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Ardinsh, The Brae, Kincaig, Kingussie, PH21 1QD

UNDER OFFER £525,000

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

UNDER OFFER - Ardinch is an exceptional stone and slate Victorian villa, dating from 1895, set within generous private grounds extending to circa 0.64 acres, in the heart of Kincairdie — a charming Highland village known for its community spirit, beautiful surroundings and proximity to Loch Insh within the Cairngorms National Park. Extending to approximately 395 m² (4,252 ft²), this elegant home combines period grandeur with modern comfort, offering outstanding versatility to suit a variety of purchasers. The villa showcases a wealth of original Victorian craftsmanship, with ornate ceiling cornicing and coving, exquisite ceiling roses, solid timber doors, and an impressive oak split-level staircase providing a dramatic focal point. Multiple fireplaces add warmth and character throughout, complemented by a wood-burning stove in one of the main reception rooms. Over time, the home has been sympathetically enhanced, including double glazing and oil-fired central heating, ensuring modern comfort while preserving its timeless appeal. The property's generous gardens provide an idyllic extension of the living space. Approached through cast-iron gates, the driveway sweeps to the front and rear, offering abundant parking and access to a substantial double timber garage. The beautifully tended grounds, predominantly laid to lawn, are framed by mature trees and pockets of woodland that attract a rich array of wildlife while multiple seating areas capture both morning and evening sun, creating perfect spots for al fresco dining or entertaining. Nestled near the picturesque Loch Insh and surrounded by rolling hills and pine forest, Ardinch enjoys a truly enviable position in one of Kincairdie's most sought-after private settings. This rare and distinguished property represents a unique opportunity to acquire a home of remarkable character and scale within the Cairngorms. EPC F, Council Tax G, Home Report available at massoncairns.com

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Kincraig

The village of Kincraig is situated at the south end of Strathspey just off the B9152 Kingussie to Aviemore Road and offers a tranquil village lifestyle in a beautiful rural location within the Cairngorms National Park. In addition to the many leisure pursuits available in the area, Kincraig itself offers a range of local amenities including local Primary School, Post Office/Cafe, Hotel, tearooms and water sports centre and salmon fishing at Loch Insh. Kingussie, 6 miles away, is one of the most attractive and popular towns of Strathspey with a first class shopping centre, hotels, guest houses, medical facilities and primary and secondary schools offering education to University entrance standard. Sporting facilities in the area include 18 hole golf courses, excellent salmon and trout fishing on the River Spey and other waters, tennis courts, bowling green and children's recreation park. Kingussie is surrounded by some of the finest grouse moors and deer forests in Scotland, the Insh Marshes are famous as a bird sanctuary and within easy reach are the Cairngorm Mountains for winter sporting facilities and hill walking and the sandy beaches of the Moray Firth.

Transport Links

Kincraig benefits from excellent transport connections within the Cairngorms National Park. The village lies just off the A9, giving easy access both north towards Inverness and south towards Perth and the Central Belt. Nearby Aviemore and Kingussie both provide rail stations on the main Highland line, offering regular services to Inverness, Edinburgh, Glasgow, and London, ensuring convenient onward travel. Inverness Airport, around 45 minutes by car, offers flights to a range of UK and international destinations, while local bus services link Kincraig with surrounding communities, schools, shops, and leisure facilities across Badenoch and Strathspey.

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

Accommodation

Ground Floor Accommodation (Building 1 – Approx. 148.6 m² / 1,599 ft²)

Entrance Vestibule | Reception Hallway | Sitting Room | Dining Room | Kitchen / Breakfast Room | Home Working Space | Shower Room | Utility

Room | Store | Rear Hallway | Rear Staircase

First Floor Accommodation (Building 1 – Approx. 129.2 m² / 1,392 ft²)

Principal Bedroom | Jack & Jill Bathroom | Bedroom Two | Bedroom Three | Bedroom Four | Bedroom Five | Landing | Bathroom | Shower Room | Hallway | Rear Landing | CPD (Cupboard) x2

Second Floor Accommodation (Building 1 – Approx. 69.7 m² / 750 ft²)

Bedroom Six | Bedroom Seven | Landing

Outside - Garage / Outbuilding (Building 2 – Approx. 47.5 m² / 511 ft²)

