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solicitors and estate agents

Couthie Cottage, Insh, Kingussie, PH21 1NU

Offers Over £320,000

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

Couthie Cottage is an appealing detached bungalow enjoying a peaceful setting in the sought-after hamlet of Insh, near Kingussie, surrounded by glorious Highland scenery and with lovely open views across the countryside. Offering bright and well-proportioned accommodation all on one level, this attractive home location is rarely available. A welcoming entrance vestibule opens into the central hallway which provides access throughout the property. The comfortable sitting room is a delightful space with large picture windows framing the outlook to the front and flooding the room with natural light, while a feature fireplace creates a cosy focal point. Double glazed doors lead through to the spacious dining kitchen, fitted with a good range of base and wall units, ample worktop space and room for family dining, with windows and glazed doors enjoying superb views over the garden and beyond. Off the kitchen lies a useful utility room with further storage, appliance space and external access. There are three well-proportioned bedrooms, all enjoying pleasant outlooks and flexibility for family living, guests or home working. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom fitted with a modern white suite and shower over bath. Externally, Couthie Cottage stands within generous grounds with extensive lawned gardens, gravel parking area and timber outbuildings providing useful storage. The elevated rear garden is a particular feature, offering a wonderful space to relax, entertain and take in the stunning rural panorama. Combining comfort, space and an enviable setting, Couthie Cottage is a charming Highland home in an exceptional location. EPC E, Council Tax E, Home report available online at massoncairns.com

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Insh

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 E

Entrance Vestibule

1.31m x 1.55m (4'3" x 5'1")

The entrance vestibule is accessed from the front through a timber door with glazed insert and is finished with tiled flooring and recessed downlighting. It provides access through to the main hallway and includes a useful double integral cupboard with sliding doors, offering storage and housing the electricity meters.

Hallway

The hallway is finished with oak flooring and recessed downlighting, and provides access to the principal accommodation. There is a loft hatch with access to the insulated attic space, together with a shelved airing cupboard housing the water cylinder.

Sitting Room

4.70m x 3.91m (15'5" x 12'9")

The sitting room is a well-proportioned and comfortable reception room with a large front-facing picture window and further window to the side providing good levels of natural light. Finished with oak flooring and ceiling lighting, the room also features a fireplace with inset wood burning stove, a timber mantel and stone surround with hearth, creating an attractive focal point. A door leads from the hall, while glazed double doors open through to the dining kitchen. There is ample space for lounge furniture, making this a pleasant everyday living area.

Kitchen / Dining

5.79m x 3.69m (18'11" x 12'1")

The kitchen / dining room is a bright and spacious open-plan area, well suited to both everyday family use and entertaining. Fitted with a good range of modern base, drawer and wall mounted units in a light wood finish, the kitchen is complemented by contrasting work surfaces and a tiled splashback. Integrated appliances include an oven, hob and extractor hood, while there is further space for freestanding white goods. A stainless steel sink with drainer is positioned beneath the main window, which enjoys an attractive open outlook to the rear across the valley and allows for excellent natural light. The central peninsula provides additional preparation space, storage and an informal division between the kitchen and dining areas, while also incorporating open display shelving. The dining section offers ample room for a full dining table and chairs, with French doors opening through to the sitting room and glazed patio doors giving direct access outside to the garden space.

Utility Room

1.64m x 1.52m (5'4" x 4'11")

The useful utility room is fitted with base and wall mounted storage units together with a worktop, providing a practical laundry and storage area. There is plumbing and space for both a washing machine and tumble dryer and a timber and glazed door provides direct access outside with a side window that provides natural light together with an open outlook. The space is finished with tiled flooring and recessed downlighting.

Bathroom

2.99m x 1.48m (9'9" x 4'10")

The bathroom is fitted with a white suite comprising WC, wash hand basin and bath with shower over and glazed screen. The walls are partly tiled with a decorative border, and the room also benefits from a wall mirror, shaver light and mirrored vanity cabinet. There is recessed downlighting and a velux providing natural light.

Principal Bedroom and En-Suite

2.96m x 3.07m & 2.26m x 1.16m (9'8" x 10'0" & 7'4" x 3'9")

The principal bedroom is a comfortable double room enjoying open views and good natural light. It benefits from an integral mirrored wardrobe providing both hanging and shelved storage. The en-suite is fitted with a white suite comprising WC, wash hand basin and shower enclosure, with wall tiling and an opaque window allowing for natural light.



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Bedroom Two

2.97m x 3.19m (9'8" x 10'5")

Bedroom two is a well-proportioned double room with a large window providing good natural light. It also benefits from an integral mirrored wardrobe, offering useful built-in hanging and shelved storage.

Bedroom Three

2.98m x 3.23m (9'9" x 10'7")

Bedroom three is a further good-sized room with a large window providing excellent natural light and it also benefits from an integral mirrored wardrobe, offering useful built-in storage.

Outside and Outbuildings

Externally, the property enjoys generous garden grounds with a spacious driveway offering parking for several vehicles. There are further gravelled area to the side and rear, providing space for seating and outdoor use. Steps to the rear lead from the house to a patio area positioned to take advantage of the setting, with the gardens beyond mainly laid to lawn and offering wide ranging and attractive open views across the valley and towards the hills. A timber shed provides useful outdoor storage, and there is also a large covered log store in addition to a smaller one.

Services

It is understood that there is mains water, drainage and electricity.

