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solicitors and estate agents

Slemish, Dunbarry Road, Kingussie, PH21 1JN
Offers over £465,000

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A beautifully appointed and wonderfully spacious five bedroom home set in mature and landscaped gardens extending to over a quarter of an acre in this popular town within the Cairngorms National Park. The property provides the perfect balance of social and private living with French doors from the lounge opening to the gardens, a luxurious kitchen with black granite worktops and a wonderful master bedroom suite with dressing room and en-suite bathroom. Entering through the front door attention to detail becomes immediately evident with a perfect fusion of space and design which creates bespoke, airy and light living spaces. This home boasts a switch back staircase, oil fired central heating, quality floor coverings including engineered Oak, tiling and carpet and well proportioned living spaces including the marvellous sun room overlooking the manicured rear gardens. Outside there is a tarmac driveway with parking for several vehicles, beautiful front and rear gardens with decking, pergola, raised beds and many other features including an integral double garage. Currently operated as a 5 star trip advisor rated guest house the property would suit a variety of purchasers looking for a high quality residence in the Highlands. Energy Performance Certificate Rating D, Council Tax Band G

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Kingussie

At the foothills of the Cairngorms and Monadhliath Mountain ranges and within the Cairngorm National Park, Kingussie is an attractive and popular town in Strathspey with its first class hotels, guest houses, medical facilities and primary and secondary schools offering education to University entrance standard. Facilities include an 18 hole golf course, excellent salmon and trout fishing on the River Spey and other waters, tennis courts, bowling green and children's recreation park, Pony Trekking, and the fantastic facilities at the Badenoch Leisure Centre with 3 sports halls, fitness suite and variety of aerobic classes. 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. There is a sailing school at Loch Insh and the beaches of the Moray Firth are also close by. The holiday village of Aviemore, 12 miles away, offers swimming, squash, pubs and club and other attractions. Other distances from Kingussie:- Grantown on Spey 28 miles; Inverness 42 miles; Elgin 60 miles. The main London/Inverness rail line runs through Kingussie and the Inverness Airport is 50 miles distant with regular daily flights to London, Edinburgh and Glasgow.

Entrance Hall

An attractive timber and glazed door leads into the spacious and welcoming entrance hall where glazed double doors open into the lounge, glazed double doors open to the kitchen/dining room and a further door leads to the side hall. A lovely stairwell leads up to the accommodation on the first floor and a separate stairwell leads down to the double garage located on the lower ground floor. Engineered oak flooring flows throughout and there is a lovely reception unit with storage, recessed ceiling lighting and two radiators.

Lounge

7.20m x 4.20m 23'7" x 13'9"

A beautifully spacious lounge enjoying a bay window to the front allowing excellent levels of natural light into the room and views of the lovely garden and benefitting from glazed French doors with full height glazed panels either side to the rear which allow ease of access out into the private garden. A fabulous feature of the lounge is the Clearview multi fuel stove set on a black slate hearth with a characterful reclaimed timber surround and mantle. There is engineered oak flooring throughout, recessed ceiling lighting, wall lighting and three radiators.

Kitchen / Dining Room

3.69m x 8.28m 12'1" x 27'2"

An exceptionally stylish open plan kitchen / dining room providing an excellent range of cream base, drawer and wall units with complementary quality granite worktop over and featuring a matching

centre island with further storage and display underneath. Integrated within this beautiful bright room is a stainless steel sink with mixer tap, and a Siemens dishwasher and integral fridge freezer. There is also a fabulous Leisure Rangemaster 110 electric double oven and grill, with a 4 gas hob, griddle and warming plate and a extractor hood is positioned above. Light flows through windows at both ends of the kitchen / dining room and with space for a large dining set is the perfect place for the family to get together to cook, dine and chat. There is slate flooring throughout, recessed ceiling lighting, wall lighting as well as a charming four point ceiling light in the kitchen end and a lovely five point ceiling light in the dining area.

Sun Room

4.84m x 5.76m 15'11" x 18'11"

A lovely, bright and sunny room with windows all around the sides and rear allowing for great views of the beautiful garden and French doors open at both sides allowing access into different areas of the garden. Glazed double doors provide entry to the kitchen / dining room and there is tiled flooring, two charming three point ceiling lights and two radiators.

Side Hall

Accessed from the entrance hall, the side hall is open to the utility room and a door opens to the shower room. This friendly hall provides hooks for hanging outerwear, there is space to house footwear and there is slate flooring and recessed ceiling lighting.

Utility Room

3.40m x 1.56m 11'2" x 5'1"

Handily accessed from the kitchen / dining room or the side hall, this useful utility room provides a range of cream base and drawer units with beautiful granite worktop over featuring a Belfast ceramic sink with mixer tap and there is plumbing for a washing machine and space for a tumble dryer. There is an abundance of storage available, with a shelved larder cupboard enjoying ceiling lighting and two spacious shelved larder units. A fabulous stable door opens at the side allowing direct access to the parking area and there is slate flooring, recessed ceiling lighting, a radiator and Manrose extractor.

Shower Room

2.06m x 2.23m 6'9" x 7'4"

A fresh, fully tiled shower room enjoying a pivot door shower enclosure housing a Triton Topaz electric shower with tiling behind, a white vanity area with storage underneath and housing an Ideal Standard wash hand basin with mixer tap and a back to wall WC benefitting from a matching illuminated mirror unit above. There is slate flooring, ceiling lighting, a gold towel warmer and an extractor.

