

masson cairns LTD

solicitors and estate agents

4 James Court, Kingussie, PH21 1PD

Offers Over £100,000

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

A well-presented one bedroom semi-detached bungalow in Kingussie, offering bright, easily managed accommodation and a practical walk-in layout ideally suited to downsizers, first-time buyers and a variety of purchasers. The property is entered through a neat entrance vestibule and from here, the accommodation flows through to the kitchen, which is arranged in a practical galley style with a good range of contemporary wall, drawer and base units, work surfaces, inset stainless steel sink with drainer, space for appliances, and a window drawing in natural light. The sitting room is a comfortable and well-proportioned reception room with a window to the front, offering space for relaxed seating and benefiting from a simple, neutral finish that gives an immediate sense of light. The remaining rooms include a generous double bedroom, positioned to the rear, with a peaceful outlook towards greenery and ample space for freestanding furniture in addition to a double integral wardrobe. The bathroom is fitted with a white suite comprising bath with shower over, WC and wash hand basin, complemented by marble-effect wet wall panelling, an opaque window and heated towel rail. Externally, the property enjoys a parking area to the front, providing convenient off-street parking, while the immediate setting is softened by mature trees and established greenery. Compact, practical and freshly presented, this appealing bungalow offers comfortable single-level living in a convenient Kingussie location, with the benefit of parking and a low-maintenance arrangement inside and out. EPC D, Council Tax B, Home report available online at massoncairns.com

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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
1.19m x 1.15m (3'10" x 3'9")
The property is entered via a bright entrance vestibule with laminate wood flooring and a cupboard housing the electricity meters in addition to a further door providing access onward into the hallway and kitchen.

Hallway & Kitchen
The kitchen is smartly appointed with laminate wood flooring, ceiling lighting and extractor, fitted with a range of grey wall, drawer and base units, contrasting work surfaces and splashbacks, stainless steel sink with drainer and space for appliances. A window brings in natural light, while the adjoining open hallway continues the laminate flooring and provides two large storage cupboards, a hatch to the insulated attic space and doors to the sitting room, bedroom and bathroom.

Sitting Room
3.06m x 3.51m (10'0" x 11'6")
The sitting room sits to the front of the property and is a bright, well-proportioned space with a large window drawing in natural light. Finished with laminate wood flooring, fresh neutral décor and ceiling lighting, it provides a comfortable reception room with ample space for relaxed seating, while an internal window adds borrowed light and connection back towards the hallway and kitchen beyond.

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Bedroom
3.04m x 3.20m (9'11" x 10'5")
The bedroom is positioned to the rear of the home and is a well-proportioned double room, it is finished with laminate wood flooring, ceiling lighting and space for freestanding furniture, while a double mirrored wardrobe provides useful fitted hanging and shelved storage

Bathroom
1.69m x 1.98m (5'6" x 6'5")
The bathroom is finished in a crisp, contemporary style, with a white suite comprising a bath with shower over and curtain rail, WC and vanity wash hand basin with storage beneath. Marble-effect wet wall panelling around the bath creates a clean, low-maintenance finish, while an opaque rear-facing window provides natural light and privacy. A heated towel rail, tile effect flooring and simple modern fittings complete this fresh space.

Outside
The property enjoys a spot in a quiet cul-de-sac. To the front there is off-street parking. There is walking space around the property and a shared garden space that features a rotary washing line. This area is mainly laid to gravel and is bound by timber fencing.

Services
It is understood that there is mains water, drainage and electricity. There is electric storage and panel heating.

Entry
By mutual agreement.

