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solicitors and estate agents

Karingal, Insh, Kingussie, PH21 1NU

Offers Over £465,000

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

Karingal is an impressive detached Highland home occupying a peaceful elevated position in Insh, within garden grounds extending to circa 0.4 acres. The house offers generous and highly flexible accommodation, combining character, volume and excellent ancillary space in a wonderfully private setting with some outstanding views. An entrance vestibule opens to the heart of the home, which is a superb open plan kitchen and dining area, with extensive glazing bringing in natural light and providing a sociable space for family living and entertaining. The kitchen is well arranged, with adjoining pantry and utility room offering practical everyday storage and workspace. The sitting room is particularly striking, with a vaulted timber-lined ceiling, feature stone fireplace, wood-burning stove and full-height windows that frame views over the grounds and valley beyond. The principal bedroom forms an excellent suite, with dressing area and en suite shower room, while two further ground floor bedrooms are served by a family bathroom. A fourth sleeping area is arranged on the first floor, alongside substantial conversion-ready attic space, providing exciting potential for additional accommodation, a home office, studio or leisure use, subject to any necessary consents. Externally, Karingal is approached by a gravel driveway with generous parking and a substantial detached double garage. The gardens are a notable feature, extending to around 0.4 acres and laid mainly to lawn with mature planting, shrubs and woodland surroundings with views, creating an attractive and sheltered Highland setting within the Cairngorms National Park. EPC D, Council Tax G, Home report available online at massoncairns.com

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Insh

Insh is set amidst breathtaking scenery on the south side of Strathspey close to the Insh Marshes RSPB nature reserve and the Monadhliath Mountains. Conveniently located for the Cairngorm ski resort and Aviemore which is about a 15 minute drive, the area is renowned for its outdoor facilities and there is an excellent sailing school at Loch Insh, 8 golf courses within the neighbouring vicinity, and shooting, stalking and fishing is available on the neighbouring estates. Nearby Kingussie provides a full range of shops for everyday needs together with both primary and secondary schools, hotels and restaurants and an excellent medical facility. The A9 trunk road is accessed at Kingussie for travel south to the central belt and northwards to Inverness where a full range of shops and facilities are available.

Transport Links

Nearby 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: There are an abundance of mountain bike trails direct from the house in addition to a wider and 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 D

Entrance Vestibule

1.78m x 3.49m (5'10" x 11'5")

Entry is through a sturdy glazed timber door into inviting entrance with twin windows to either side. The space is illuminated by the natural light streaming in, creating a bright and welcoming atmosphere. A further internal glazed timber door invites you further into the home, leading into the spacious open plan kitchen and dining area. There is timber flooring, ceiling lighting and space for storing hanging outerwear and footwear. A further door leads to the adjacent WC.

WC

1.52m x 1.67m (4'11" x 5'5")

This handy WC features a two piece suite comprising of a WC and pedestal wash hand basin, with mixer tap, mirror and light above. There is ceiling lighting, and extractor fan for ventilation, in addition to a privacy window allowing for natural light.

Open Plan Kitchen & Dining Area

15.21m x 4.40m (49'10" x 14'5")

This bright and generously proportioned open-plan space forms the heart of the home, combining the kitchen, dining area and hallway into a sociable and versatile living space. The kitchen is fitted with a range of base and wall and units providing ample storage and workspace, together with a six-burner gas hob, electric oven and extractor above. Large windows and glazed doors allow plenty of natural light to flow through the space while also enjoying views across the surrounding grounds. The dining area comfortably accommodates a large table for family dining and entertaining, with the layout flowing naturally through to the adjoining living accommodation. A spiral staircase creates a central feature within the room, adding character and providing access to the upper floor. Finished with timber flooring throughout, the space offers practicality for day-to-day living while maintaining a warm and welcoming atmosphere.

Pantry

1.64m x 2.06m (5'4" x 6'9")

A practical space, the walk-in pantry is currently configured with freestanding shelving and space for a fridge freezer. There is tiled flooring, ceiling lighting and a window providing natural light.

Utility Room

3.71m x 2.13m (12'2" x 6'11")

The utility room provides a well-laid-out space with a worktop incorporating a sink and drainer, together with under-counter space for both a washing machine and tumble dryer. The room also houses the oil-fired boiler and hot water cylinder, while still offering additional space for everyday household storage and laundry tasks. A door leads directly to the exterior driveway, providing convenient access to and from the property and is particularly useful for storing outdoor clothing and footwear before entering the main house.

