



masson
cairns ESTD 1985

solicitors and estate agents

Greenfield Cottage & Steading, Insh, PH21 1NT
Offers Over £395,000

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

Set within the peaceful hamlet of Insh in the heart of the Cairngorms National Park, Greenfield Cottage is a charming detached Highland home with a separate steading and generous grounds extending to approximately 0.38 acres. Combining traditional character with exciting potential for modern refinement, this whitewashed stone and slate cottage offers an appealing balance of warmth, comfort and flexibility. The accommodation is bright and welcoming, featuring a spacious sitting room with a striking exposed stone wall and wood-burning stove, an adjoining kitchen with ample worktop and storage space, and a delightful conservatory that captures the surrounding garden views and natural light. The ground floor also includes a well-proportioned principal bedroom with en-suite shower room, a further shower room, separate WC and a practical utility room. Upstairs, the landing leads to two comfortable bedrooms, each with a peaceful outlook over the grounds. Outside, the gardens offer an attractive mix of lawn, patio and mature planting, with ample space for seating, entertaining and off-street parking. There is also a substantial detached steading, currently arranged with an open plan area, small kitchen space and separate shower room, in addition to a loft space, which can be used for home working, games or utility space. In addition, a detached garage measuring approximately 5.05m x 6.08m provides secure parking and additional storage. Perfectly positioned between Kingussie and Aviemore, and just a short distance from Loch Insh, renowned for its outdoor pursuits and natural beauty, Greenfield Cottage presents a rare opportunity to enjoy an authentic Highland lifestyle in a beautiful and accessible setting. EPC D, Council Tax E, Home report available at massoncairns.com

Offers Over £395,000



masson
cairns ^{LTD}

solicitors and estate agents

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

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

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

1.78m x 1.72m (5'10" x 5'7")

The entrance vestibule offers a bright and practical welcome to the home, featuring a high performance glazed uPVC door to the rear. This area provides an ideal spot for storing outerwear and boots. Finished with carpet flooring and neutral décor, it sets the tone for the comfortable, country-style interiors beyond. Adjacent to the entrance vestibule you will find doors on either side to a boot room and utility area.

Hallway

The hallway offers a central link to the ground and first floor accommodation. Finished with carpet flooring, it features a staircase with timber balustrade leading to the upper level and there is direct access to the sitting room, shower room and ground floor principal bedroom, and study nook, ensuring a practical and well-connected layout.

Sitting Room & Dining Area

5.19m x 4.15m (17'0" x 13'7")

The sitting room at Greenfield Cottage is a wonderfully welcoming and characterful space forming the heart of the home. A feature exposed stone wall with an impressive inglenook fireplace and wood-burning stove creates a warm and inviting focal point, while twin windows fill the room with natural light. There is ample space for both seating and dining areas, making it ideal for relaxing or entertaining. Openings lead respectively to the kitchen and hallway, enhancing the room's flow and sense of connection with the rest of the house, while a glazed door opens through to the conservatory. There is carpet flooring and wall lighting.

Conservatory

2.26m x 3.34m (7'4" x 10'11")

An ideal spot for morning coffee, quiet reading, or simply taking in the view, the conservatory provides a bright and tranquil space with views over the surrounding gardens. Large picture windows flood the room with natural light and frame the scenic outlook, while a glazed door opens to the garden, seamlessly connecting indoors with outside.

Kitchen

4.29m x 1.78m (14'0" x 5'10")

The kitchen offers a bright and functional space with a good range of timber base units, complemented by ample worktop space and tiled splash backs. A large dual

aspect windows fill the room with natural light while providing a pleasant outlook. The layout includes an integrated oven, gas hob with extraction over and stainless-steel sink with drainer. There is under counter space for a fridge freezer and an integral dishwasher in addition to a larger cupboard providing additional useful storage space. The room is finished with vinyl flooring and ceiling lighting.

