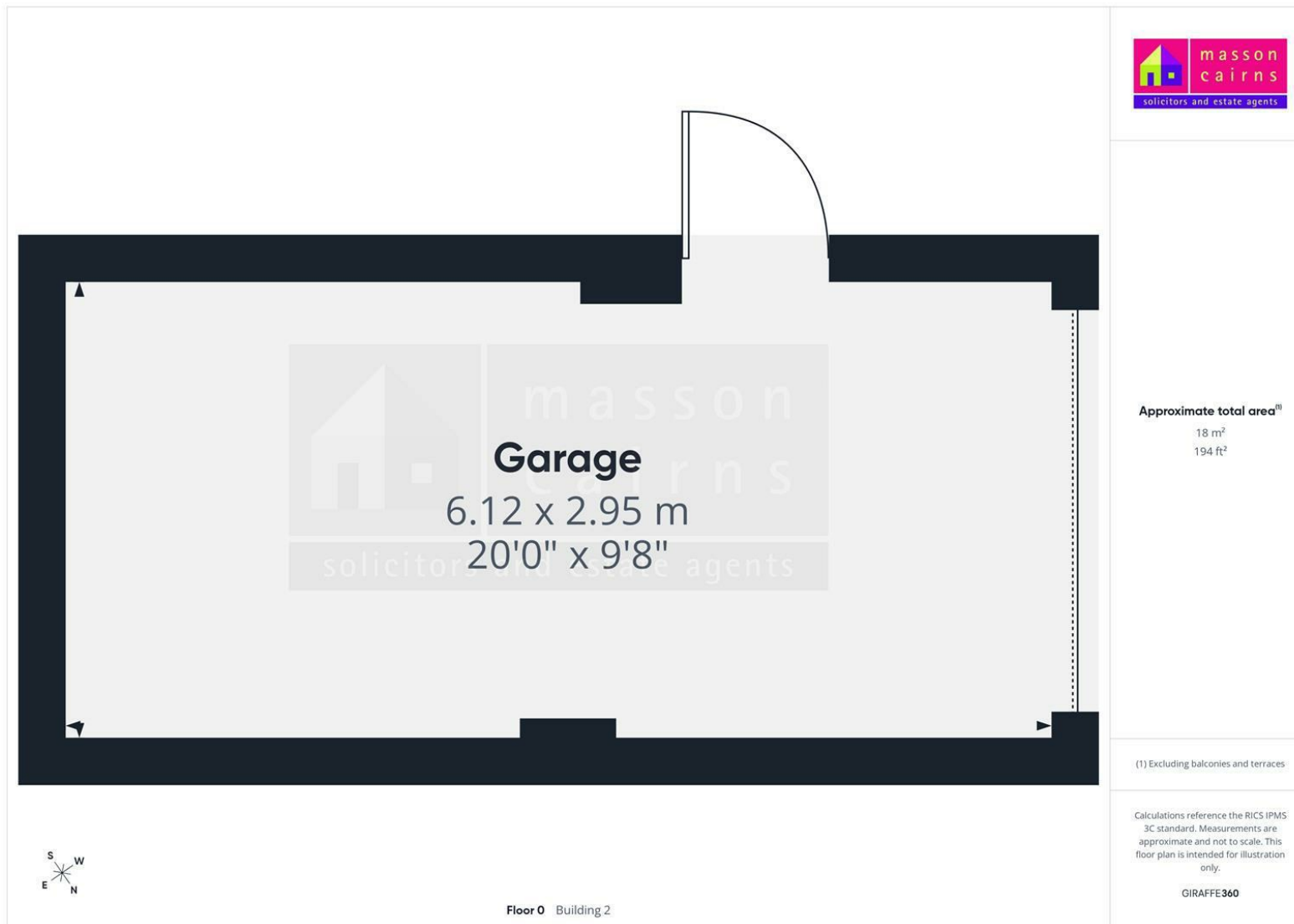
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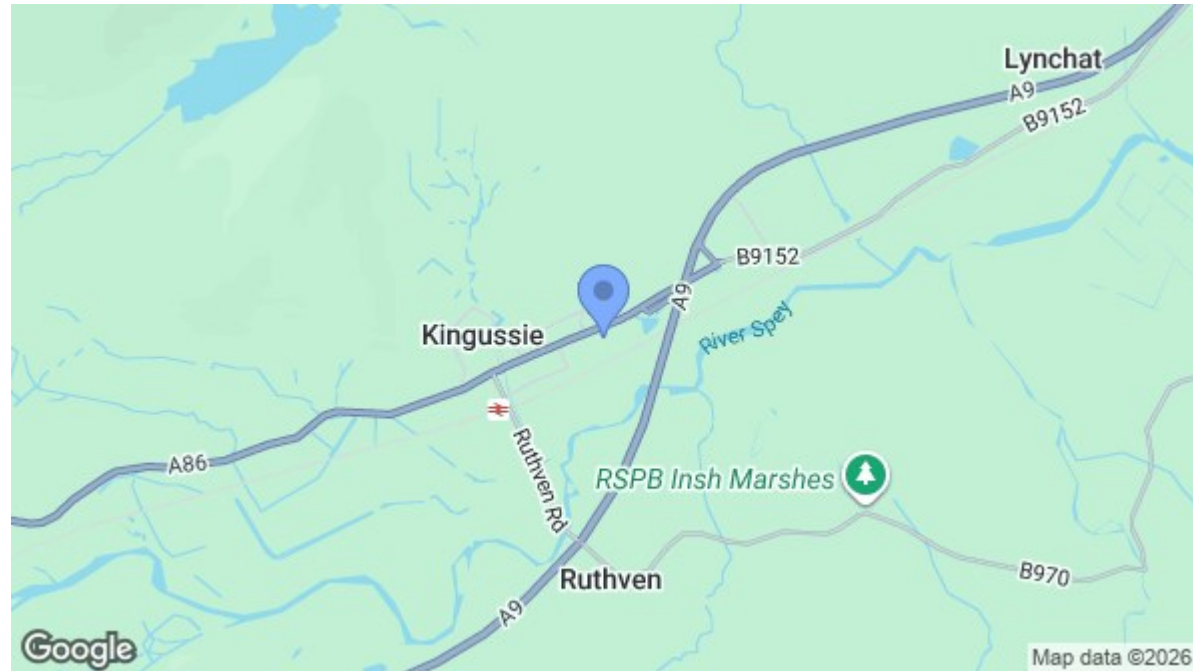
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## Energy Efficiency Rating

	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>		<b>73</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</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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