Sitting Room

5.38m x 5.29m (17'7" x 17'4")

The sitting room is a spacious and comfortable reception area centred around a substantial inglenook fireplace with an inset wood-burning stove, creating a natural focal point for the room. A vaulted timber-lined ceiling enhances the sense of space, while large windows allow plenty of natural light to enter and also provide attractive views of the surrounding countryside. The generous proportions offer ample space for a range of seating arrangements, making the room well suited to both everyday family living and entertaining. An open connection through to the adjoining dining area helps create an easy flow throughout the main living accommodation, with the elevated ceiling and gallery detail above adding further character to the space.

Principal Bedroom & En-suite

5.45m x 4.37m & 2.46m x 2.48m (17'10" x 14'4" & 8'0" x 8'1")

The principal bedroom is a generous and light-filled space, characterised by its impressive floor-to-ceiling windows that provide expansive views and a sense of connection to the outdoors. The room's substantial proportions easily accommodate a large bed alongside further seating or storage furniture, all set upon attractive timber flooring. Practicality is at the forefront of the design, featuring a sizeable walk-in wardrobe (1.83m x 1.73m) that ensures the main bedroom providing excellent storage and the space also includes a private en-suite shower room with a pedestal wash hand basin, W.C., and a walk-in shower area. A large window in the en-suite ensures the space is bright and well-ventilated.



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Bedroom Two

4.97m x 3.59m (16'3" x 11'9")

This spacious double bedroom features timber flooring and windows to the front of the property that fills the room with natural light. The room's proportions easily accommodates a large bed alongside further seating and bedroom furniture.

Bedroom Three

3.47m x 3.55m (11'4" x 11'7")

This comfortable double features timber flooring and twin windows and there is enough space for a large double bed and freestanding storage furniture.

Bathroom

3.09m x 2.08m (10'1" x 6'9")

The family bathroom features a three-piece suite including a full-sized bath with a shower and full-height tiling, a WC and a pedestal wash hand basin with a mixer tap and a wall-mounted mirror and lighting above. The space is finished with wood flooring and a window provides natural light and ventilation.

Landing / Sleeping Area

3.20m x 6.61m (10'5" x 21'8")

Accessed via a spiral staircase from the kitchen and dining area, this versatile landing space is currently configured as a twin bed sleeping area. The room features timber-clad walls, with a window at the far end providing natural light. The space offers flexible potential for use as a home office, hobby room or relaxation space. A further door provides access to the walk in attic space.

Conversion Ready Attic Space

Accessed via the first-floor landing, the attic space offers significant potential for development into further accommodation, subject to the necessary planning consents. The space runs a substantial width and length of the property and features windows at the gable ends, providing a natural source of light. This versatile area represents an excellent opportunity for a buyer to add value and create bespoke living space tailored to their needs.

Outside

Set within a generous plot extending to approximately 0.4 acres, the property is approached via a large gated driveway providing ample parking for multiple vehicles and access at the rear of the home to a detached double garage. The home occupies a elevated

position, offering expansive and far-reaching across the surrounding countryside and hills. The well-maintained gardens are primarily laid to lawn, enclosed by a combination of fencing, hedging, and mature planting for added privacy and the property remains part of a small residential community. The gardens provide a perfect balance for outdoor living, all while maximising the impressive highland scenery.

Double Garage

6.14m x 6.27m (20'1" x 20'6")

The spacious detached double garage features twin up-and-over doors at the front and has power, lighting and a concrete base. Perfectly suited for a variety of uses, from a secure vehicle storage to a fully functioning workshop making the space exceptionally practical for storage of vehicles, tools and garden equipment.