Utility

1.77m x 1.69m (5'9" x 5'6")

The utility room provides plumbing and drainage for a washing machine and space for a tall fridge freezer. A window offers views over the rear garden and driveway as well as providing a source of natural light. A cupboard houses equipment in relation to the solar PV array and air source heat pump. The room is finished with vinyl flooring and ceiling lighting.

Boot Room

1.97m x 1.71m (6'5" x 5'7")

A practical storage area located off the entrance vestibule, ideal for storing additional shoes, boots and outerwear. The space houses the hot water tank and associated plumbing and provides easy access for maintenance. A large double window provides a great source of natural light as well as ventilation when needed.

WC

0.80m x 1.71m (2'7" x 5'7")

A folding concertina door provides access to this conveniently located WC. This room features a WC alongside a wall mounted wash hand basin. An extractor fan ensures ventilation.

Shower Room

1.51m x 2.86m (4'11" x 9'4")

The spacious ground-floor shower room is currently designed with accessibility and practicality in mind, featuring a walk-in shower area with curtain and grab rails, a WC, and a wall mounted wash hand basin. Designed as a wet room, the room is fully lined with floor to ceiling wet wall panelling and a non-slip vinyl floor with flush mounted drainage ensure a bright, clean, and functional finish. A privacy window to the front provides natural light. This flexible space could easily be adapted or modernised to suit personal requirements.

Principal Bedroom & En-Suite

3.51m x 3.21m & 1.61m x 0.81m (11'6" x 10'6" & 5'3" x 2'7")

The ground floor principal bedroom is a generously proportioned space, enhanced by a picture window to the front and fills the room with natural light. Excellent storage is provided by an integral double wardrobe, offering a combination of hanging and shelved space. The room is finished with soft carpet flooring and ceiling lighting. The en-suite shower room is a functional space, housing a shower enclosure with mains



masson
cairns ESTD 1994

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents

pressure shower tiled surround. There is ceiling lighting and an extractor fan provides ventilation.

Landing

The bright landing serves as a central hub to the upper-floor accommodation, offering access to two further bedrooms. Natural light streams in through a large Velux window, creating a pleasant spot that easily accommodates a small seating area or reading nook. The space is finished with carpet flooring and wall mounted lighting. Practical use of space within the eaves has been made to provide additional storage via three cupboard spaces.

Bedroom Two

4.11m x 3.00m (13'5" x 9'10")

A bright and generously sized double room with a dormer windows to the rear and a Velux window to the front fill the space with natural light. The room enjoys an open outlook and there is wall mounted lighting and carpet flooring.

Bedroom Three

3.67m x 2.99m (12'0" x 9'9")

Essentially a mirror image of bedroom two this is another light and airy double / twin bedroom with a dormer window to the rear and a Velux to the front that flood the space with natural light. There is carpet flooring and wall mounted lighting.

Steading & Shower Room

3.15m x 6.37m & 2.87m x 1.28m (10'4" x 20'10" & 9'4" x 4'2")

The substantial detached steading is currently configured to include an open-plan area, a compact kitchen space, and a separate shower room, together with a loft area that offers flexibility for use as a home office, games room, or utility space. The shower room is fitted with a three-piece suite comprising a WC, a flush-mounted wash hand basin with twin taps, and a shower enclosure.

Garage

5.09m x 6.08m (16'8" x 19'11")

Next to the steading is a useful double garage and workshop space with a concrete base, power, and lighting, providing an ideal space for hobbies, storage, or vehicle storage and maintenance. The garage currently includes shelving, workbenches, and natural light from a window to the side.

Outside

The property enjoys generous, enclosed grounds extending to approximately 0.38 acres, offering a combination of lawn, patio and mature planting. The gardens provide a private and sheltered setting with ample space for seating, outdoor entertaining and parking for multiple vehicles, including a double garage. To the rear, the property benefits from an attractive outlook across a large field with mature woodland in the distance.

Services

It is understood that there is mains water, drainage and electricity. There is air source central heating and solar pv panels.

Entry

By mutual agreement.

