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13 Macbean Road, Kinraig, PH21 1AD
Offers Over £450,000

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Tucked away in a peaceful development within one of the Cairngorms National Park's most sought-after villages, this beautifully presented home offers the perfect combination of quality, comfort, and convenience. Set on a generously sized and landscaped plot of approximately 1/3rd of an acre, the house enjoys a wonderful position with views to the hills, excellent privacy, and an inviting sense of space both inside and out. The flexible layout spans two thoughtfully arranged floors and is ideal for modern family life or those simply seeking room to breathe. The heart of the home is the bright and spacious kitchen and dining area, where French doors open directly onto the rear patio and garden — perfect for al fresco dining, entertaining, or watching the seasons change. A large dual-aspect sitting room with a wood burning stove provides a cosy and elegant retreat, while a separate utility room and ground floor wc add to the practical appeal. With four versatile bedrooms, including a generous principal bedroom with en-suite, and a handy home working space or nursery, the home can easily adapt as your needs evolve. The layout offers excellent privacy for guests or older children, and the overall feel is airy, welcoming, and exceptionally well finished. Outside, the landscaped gardens wrap around the home and include a lovely mix of lawn, mature shrubs, and paved areas for relaxing or pottering. The attached garage with floored roof space is a real bonus. With ample parking on the lock-block driveway and a peaceful yet accessible setting, this is a home that would suit a variety of purchasers EPC C, Council tax F, Home report available from 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/Village Store, 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

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 C

Entrance Vestibule

2.29m x 1.15m (7'6" x 3'9")

Step inside through a glazed timber door into inviting entrance adorned with dual aspect windows. The space is beautifully illuminated, creating a bright and welcoming atmosphere. An internal timber and partially glazed door invites you further into the home, serving as the perfect introduction to the rest of your living space.

Hallway

The spacious and welcoming hallway, accessed from the entrance vestibule, seamlessly connects all of the accommodation on the ground floor, briefly comprising of a sitting room, an open plan kitchen and dining space, the utility room, two ground floor bedrooms and a conveniently located WC. A staircase leads to two further bedrooms on the first floor, a bathroom and en-suite. The hallway features carpet flooring underfoot and recessed ceiling lighting.

Sitting Room

4.54m x 6.24m (14'10" x 20'5")

Accessed from the hallway, this sizeable sitting room is flooded with natural light thanks to dual aspect windows looking to the front and side garden spaces. A charming focal point is the inset wood burning stove, set on a slate hearth, offering a warm and inviting atmosphere. The room is finished with carpet flooring and recessed down lighting.

Kitchen & Dining Area

6.58m x 3.23m (21'7" x 10'7")

Bright, spacious, and beautifully appointed, the kitchen and dining area is a superb hub for the home. Stylish shaker-style units are paired with complimentary worktops and tiled backsplash, while a one-and-a-half bowl sink with mixer tap is perfectly positioned beneath twin windows overlooking the rear garden. An integrated dual oven/grill with hob and extractor fan over, is complemented by an integrated fridge/freezer. The dining area comfortably accommodates a large table for entertaining and features a side window as well as patio doors opening onto the rear patio—ideal for al fresco dining. Recessed downlighting and timber laminate flooring underfoot completes this space.

Utility Room

2.10m x 3.17m (6'10" x 10'4")

The utility room offers excellent additional storage with base units, complementary work surfaces with a tiled splash back, and an inset sink with drainer and mixer tap. There is plumbing for a washing machine and space for a tumble dryer or additional fridge /freezer. A partially glazed door provides convenient access to the rear garden. The room is finished with tiled flooring and recessed ceiling lighting.

Bedroom Three

3.40m x 3.02m (11'1" x 9'10")

Another comfortable double bedroom benefitting from an integral wardrobe with sliding doors providing excellent hanging and shelved storage. Double windows to the front allow views over the beautifully kept cul-de-sac. There is laminate flooring and recessed down lighting.

Bedroom Four

3.16m x 3.19m (10'4" x 10'5")

Currently utilised as a home office, this can equally be used as a relaxing double bedroom with a large window to the rear overlooking the lovely garden and benefitting from an integral wardrobe with double sliding doors allowing for both hanging and shelved storage. There is carpet flooring and recessed down lighting.

WC

1.13m x 2.38m (3'8" x 7'9")

Conveniently located on the ground floor, the cloakroom WC includes a white suite comprising a WC and a pedestal wash hand basin with tiled splashback and mirror with shaver light. An opaque window provides



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natural light and ventilation, while the room is finished with tiled flooring, recessed down lighting and an extractor fan.