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 £465,000 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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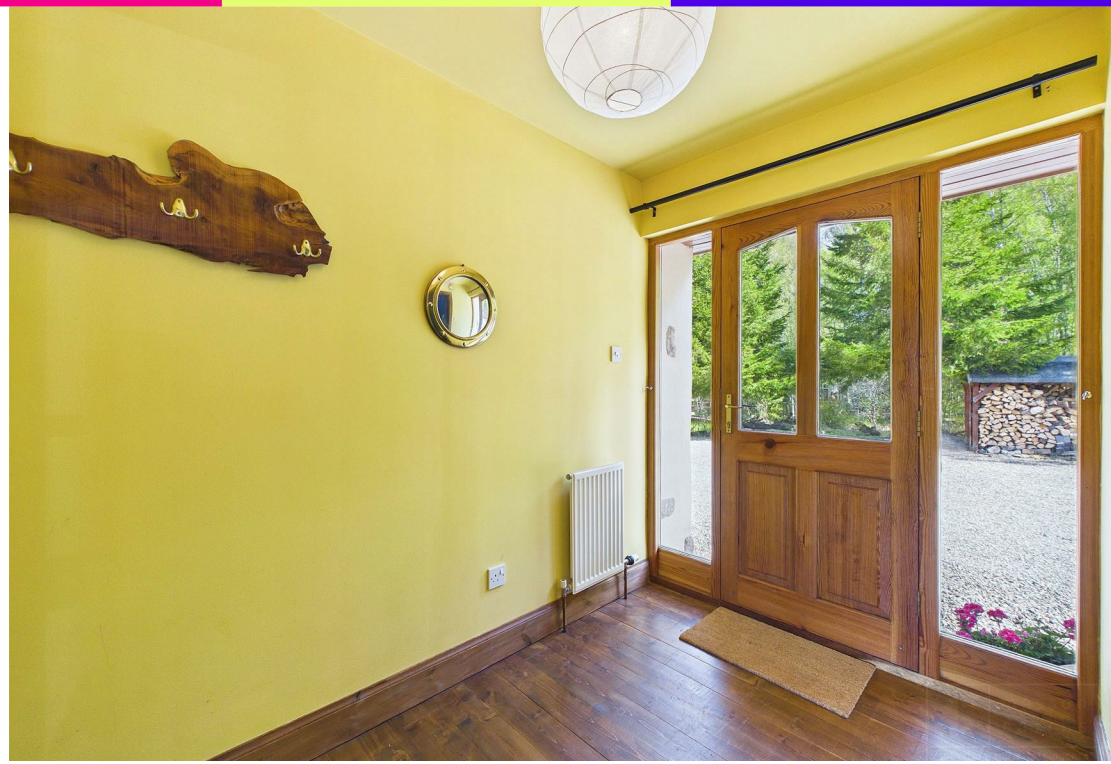
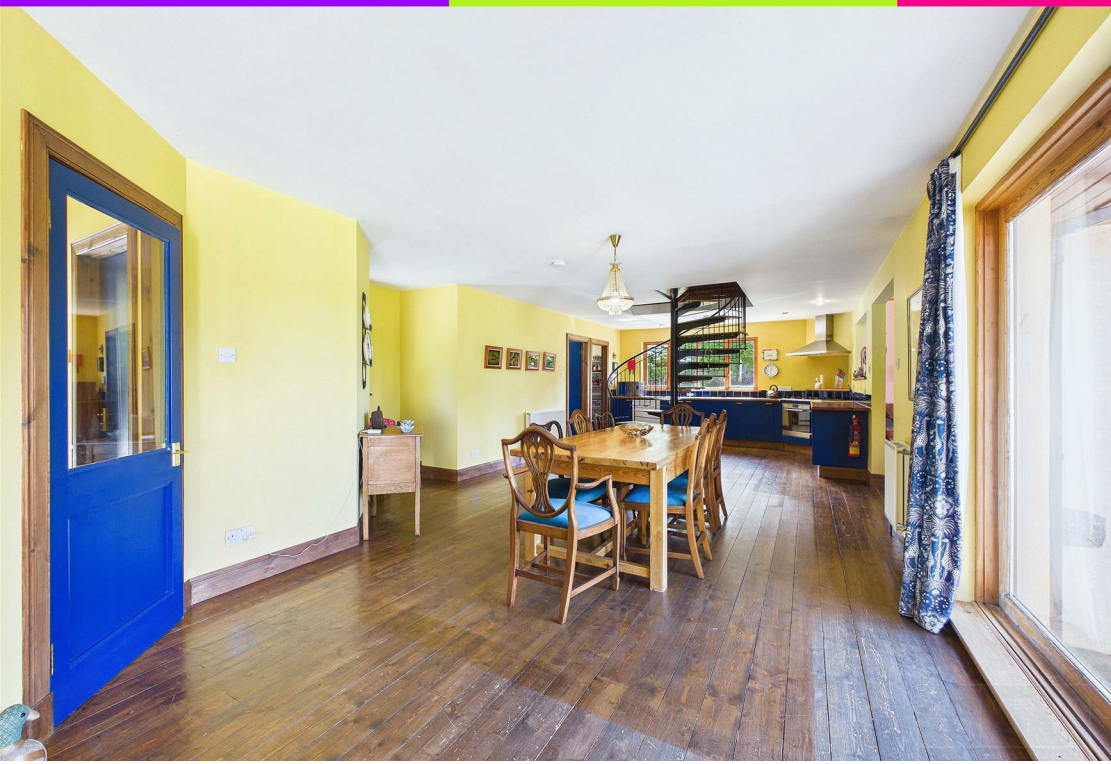