Ground Floor

The property is approached through double timber glazed storm doors which open into a welcoming entrance vestibule, an ideal space for boots and coats. Traditional ceiling coving and a pendant light set the tone, with a glazed and etched oak inner door leading into the main reception hallway. The reception hallway is particularly impressive, showcasing the home's traditional character with elegant ceiling coving and a fine oak staircase rising to the upper floors whilst a large panelled window on the half landing floods the space with natural daylight, enhancing its sense of scale and grandeur. From here, solid oak doors open to the principal ground floor rooms. The sitting room is a wonderfully bright and comfortable space, with twin large sash windows to the front framing garden views and drawing in an abundance of natural light. A striking woodburning stove is set on a slate hearth with an oak mantelpiece, providing a charming focal point. Original features such as decorative cornicing and deep skirtings enhance the traditional character, while the generous proportions provide ample space for comfortable seating and entertaining. Two storage cupboards, recessed shelving, and decorative coving add both function and character, while soft carpeting underfoot ensures warmth. The dining room lies to the opposite side of the hallway and is equally impressive, with generous proportions that make it ideal for both formal entertaining and family gatherings. A large front-facing window ensures excellent light, while the feature open fireplace with timber surround brings a sense of tradition. A decorative ceiling rose with pendant chandelier, coving, recessed display alcove and original timber flooring underline the period charm.

At the heart of the home is the kitchen and breakfast room, a spacious open-plan area filled with natural light from twin side-facing windows. Fitted base, drawer and wall units incorporate a stainless steel 1½ bowl sink, electric oven, ceramic hob, and grill, alongside an oil-fired Rayburn, perfectly balancing practicality with timeless appeal. There is ample space for freestanding appliances, as well as a defined breakfast area for casual family meals. Timber flooring and a pendant light complete the space. Adjoining the kitchen is a generous utility room, with fitted units, a stainless steel sink, and space for laundry appliances. A window to the side provides light, while a central heating boiler and storage cupboard add further practicality. From here, a door leads directly out to the external storerooms.

To the rear of the hallway lies a versatile home working space, perfectly suited for those working remotely or seeking a peaceful study. A glazed door opens directly to the rear garden, creating an uplifting work environment with pleasant views and access to the outdoors. Period details remain intact, including the decorative mantle and ceiling coving, while soft carpeting adds comfort. Completing the ground floor is a conveniently located shower room, fitted with a three-piece white suite comprising a WC, pedestal wash hand basin, and a tiled shower cubicle with electric shower. A window to the rear provides natural light and there is vinyl flooring.

First Floor

A beautiful oak staircase rises to a generous split-level landing, illuminated by a large feature window and skylight that flood the space with natural light. The detailed balustrades and intricate ceiling coving are hallmarks of the home's Victorian craftsmanship, lending elegance and warmth to this central area. The principal bedroom is an impressive and serene space, perfectly positioned to capture open views. The large sash windows invite in light, highlighting the room's decorative cornicing and period fireplace, while offering ample space for fitted or freestanding furniture. Adjoining the room is a well-proportioned Jack and Jill bathroom, which features a bath with shower over, WC, bidet and wash hand basin. Bedroom two is another generous double with its own traditional fireplace, fitted storage, and a large window overlooking the gardens, providing a tranquil outlook and a restful atmosphere.

Bedroom three mirrors the proportions and character of the other rooms, with ceiling coving, a large sash window, wash hand basin and



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ample space for furnishings. A bright family bathroom is fitted with a bath with shower over, WC, and pedestal wash hand basin, complemented by a window providing natural light. To the rear of the landing, a secondary hallway leads to bedroom four, bedroom five, a shower room, and useful cupboard storage (CPD). Both bedrooms are well-sized, with windows overlooking the garden and flexible potential for use as guest rooms, a nursery, or media rooms. This level's spacious design, natural light, and elegant architectural detailing continue the sense of grandeur and balance found throughout the home, making it ideal for modern family living while retaining the timeless grace of its original Victorian design.

Second Floor

The elegant staircase continues upward to a bright second-floor landing (5.63m x 2.91m), where a skylight invites natural light to cascade through the upper level, accentuating the fine craftsmanship of the timber balustrade. There is loft access via a hatch and space for a reading nook or display area. Two impressive bedrooms are found on this floor, both offering a sense of retreat and tranquillity. Bedroom six is a spacious and characterful room with two dormer-style windows framing elevated views across the treetops and gardens. A cast-iron fireplace with a decorative surround serves as the focal point, evoking a timeless charm. The room provides ample space for bedroom furniture or could serve as a luxurious guest suite or creative studio. Bedroom Seven is an equally generous and versatile bedroom featuring dormer windows to the front and side, ensuring plenty of natural light. The neutral tones and original features, including timber skirting and doors, continue the property's traditional elegance. This room offers a peaceful haven, ideal as a secondary suite, home office, or multi-purpose family space. This upper floor adds flexibility to the home's layout, offering private quarters that could easily accommodate extended family or guests, enhancing the property's lifestyle appeal.

