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solicitors and estate agents

2 James Court, Kingussie, PH21 1PD
Offers Over £105,000

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

Located in James Court, Kingussie, this semi-detached bungalow presents an excellent opportunity for first-time buyers or those seeking to downsize and live in the heart of the Cairngorms National Park. With one well-proportioned bedroom, the property also offers a bright and inviting sitting room, perfect for relaxation and entertaining, a compact and efficient kitchen space, and a centrally located bathroom. While the property would benefit from a degree of modernisation, it represents an exciting opportunity for buyers to refurbish and tailor the interior to their own style and requirements. The shared garden space provides an outdoor area with good amenity and off-street parking ensures convenience and ease, making this property even more appealing. Situated in a quiet location within this popular Highland town, the new owners can enjoy the tranquillity of their surroundings while being close to local amenities and the stunning natural beauty that the area has to offer. This property is a wonderful blend of comfort and potential, making it a must-see for anyone looking to establish their home in this picturesque area. EPC D, Council Tax B, Home report available at massoncairns.com

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Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

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 where an online copy is available to download.

EPC Rating D

Entrance Vestibule

0.92m x 1.12m (3'0" x 3'8")

The entrance vestibule provides a practical and welcoming space with a further timber and glazed door leads into the main hall.

Hallway

The hallway provides a central route through the home, giving access to all of the accommodation. There is a large walk in cupboard (1.31m x 1.16m), providing storage for shoes, boots, outerwear, and household goods.

Sitting Room

3.98m x 2.98m (13'0" x 9'9")

A door leads from the hallway, opening into a bright sitting room that benefits from a large picture window to the front of the property. The space can comfortably accommodate both relaxation and dining. There is carpet flooring and ceiling lighting.

Kitchen

2.71m x 3.28m (8'10" x 10'9")

The kitchen, positioned to the front of the home provides an efficient use of space and is currently fitted with a good range of base, drawer and wall units, complimentary work surfaces and a tiled splashback as well as a breakfast bar ideal for informal dining. There is space and plumbing for



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cooker units, a dishwasher or washing machine and space for a fridge freezer. The kitchen also features a hatch providing access to the attic space.

Bedroom

3.01m x 2.57m (9'10" x 8'5")

The bedroom is a generously proportioned space, enhanced by a window to the rear that fills the room with natural light. Excellent storage is provided by way of an integral double wardrobe, offering a combination of hanging and shelved space. The room is finished with carpet flooring and ceiling lighting.

Bathroom

1.68m x 2.28m (5'6" x 7'5")

The bathroom is fitted with a traditional three-piece suite in white comprising a bath with shower, pedestal wash hand basin and WC. The walls surrounding the bath are predominantly tiled and a privacy window to the rear provides natural light and ventilation in addition to an extractor fan. There is a shaver light above the basin, a chrome heated towel radiator and ceiling lighting.

Outside

The property enjoys a spot in a quiet cul-de-sac. To the front there is off-street parking for one vehicle. The side garden is a shared space with an adjacent property and it features a rotary washing line. The area is mainly laid to gravel and is bound by timber fencing.

Services

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

Entry

By mutual agreement.