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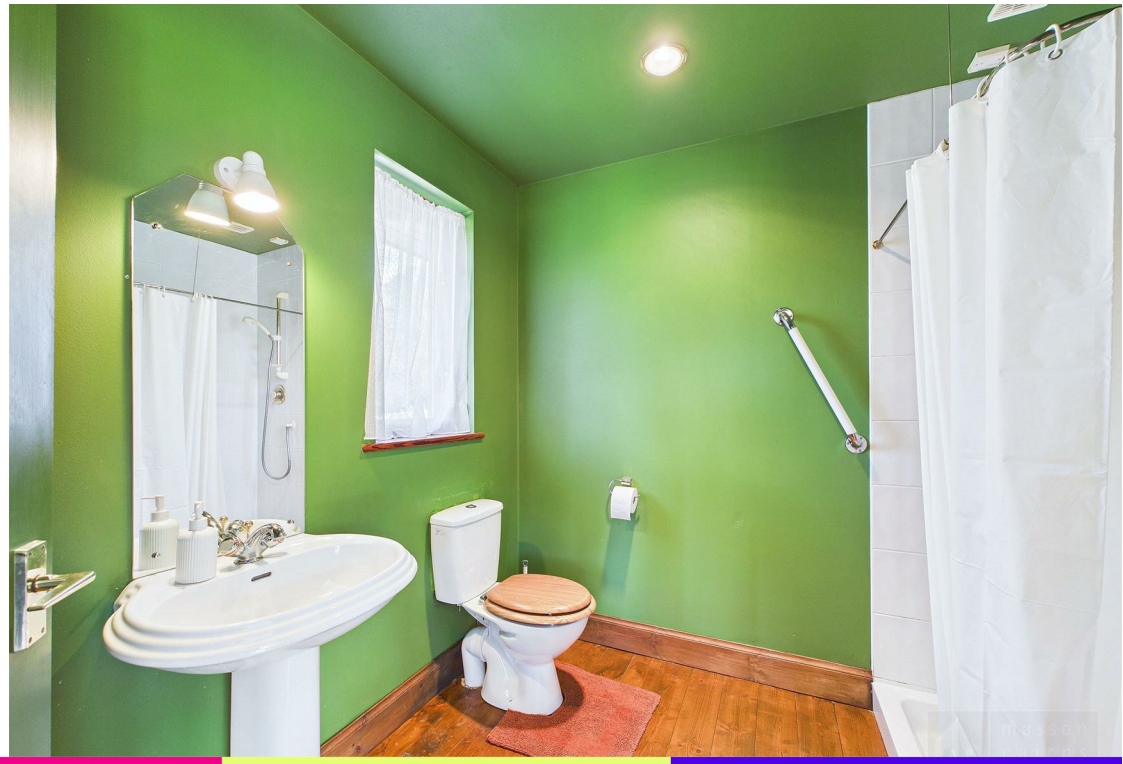
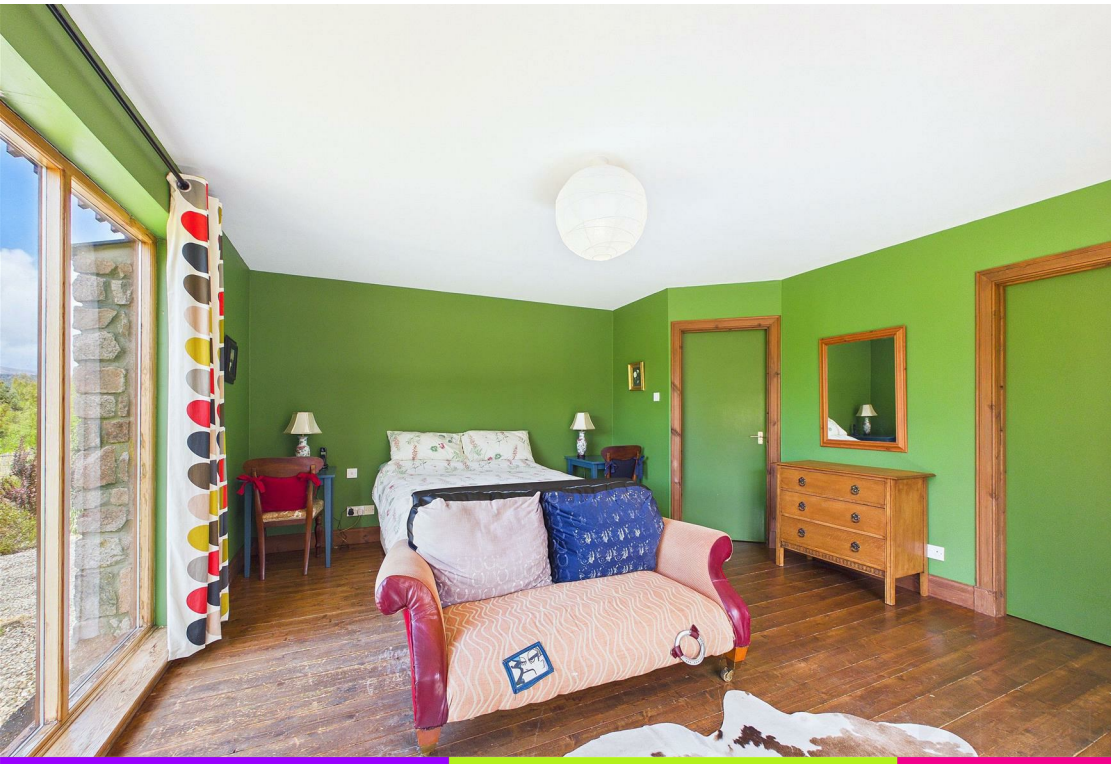