Gardens & Garage

The gardens surrounding Ardinch House extend to around circa 0.64 acres, offering a generous expanse of well-maintained lawns interspersed with mature trees, shrubs, and pockets of woodland that create a haven for local wildlife. The grounds provide a wonderful sense of privacy and space, ideal for both relaxation and entertaining, with multiple seating areas positioned to capture the

best of the Highland sunshine and views. A gravel driveway provides ample parking to both the front and rear of the property, leading to a substantial timber garage (approximately 47.5 m² / 511 ft²) with a concrete base, power, light and workbenches — perfect for vehicles, workshop use, or additional storage. Nestled in the heart of Kincaig, one of the Cairngorms National Park's most sought-after villages, the location combines peaceful rural living with exceptional accessibility. The village enjoys a warm community atmosphere and is surrounded by breathtaking scenery, with Loch Insh and the River Spey on the doorstep — perfect for paddleboarding, kayaking, fishing, or scenic walks. Nearby, the village café and art gallery add local charm, while Aviemore and Kingussie, with their wider amenities, are just a short drive away. Together, the gardens and location capture the essence of Highland living.

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
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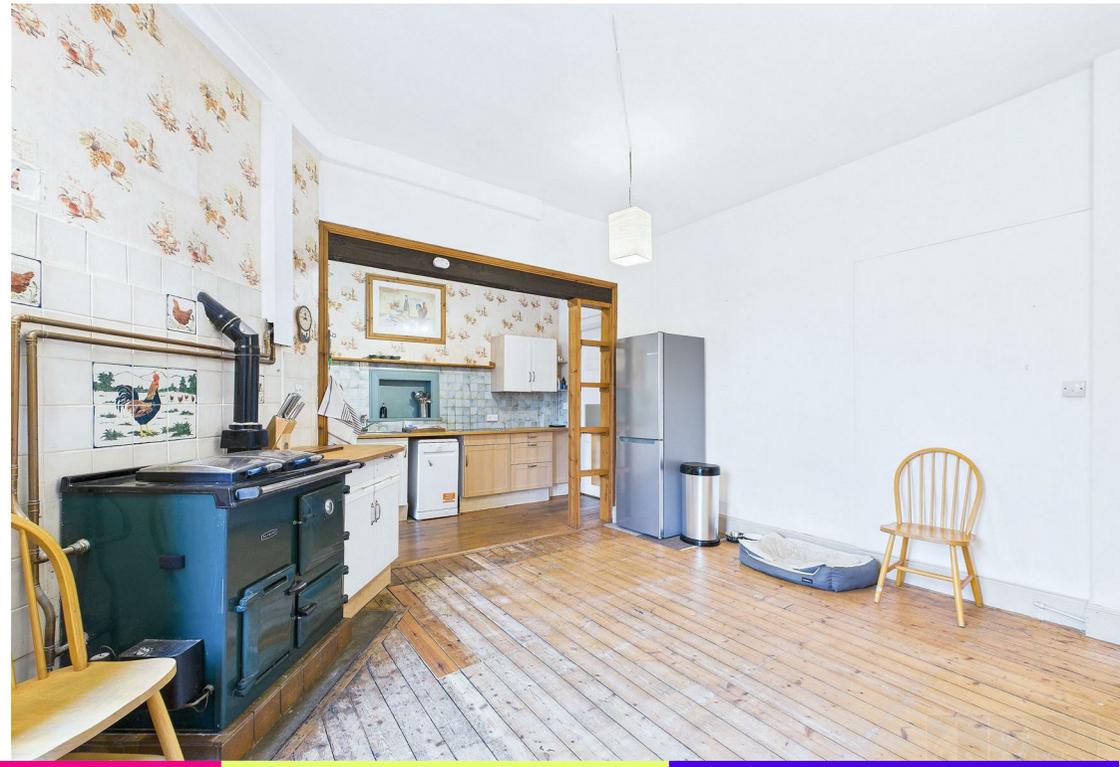
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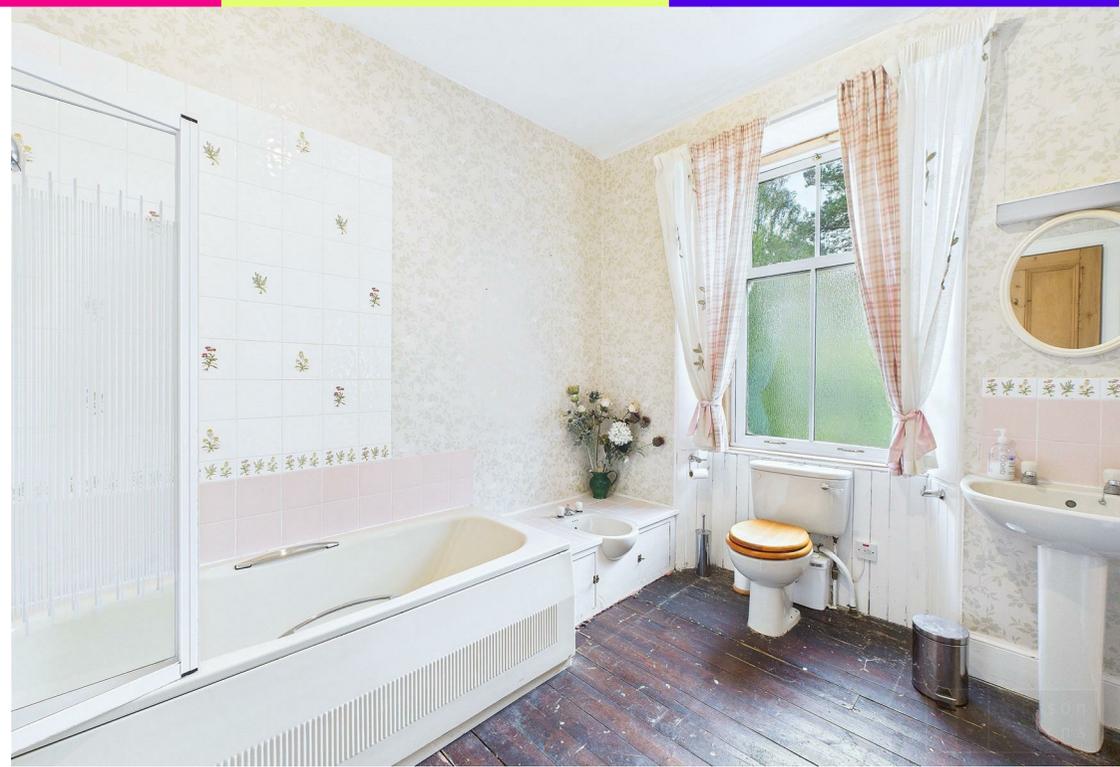
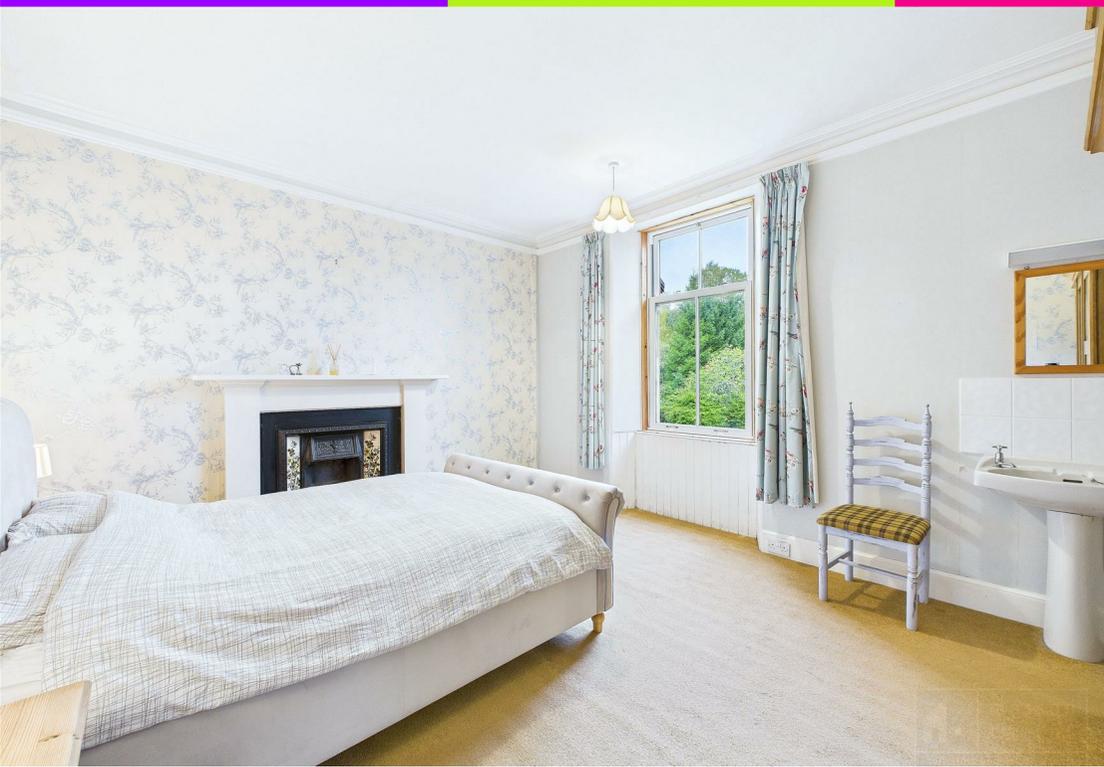