Entry

By mutual agreement.

Price

Offers over £320,000 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

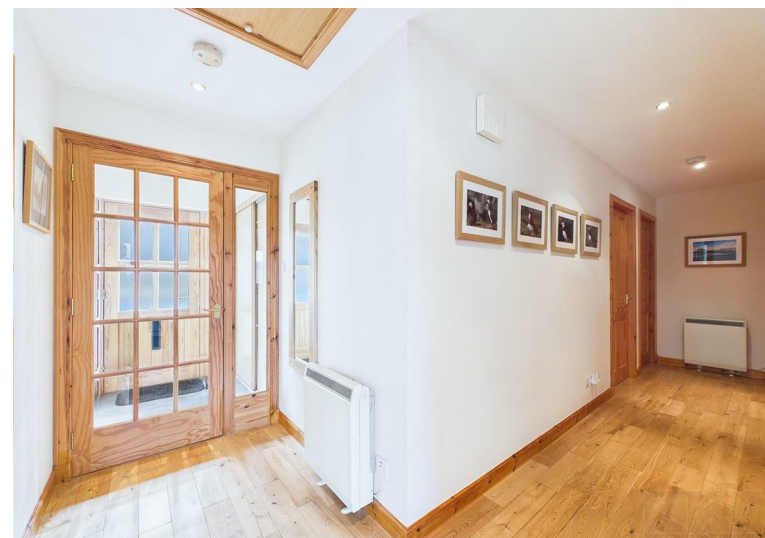
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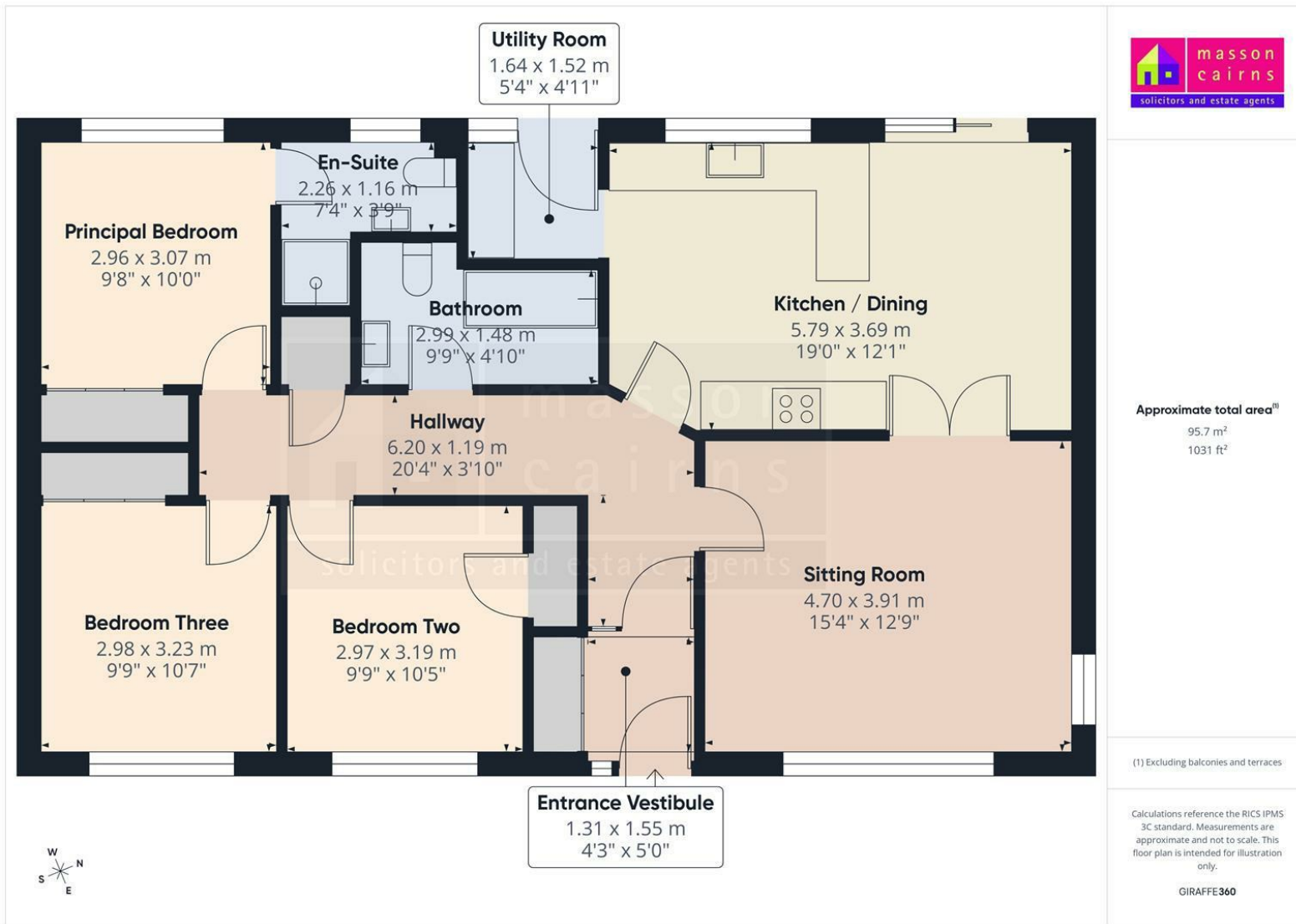












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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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