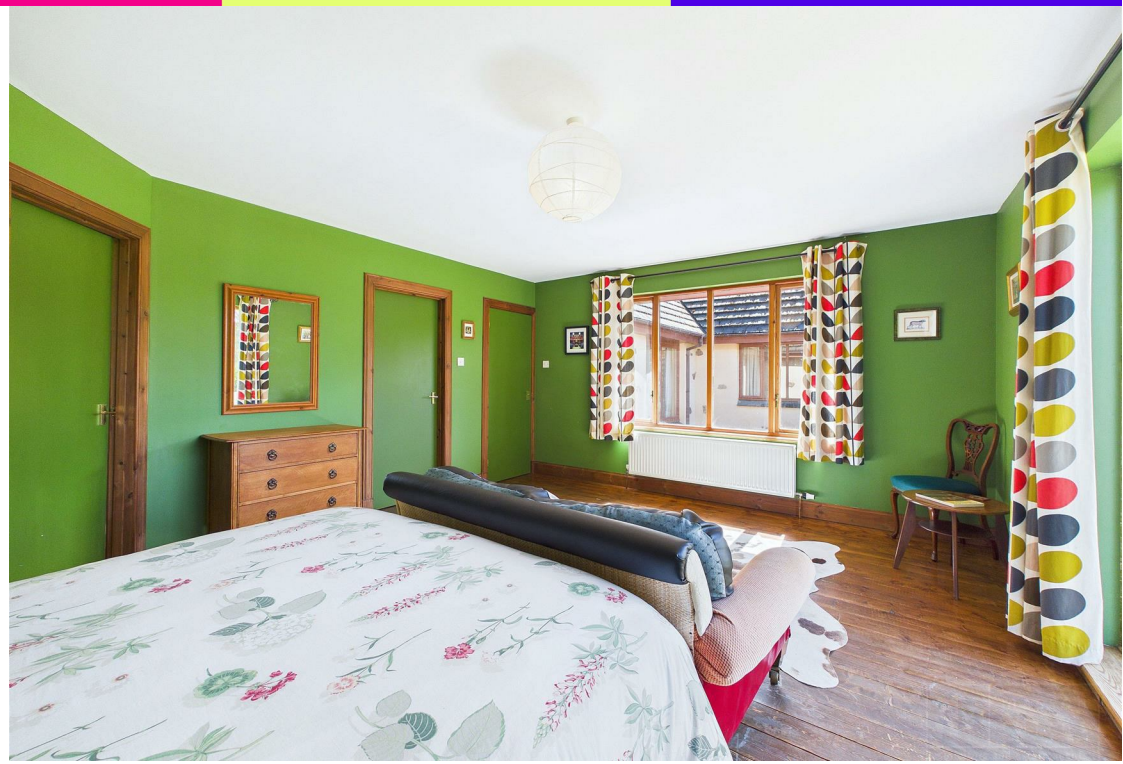
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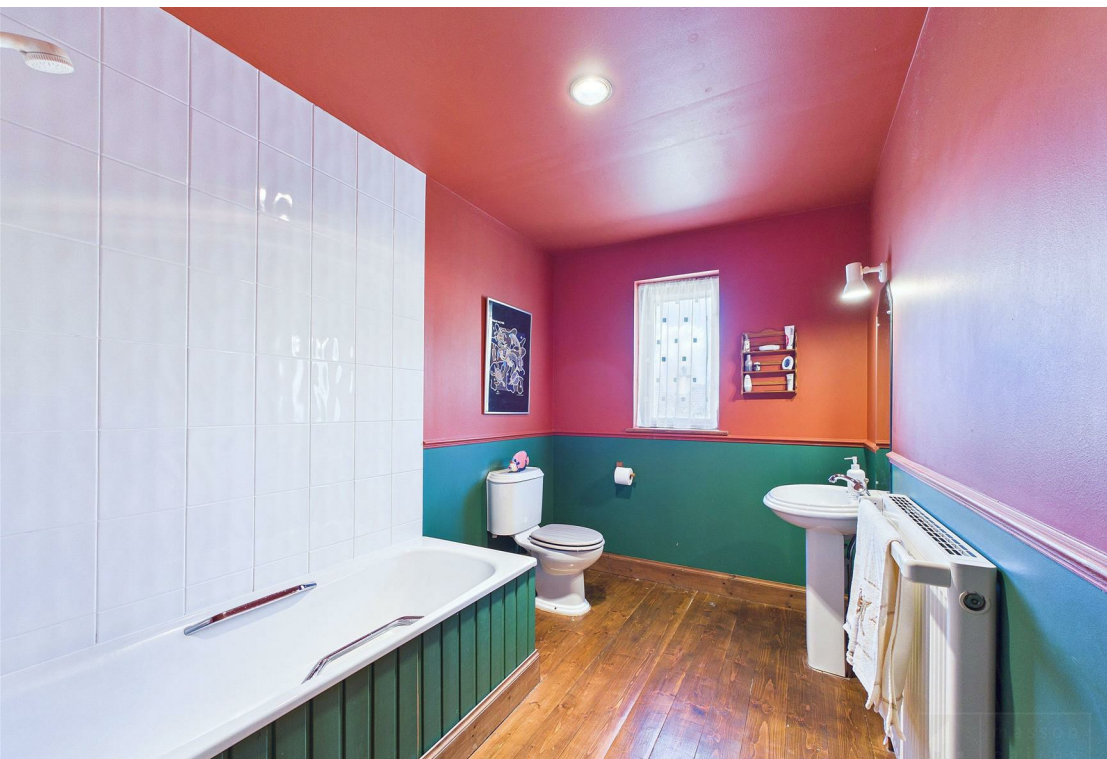