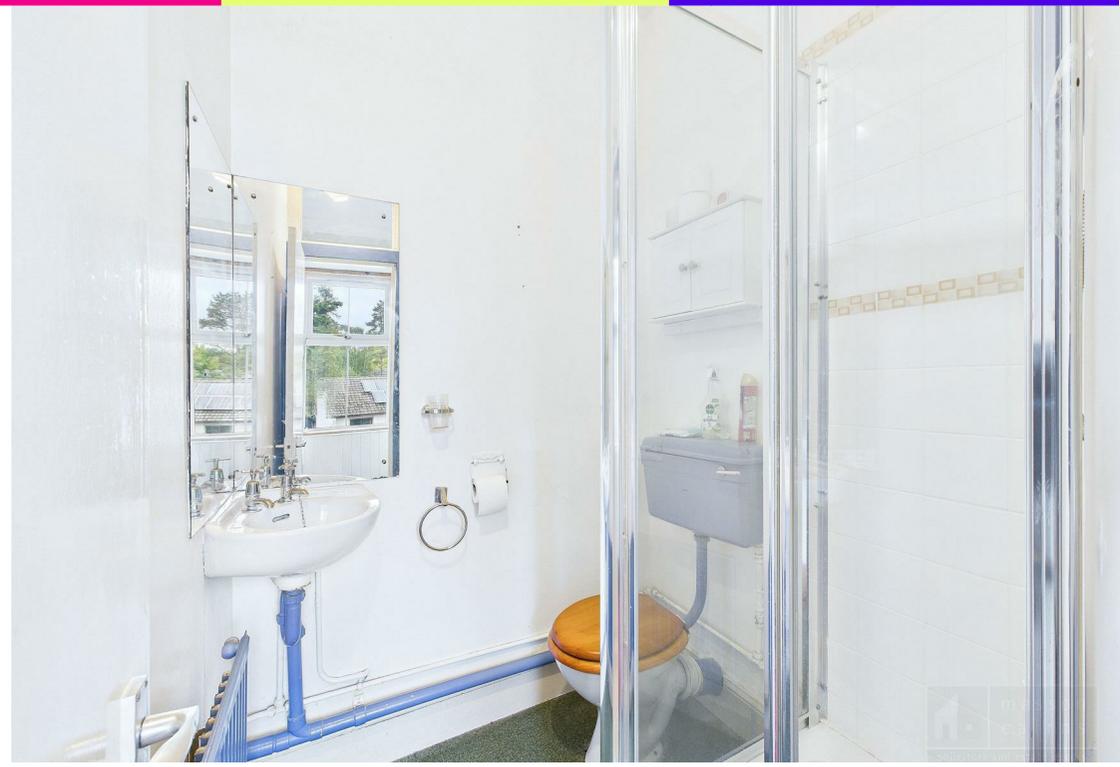




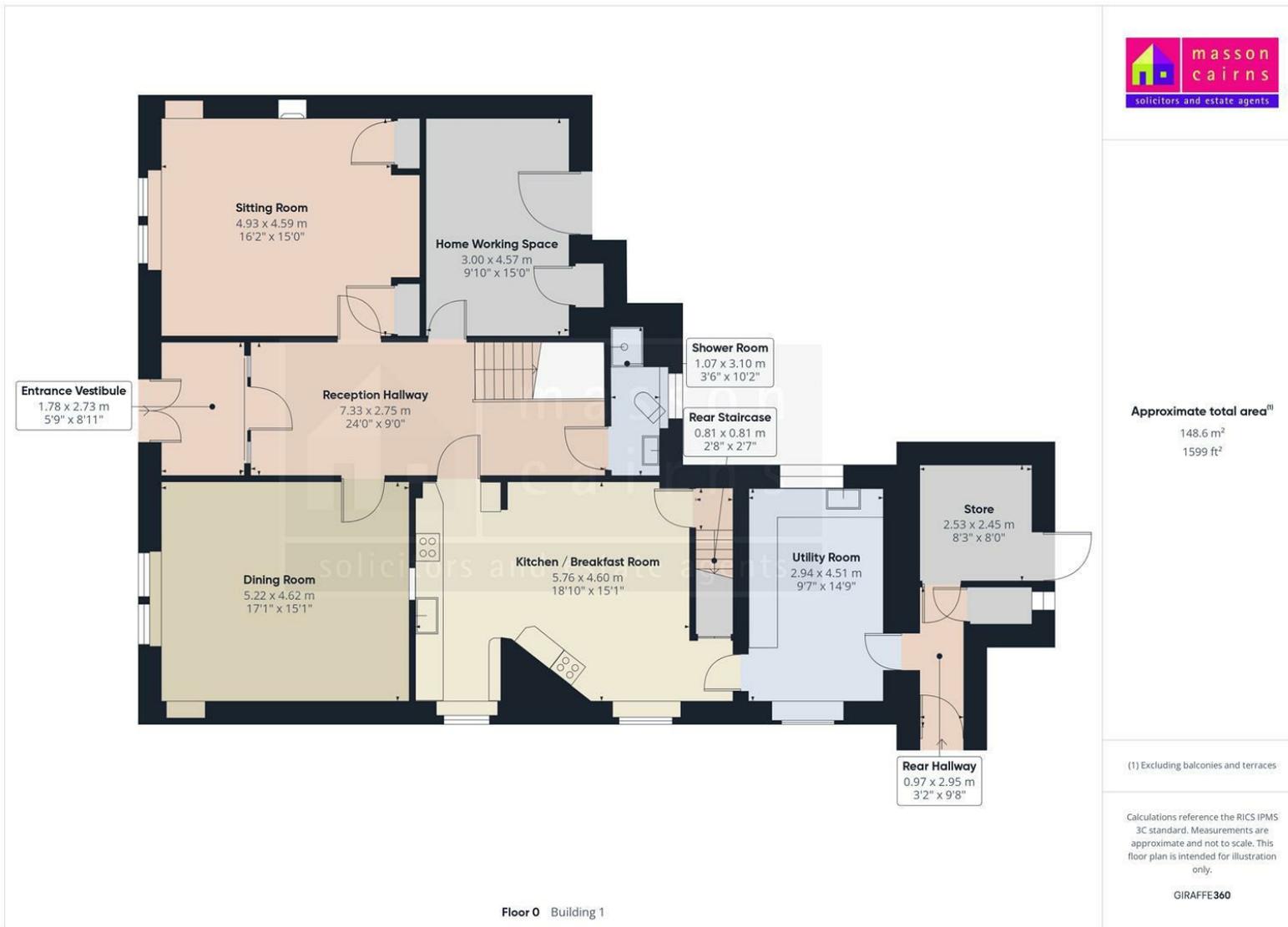