Landing

An attractive natural pine staircase leads up to the first floor where doors open to the principal bedroom, bedroom two, home working space/ nursery and the bathroom. A large cupboard houses the water cylinder and there is carpet flooring, recessed down lighting and a loft access hatch.

Principal Bedroom & En-suite

2.89m x 4.84m & 2.05m x 1.98m (9'5" x 15'10" & 6'8" x 6'5")

A bright and inviting principal bedroom featuring a dormer window to the front with views across the quiet cul-de-sac and out to the surrounding countryside and hills. The room benefits from a built-in wardrobe offering both hanging and shelved storage. A further door leads to the en-suite shower room, which includes a WC, pedestal wash hand basin with mixer tap, splashback tiling, mirror with display shelf and shaver light, and a shower enclosure with full height tiling. A Velux window provides natural light, and the room is completed with tiled flooring, recessed downlighting and an extractor fan.

Bedroom Two

3.45m x 4.21m (11'3" x 13'9")

A peaceful and generously proportioned double bedroom featuring an integral wardrobe with sliding doors providing both hanging and shelved storage. The room enjoys excellent natural light from a side-facing window and a Velux roof window, while carpet flooring and recessed downlighting add to the comfortable feel.

Home Working Space / Nursery

2.95m x 1.78m (9'8" x 5'10")

A bright and adaptable room, perfect as a dedicated home office or cosy nursery. A Velux window frames charming views over the quiet cul-de-sac and out toward the hills beyond, creating a peaceful outlook. The room benefits from carpet flooring and recessed ceiling lighting.

Bathroom

3.37m x 1.97m (11'0" x 6'5")

A spacious, fresh and fully equipped bathroom comprising of a WC, pedestal wash hand basin with mixer tap, tiled splashback, a mirror

and shaver light, a double ended bath with central mixer tap and a separate shower enclosure are all complemented by fresh tiling. A Velux window to the rear provides excellent natural light in addition to the recessed down lighting and there is tiled flooring and an extractor.

Garage

3.00m x 5.73m (9'10" x 18'9")

An up and over door to the front provides access to the garage which benefits from concrete flooring, several power points and ceiling lighting. The oil fired boiler is located here and a further door leads to the rear garden.

Outside

The gardens extend to just over a 1/3rd of an acre with the spacious front garden mainly laid to lawn and enjoying a large lock block drive which leads to the garage and provides parking for several vehicles. The extensive rear garden which is mostly laid to lawn with some mature planting has an outside tap and patio area which is also accessible from the dining area allowing for al fresco dining.

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 £450,000 are invited

Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

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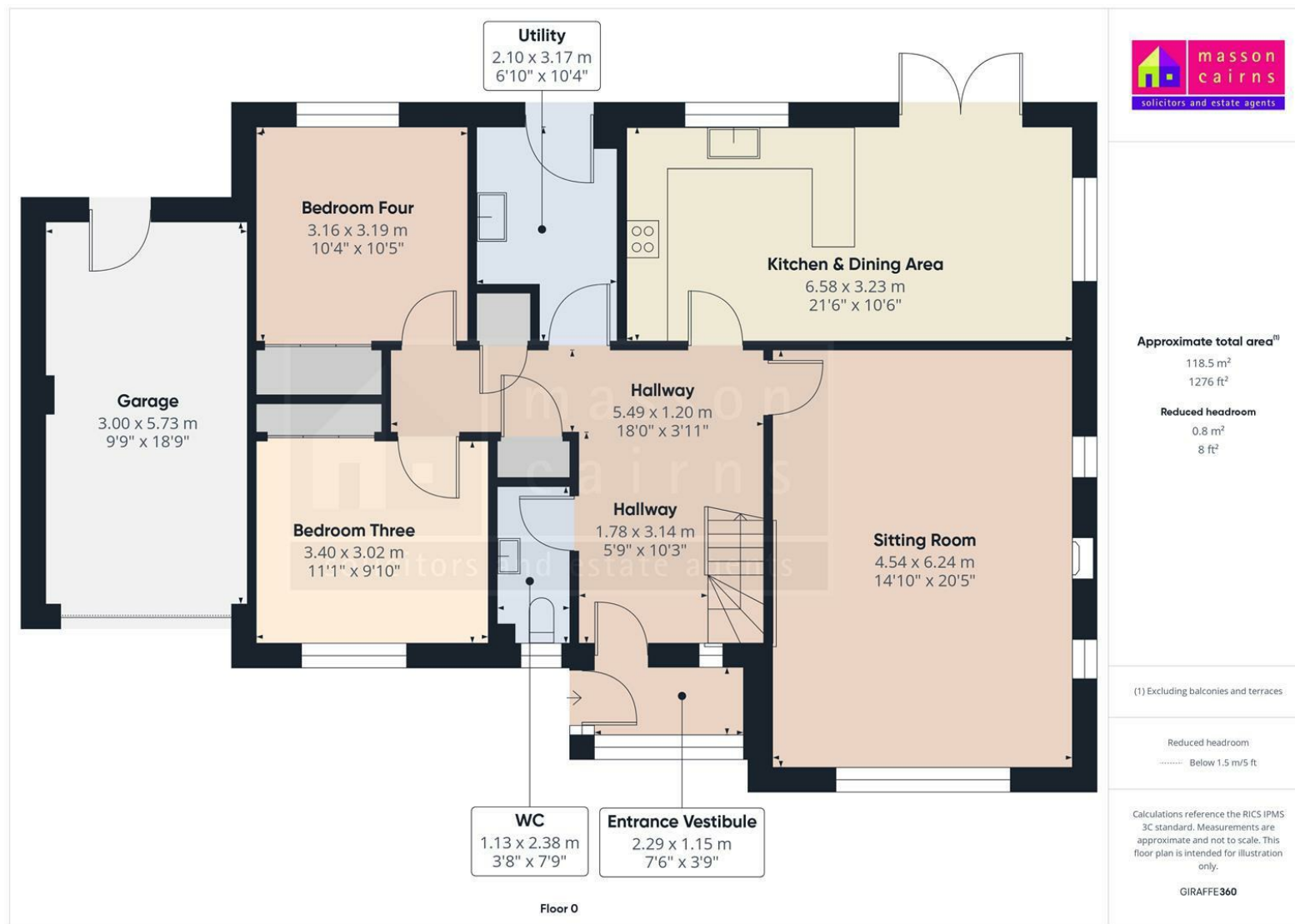