Price

Offers over £395,000 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

www.massoncairns.com



masson
cairns ESTD 1984

solicitors and estate agents

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

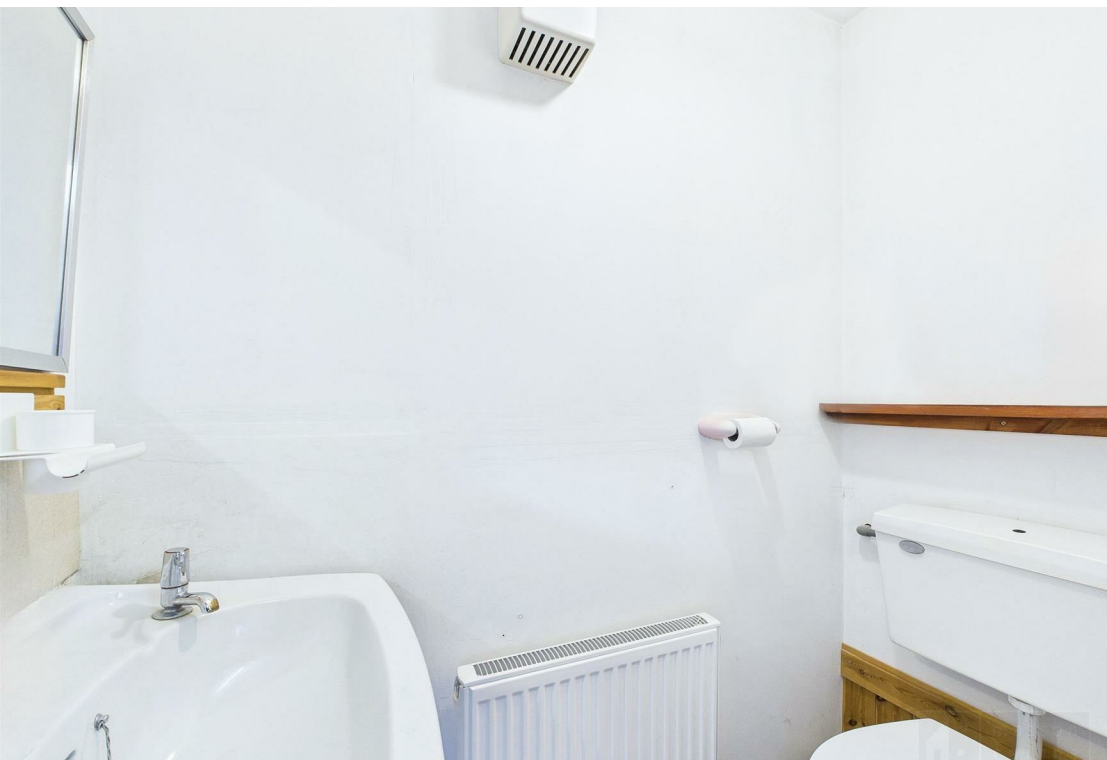
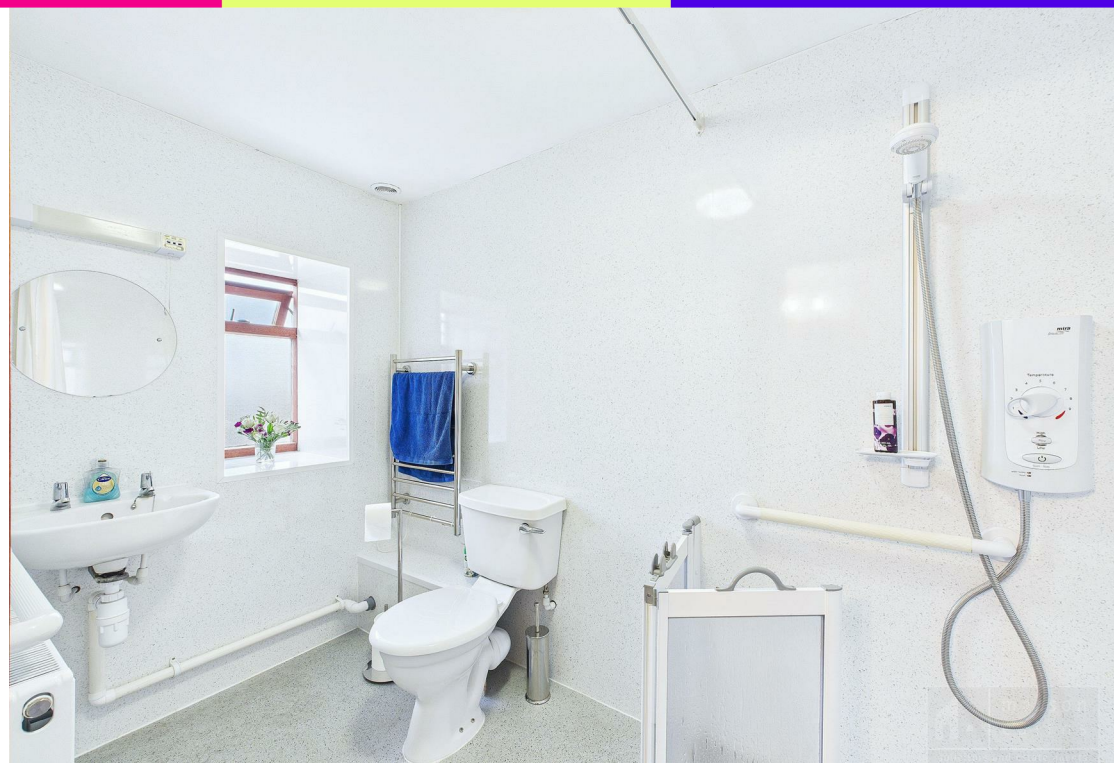