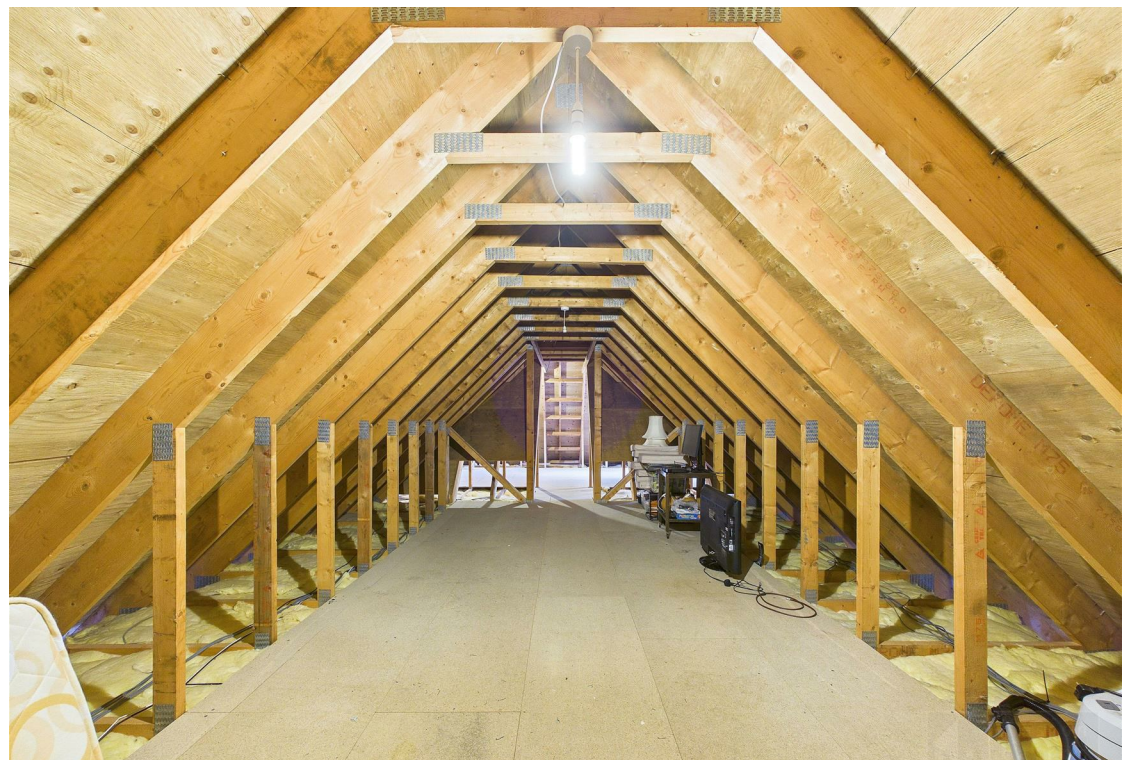


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Approximate total area⁽¹⁾
171.9 m²
1851 ft²

Reduced headroom
2.5 m²
27 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.