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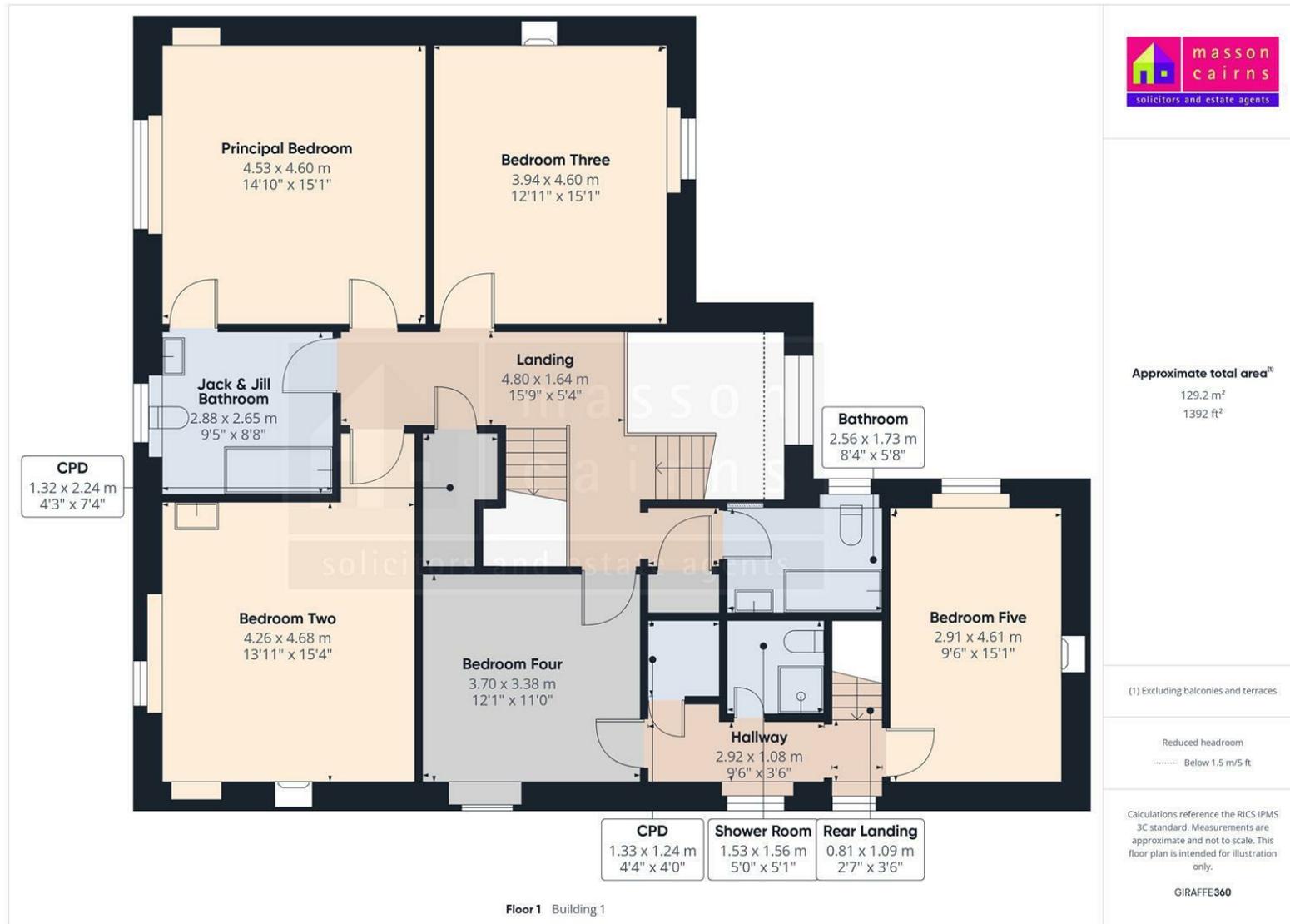
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