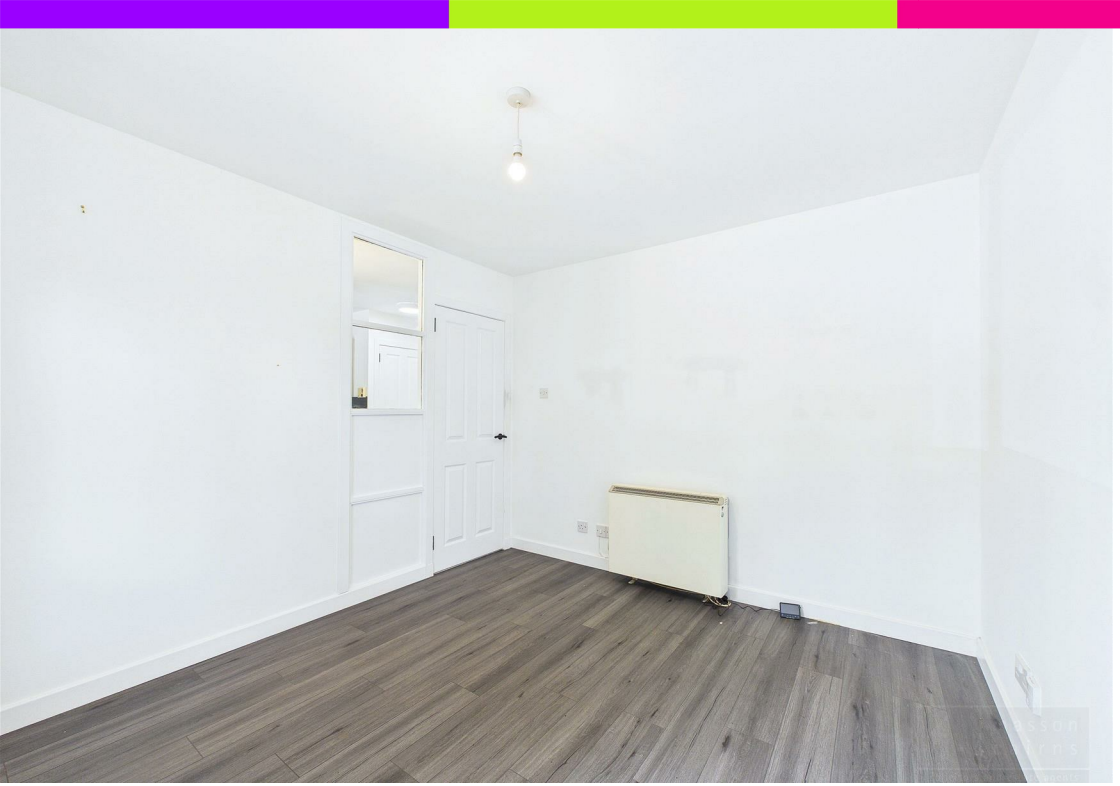
Price
Offers over £100,000 are invited

Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns
Strathspey House
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Moray
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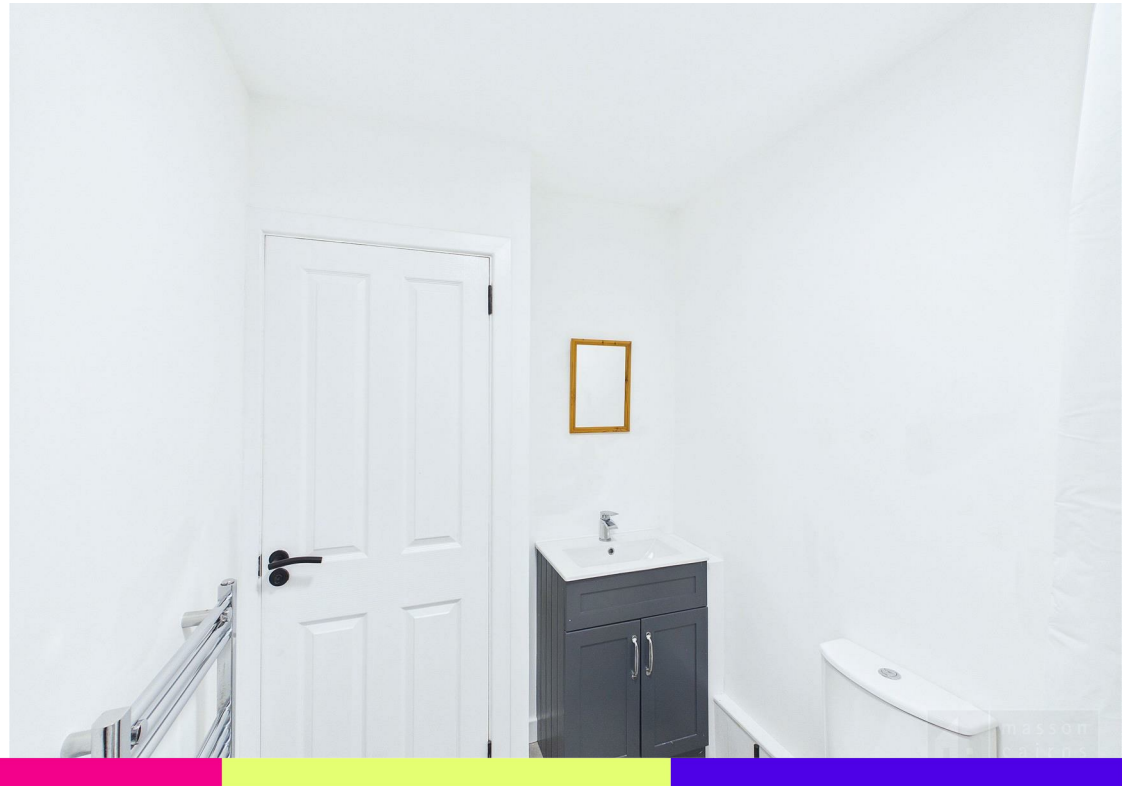