Price

Offers over £105,000 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

Fax: (01479) 874806

Email: property@lawscot.com

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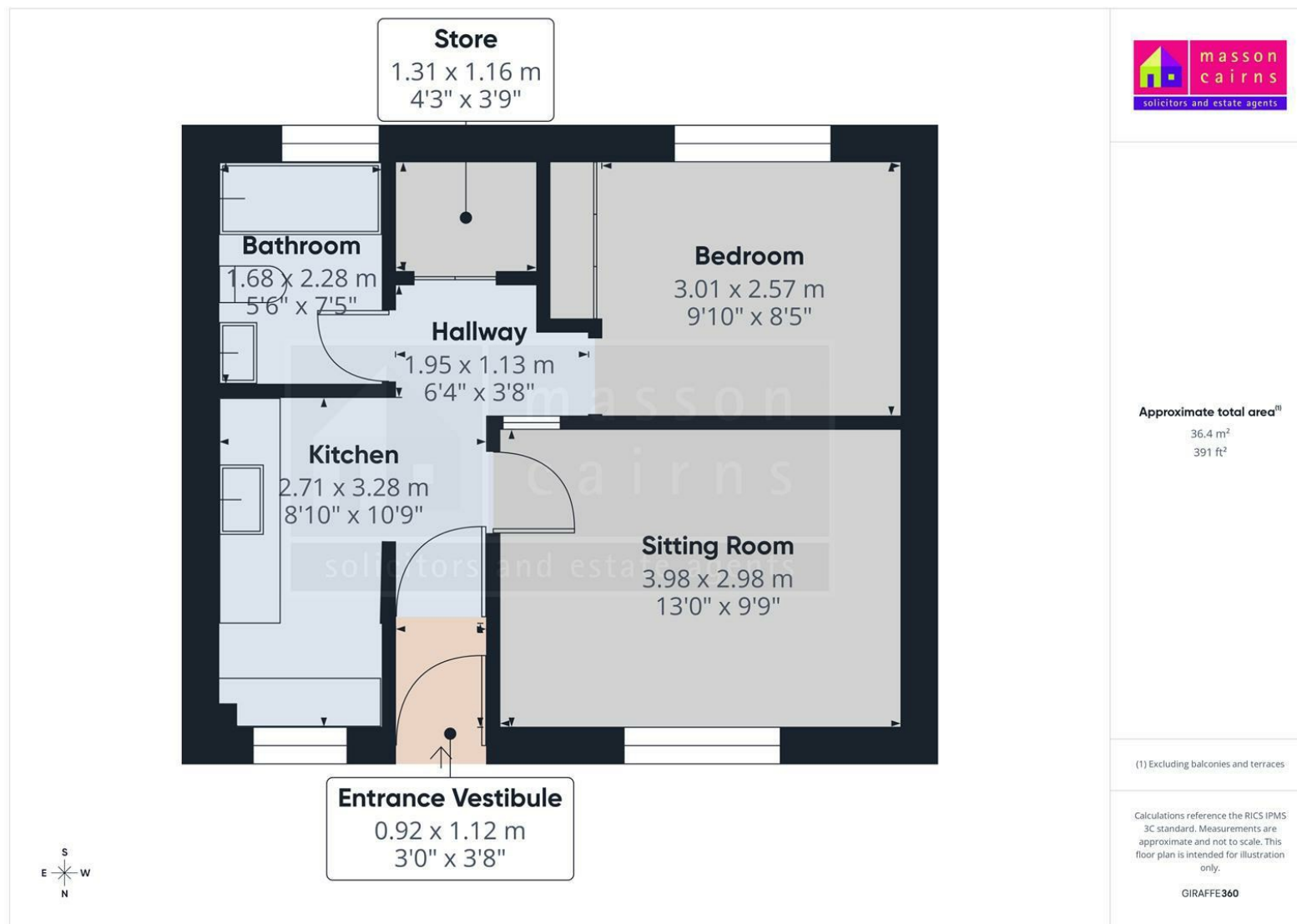
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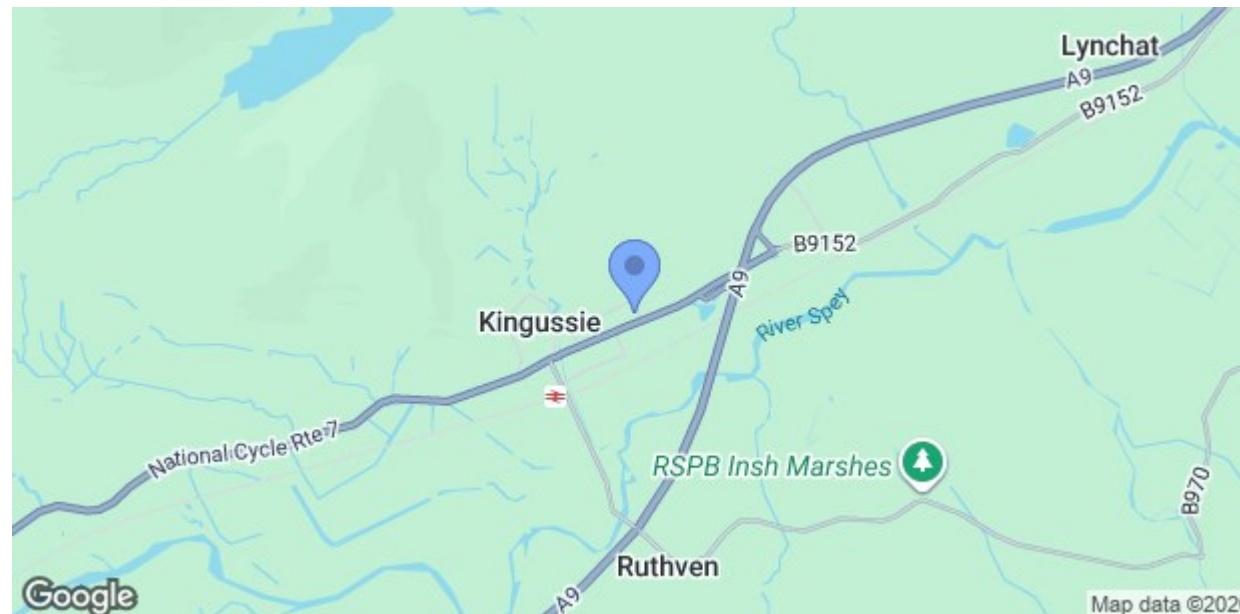
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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