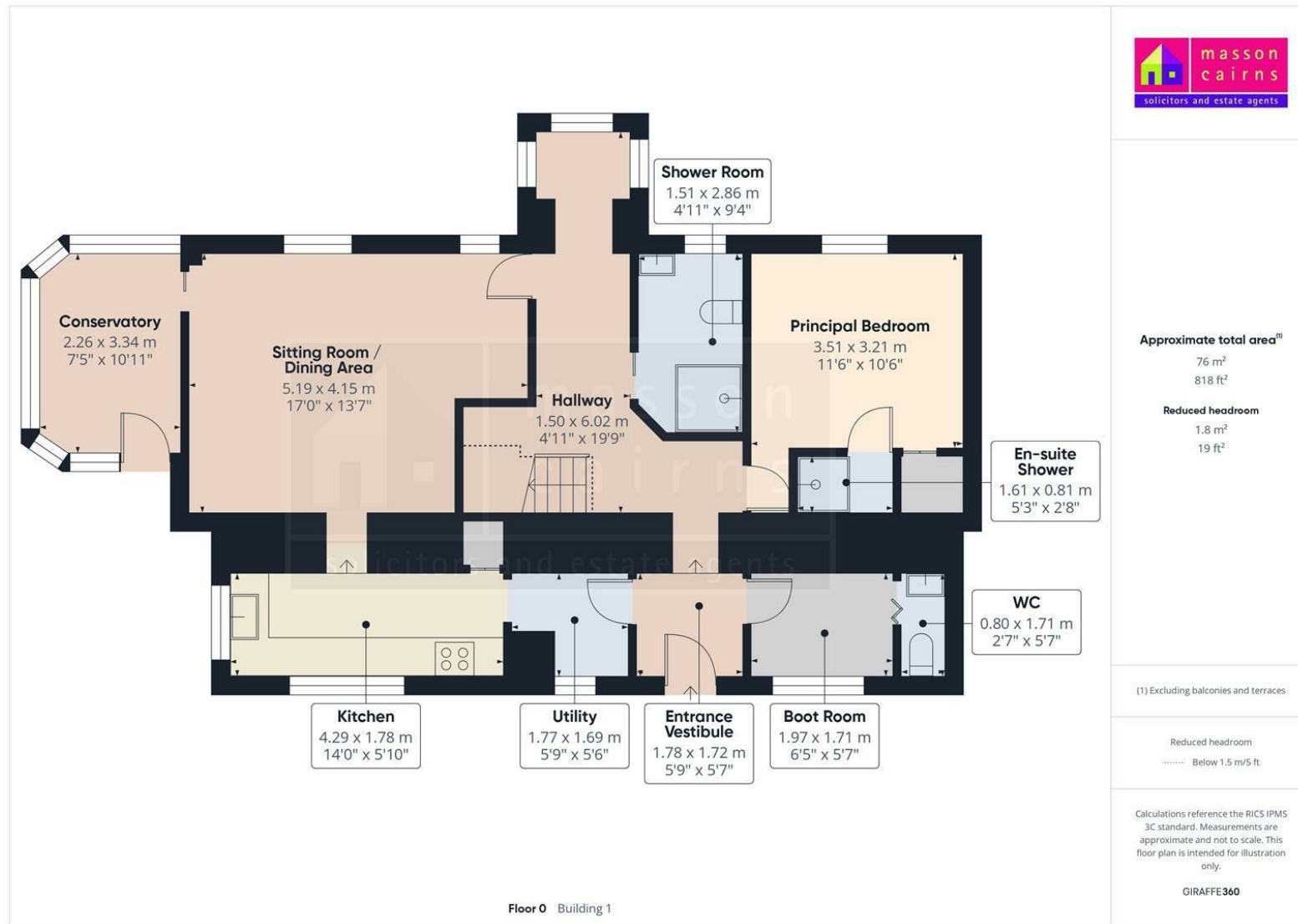












**masson
cairns** LTD

solicitors and estate agents

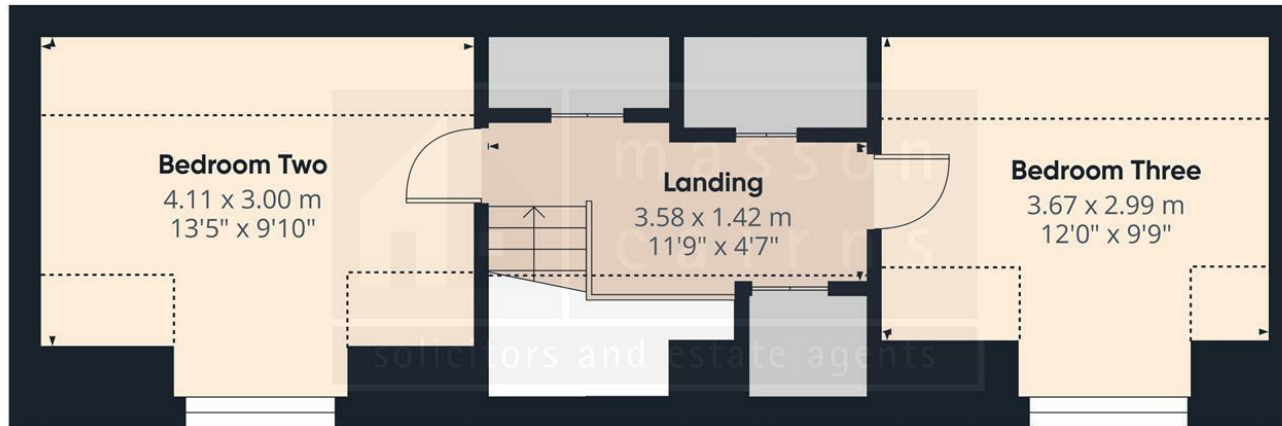
Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>



Floor 1 Building 1

Approximate total area⁽¹⁾

34.3 m²
369 ft²

Reduced headroom

9 m²
97 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



masson
cairns ^{LD}

solicitors and estate agents

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>



Approximate total area⁽¹⁾
25.4 m²
273 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.