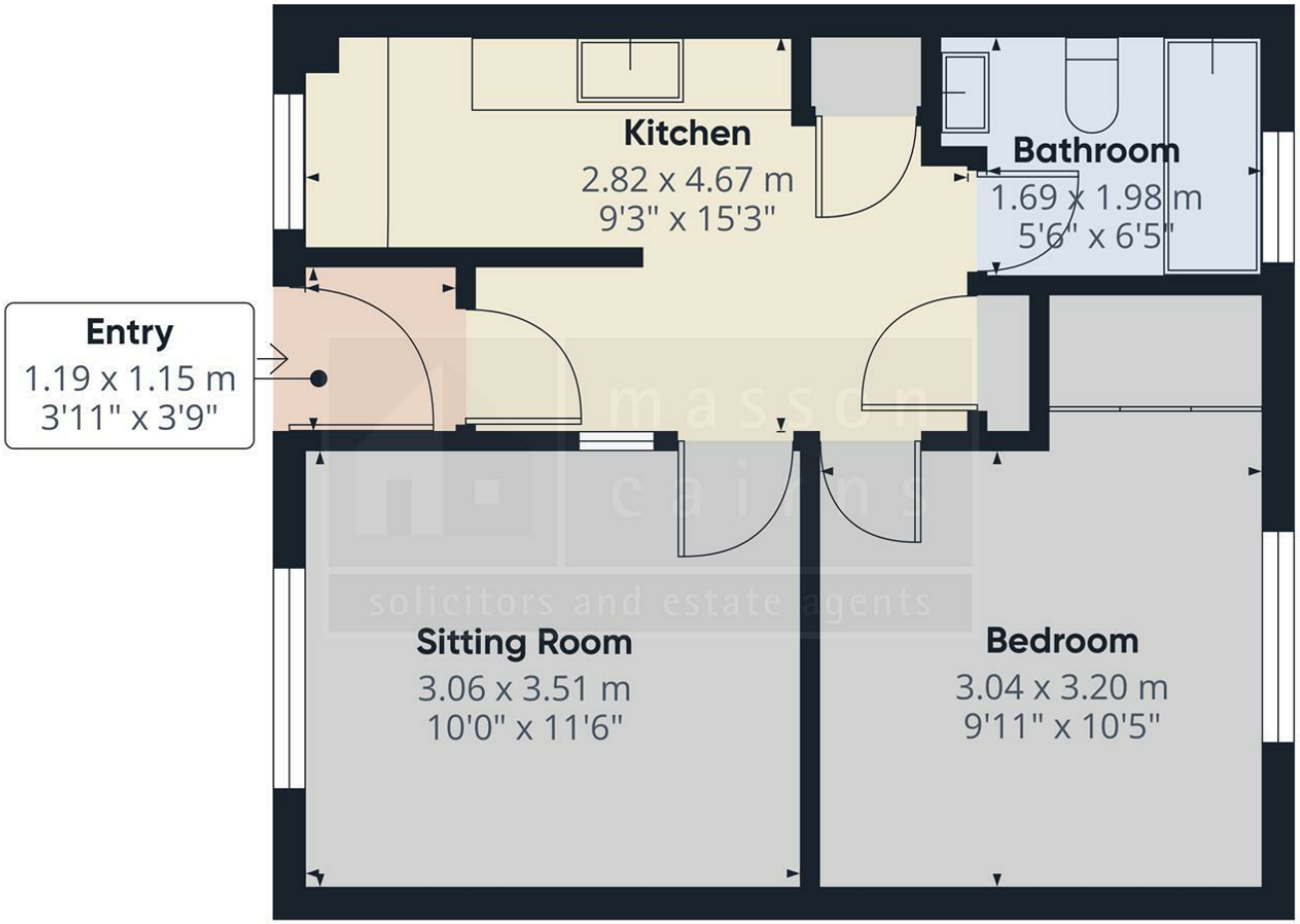












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Approximate total area(1)