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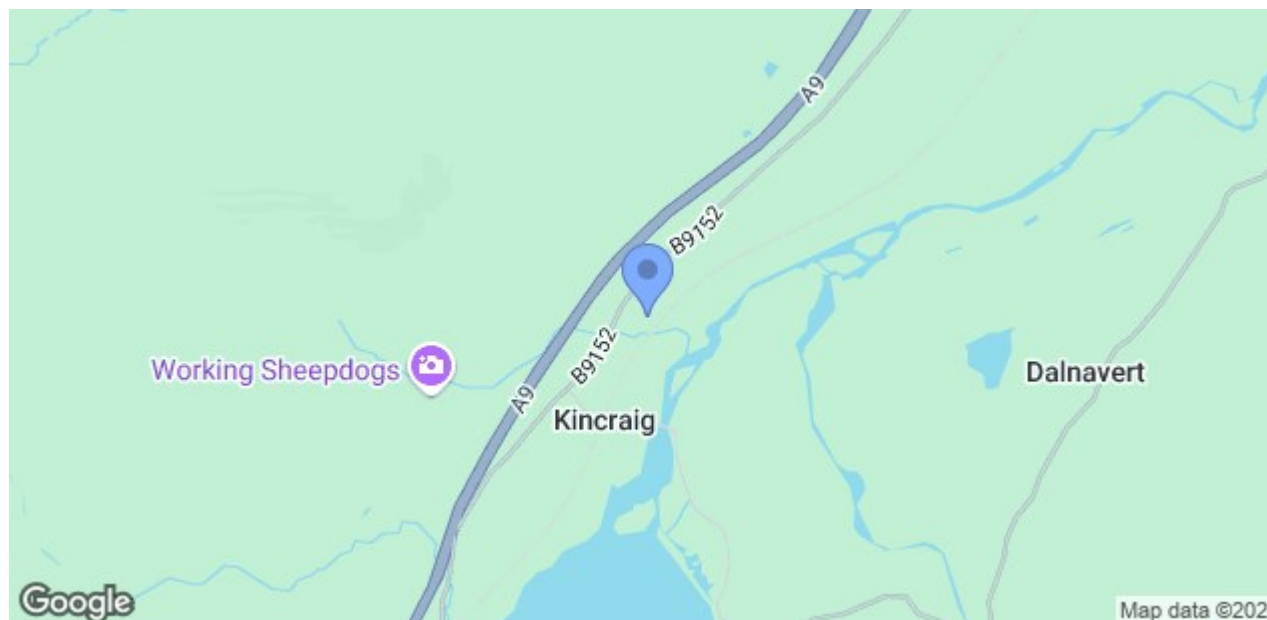
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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