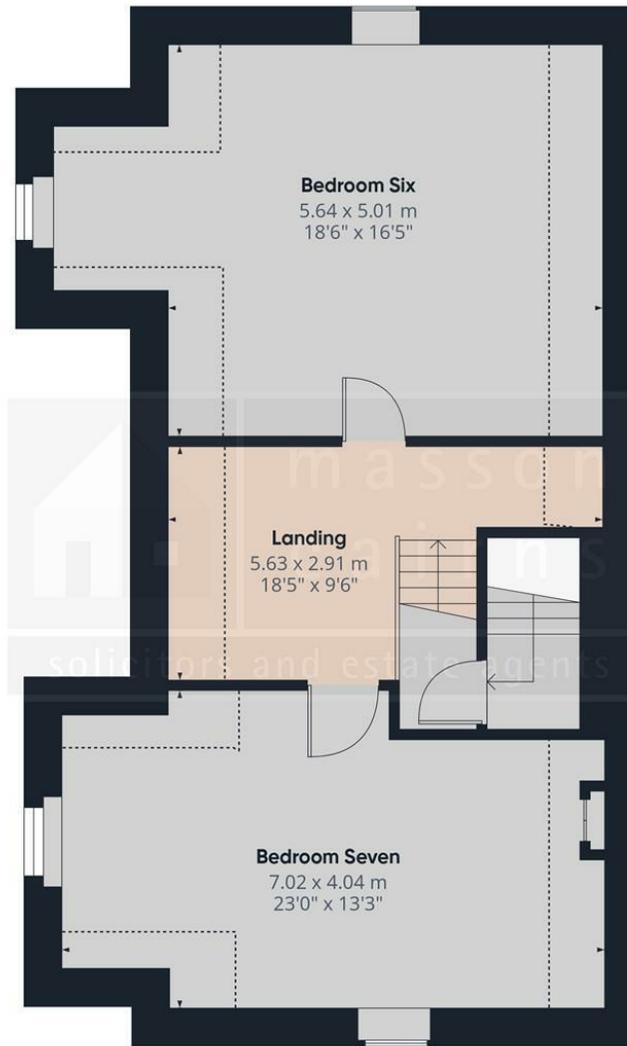
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Floor 2 Building 1