38.8 m²
417 ft²

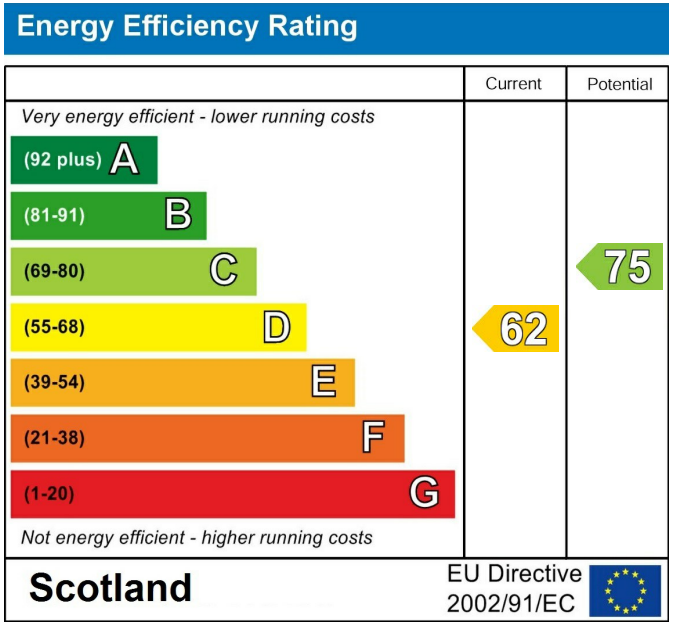
(1) Excluding balconies and terraces

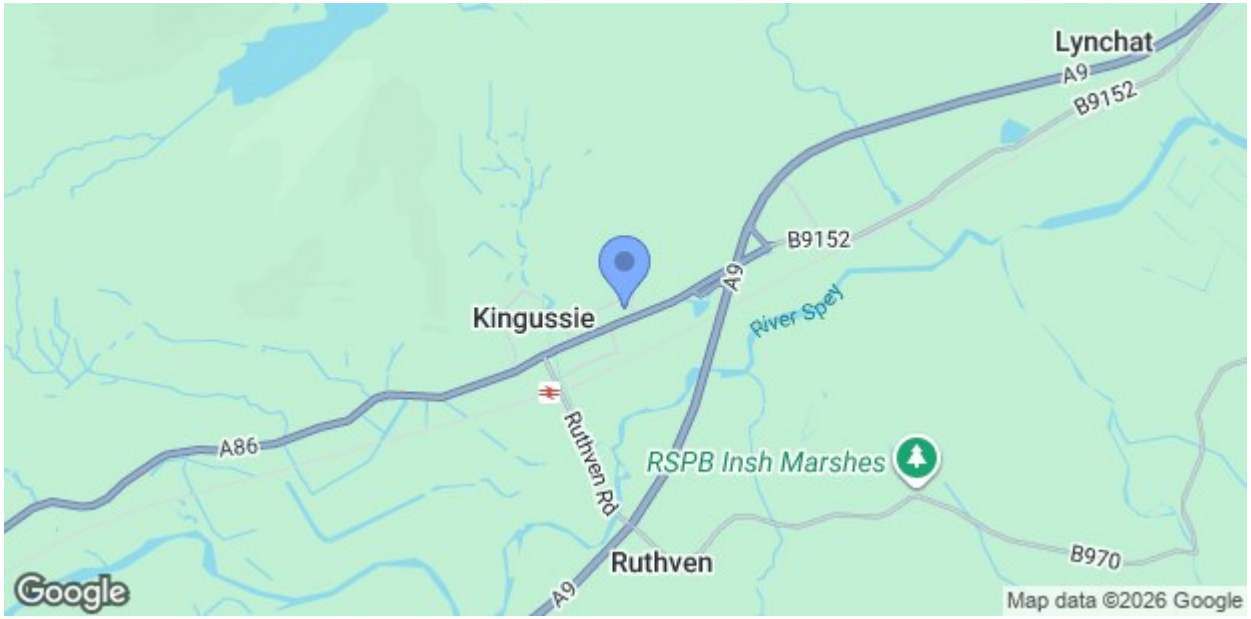
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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