GIRAFFE360

Floor 0 Building 1



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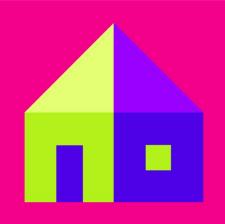
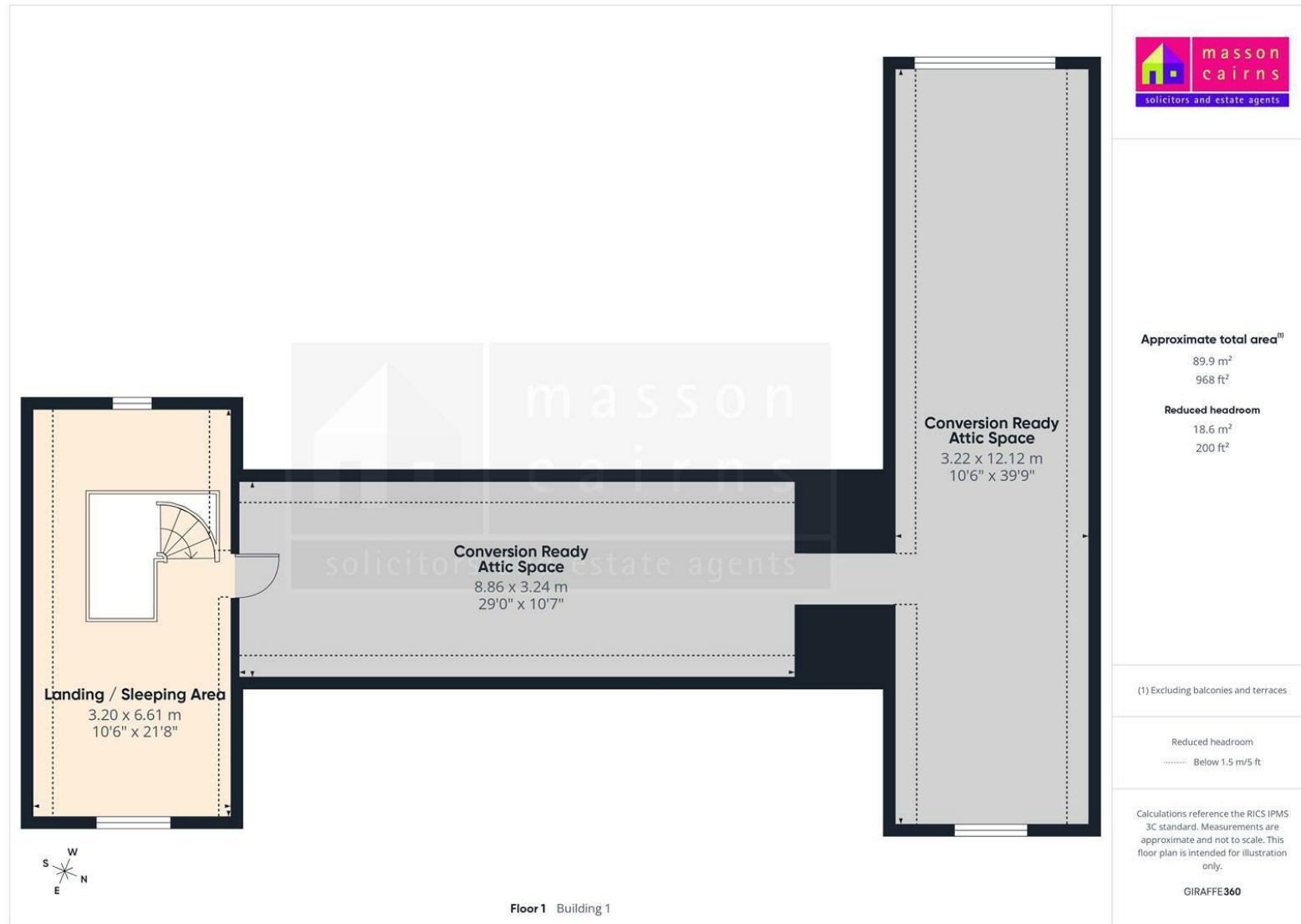
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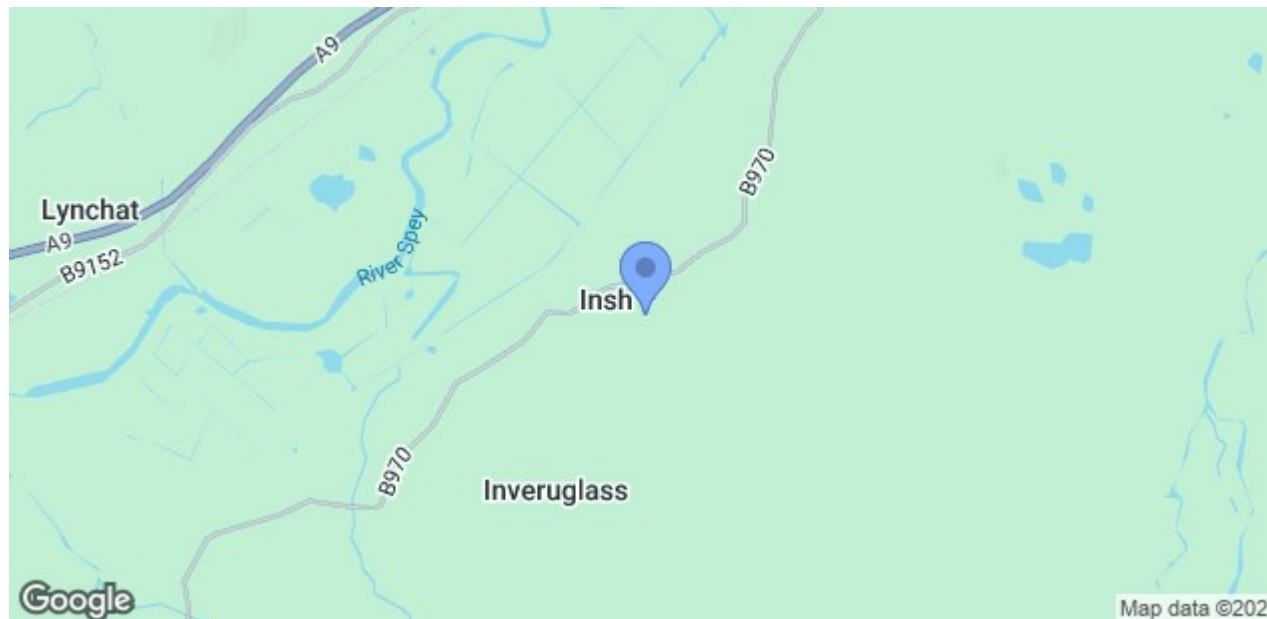
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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



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