Approximate total area⁽¹⁾

69.7 m²
750 ft²

Reduced headroom

14.7 m²
159 ft²

(1) Excluding balconies and terraces

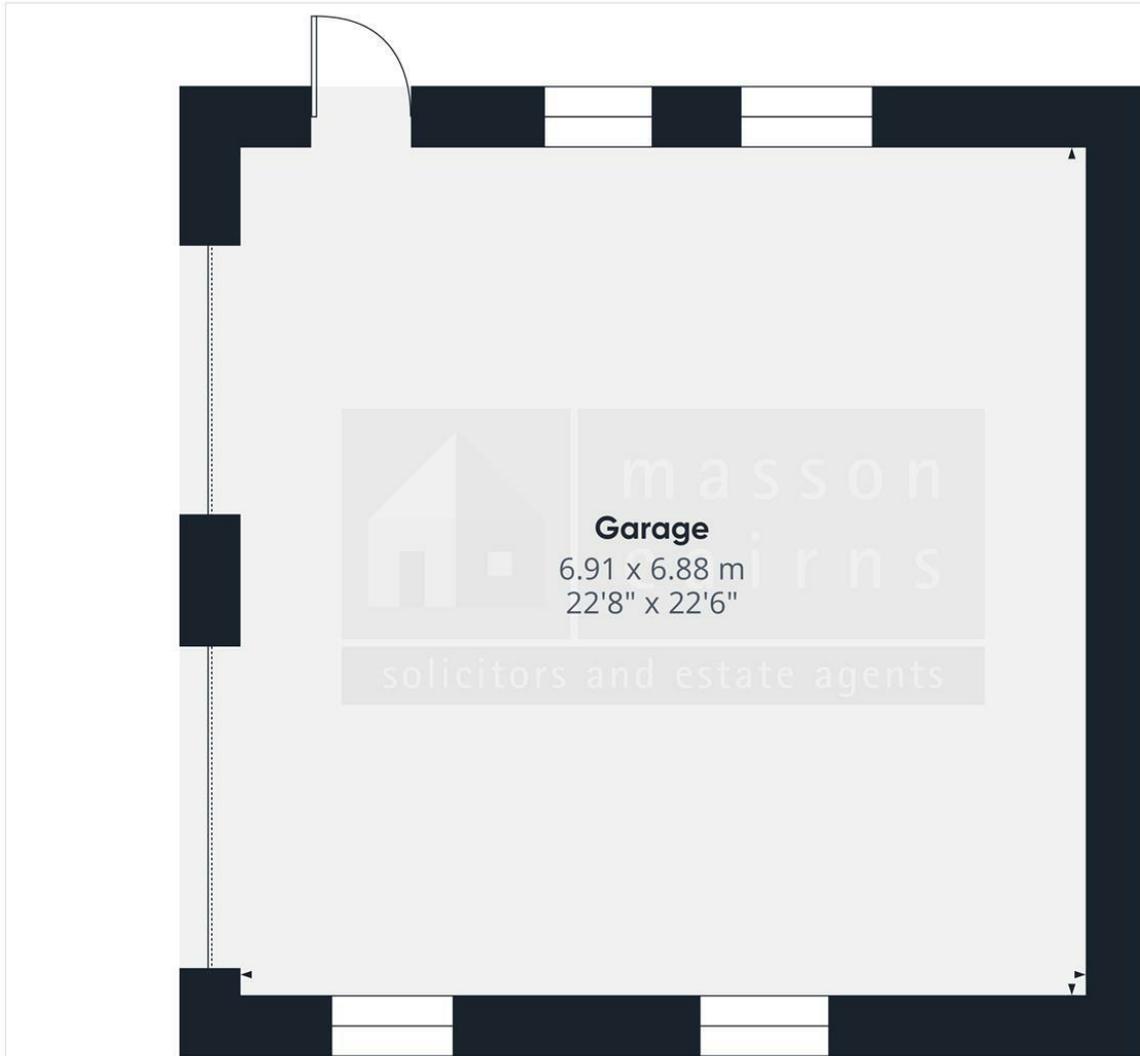
Reduced headroom

..... 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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Floor 0 Building 2



Approximate total area⁽¹⁾
47.5 m²
511 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.

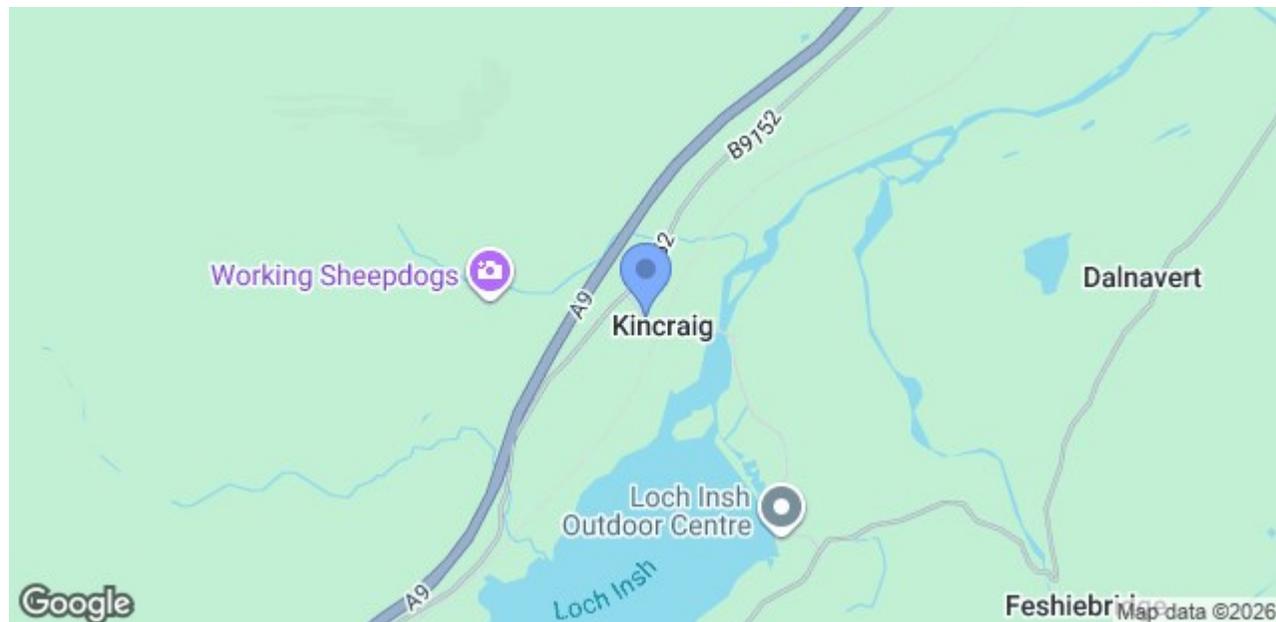
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	32	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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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