GIRAFFE360

Floor 0 Building 2



**masson
cairns** LTD

solicitors and estate agents

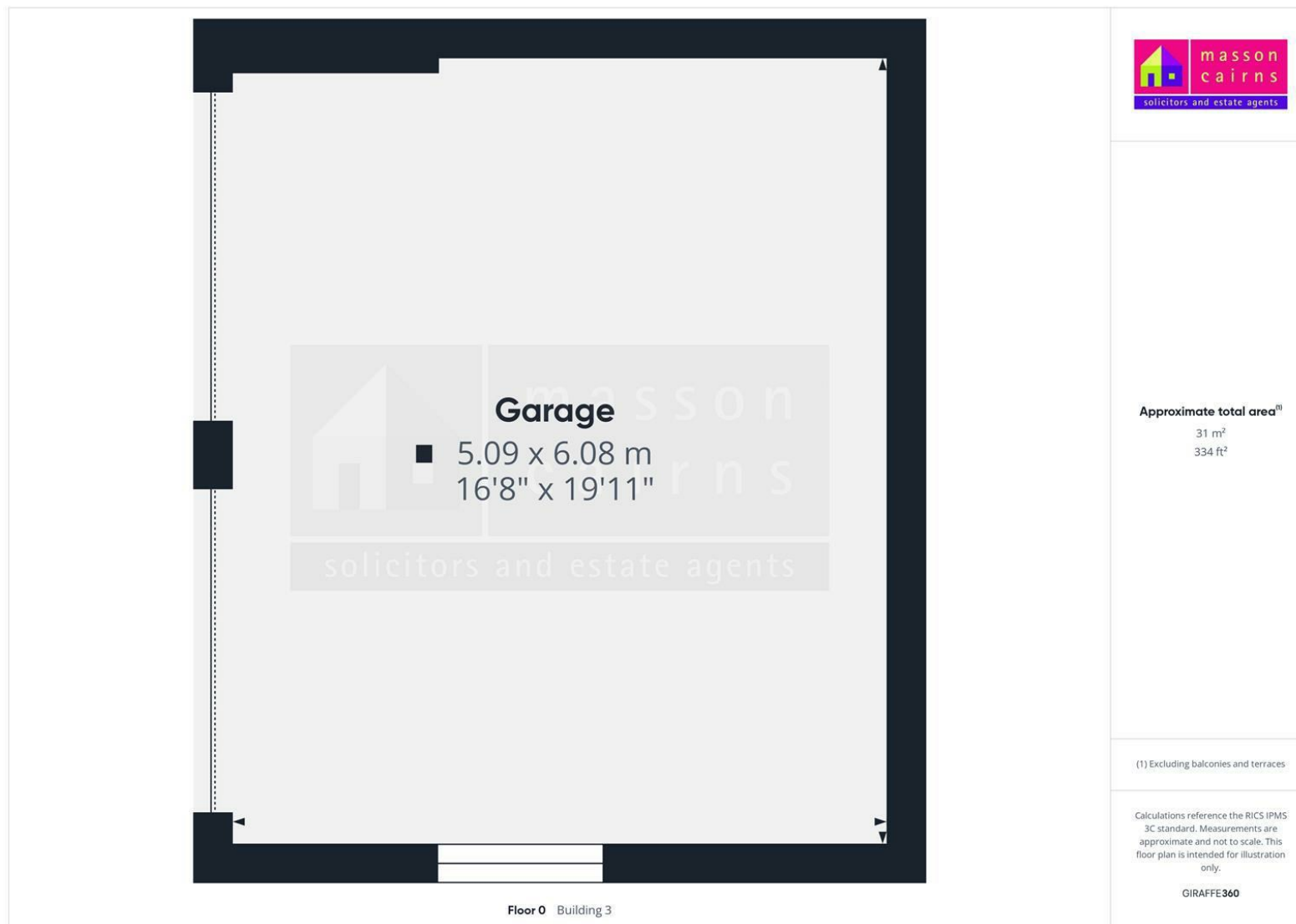
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>



masson
cairns LD

solicitors and estate agents

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D	55	
(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



masson
cairns LLP

solicitors and estate agents

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>