Landing and Half Landing

A lovely carpeted stairwell with beautiful oak balustrade leads up to the half landing which enjoys lovely wall lighting and where a door opens to bedroom five. From the half landing, the stairwell continues up to the first floor landing where doors open to the master bedroom, bedrooms two, three and four and the bathroom. A shelved cupboard provides good storage and there is laminate flooring, recessed ceiling lighting, a radiator and a loft access hatch.

Bedroom Five

6.91m x 3.89m 22'8" x 12'9"

An enchanting and harmonious en-suite double bedroom benefitting from windows to the front and side overlooking the beautiful garden and enjoying space to situate a comfortable sofa and a desk perhaps. The access to this lovely room is quite unique, once through the door from the half landing, a six step stairwell leads up to the bedroom landing which situates a vanity desk and from there the room opens out into a wonderful spacious bedroom. A door opens to the en-suite shower room, there is carpet flooring, recessed ceiling lighting, a radiator and a Velux window shines natural light over the stairwell.

En-Suite Shower Room

1.62m x 2.22m 5'4" x 7'3"

A well equipped en-suite shower room comprising of a WC, a pedestal wash hand basin with twin taps with an illuminated mirror and tiling behind and a sliding door shower cubicle housing a Mira Jump shower with quality wet wall surrounding. There is a Velux window to the side, tiled flooring, an extractor shower light and a white towel warmer.

Master Bedroom

5.0m x 3.90m 16'5" x 12'10"

An exquisite bright and spacious master en-suite enjoying windows to the front and rear providing excellent views over the garden and beyond and benefitting from a fabulous dressing area (2.20m x 1.82m) Providing two walls of full height integral wardrobes with mirrored pivot doors providing a magnitude of shelving and hanging storage. Fresh laminate flooring flows throughout and there is recessed ceiling lighting and two traditional cast iron radiators.

En-Suite Bathroom

2.95m x 3.46m 9'8" x 11'4"

Relax your stresses away in this wonderful en-suite bathroom within the luxurious Neomediam double ended extra wide bath with mixer tap which features integral cushioned headrests. This deluxe fully tiled bathroom enjoys cherry oak units with storage underneath and black worktop over featuring a back to wall WC and an Ideal Standard wash hand basin with mixer tap enjoying an illuminated mirror display unit



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above providing storage and an integral shaver point. There is also a spacious shower enclosure housing a mains pressure rainfall shower with a separate hand held attachment. An opaque window opens to the rear and there is recessed ceiling lighting, an extractor and a gold towel warmer.

Bedroom Two / Study

2.90m x 2.51m 9'6" x 8'3"

A double bedroom which is currently being utilised as a bedroom / study and enjoys a window to the front allowing lovely views. There is laminate flooring, a charming two point ceiling light and a radiator.

Bedroom Three

3.40m x 2.92m 11'2" x 9'7"

A lovely relaxing double bedroom benefitting from a spacious integral wardrobe with sliding doors providing both shelving and hanging storage. A window to the side allows lovely natural light to flow in and there is carpet flooring, ceiling lighting and a radiator.

Bedroom Four

3.68m x 2.93m 12'1" x 9'7"

A welcoming and comfortable double bedroom enjoying a window to the rear overlooking the beautifully maintained garden grounds and benefitting from a large integral wardrobe with double sliding doors allowing fabulous shelving and hanging storage. There is carpet flooring, ceiling lighting and a radiator.

Bathroom

2.60m x 2.22m 8'6" x 7'3"

A marvellous fresh shower room enjoying a pedestal wash hand basin with mixer tap, a WC, and a bath with mixer tap, all with chic white tiling surrounding. There is also the benefit of a generous shower enclosure housing a mains pressure shower with quality wet wall surrounding and featuring an extractor shower light above. A shelved cupboard provides excellent storage, a window to the rear allows in excellent levels of natural light and there is laminate flooring, ceiling lighting, a chrome and white towel radiator, an extractor and a shaver point.

Lower Hall

Six carpeted steps lead down to the lower ground hall which in turn provides access to the double garage. A generous cupboard provides both hanging and shelved storage and a low level hatch provides access to the underfloor area. There is laminate flooring, ceiling lighting and a radiator.

Double Garage

5.71m x 5.66m 18'9" x 18'7"

A wonderful spacious double garage enjoying windows to the front and side allowing in fabulous natural light. Two electric up and over Supramatic remote controlled doors open at the side and an internal

door provides entry into the property. Storage is plentiful within two large cupboards with double doors, the first houses two Heatrae Sadia water tanks and the second holds the Eurostar boiler and the Drayton heating and hot water controls and both enjoy lighting. The garage benefits from concrete flooring, power, ceiling lighting and a radiator.

Outside

Wrought iron gates open into a sweeping tarmac driveway which leads up to the front of the property and along the side to a spacious area allowing numerous vehicles to park and turn. The immaculate and generous front garden is mostly laid to lawn with a pretty paved area to sit and relax with a mixture of bushes, shrubs and beautiful flowers surrounding. The rear garden provides beautiful areas to sit out in the sunshine and relax or light up the barbecue and entertain your guests with a delightful paved seating area and a beautiful spacious decking area where steps lead up to a further raised timber pergola enjoying beautiful views. A pretty wall runs along the rear and is filled with decorative planting creating a tranquil, private and peaceful ambiance. There is a large timber shed and separate timber store can be found in a private area at the rear side of the property and is accessed through a high level timber gate.

Services

It is understood that the property has mains water, drainage and electricity. There is oil fired central heating.

Home Report

To obtain a copy of the home report, please visit www.massoncairns.com where an online copy is available to download.

EPC Rating D

Entry

By arrangement

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

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

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Ground Floor



Plans not to scale, for illustration only



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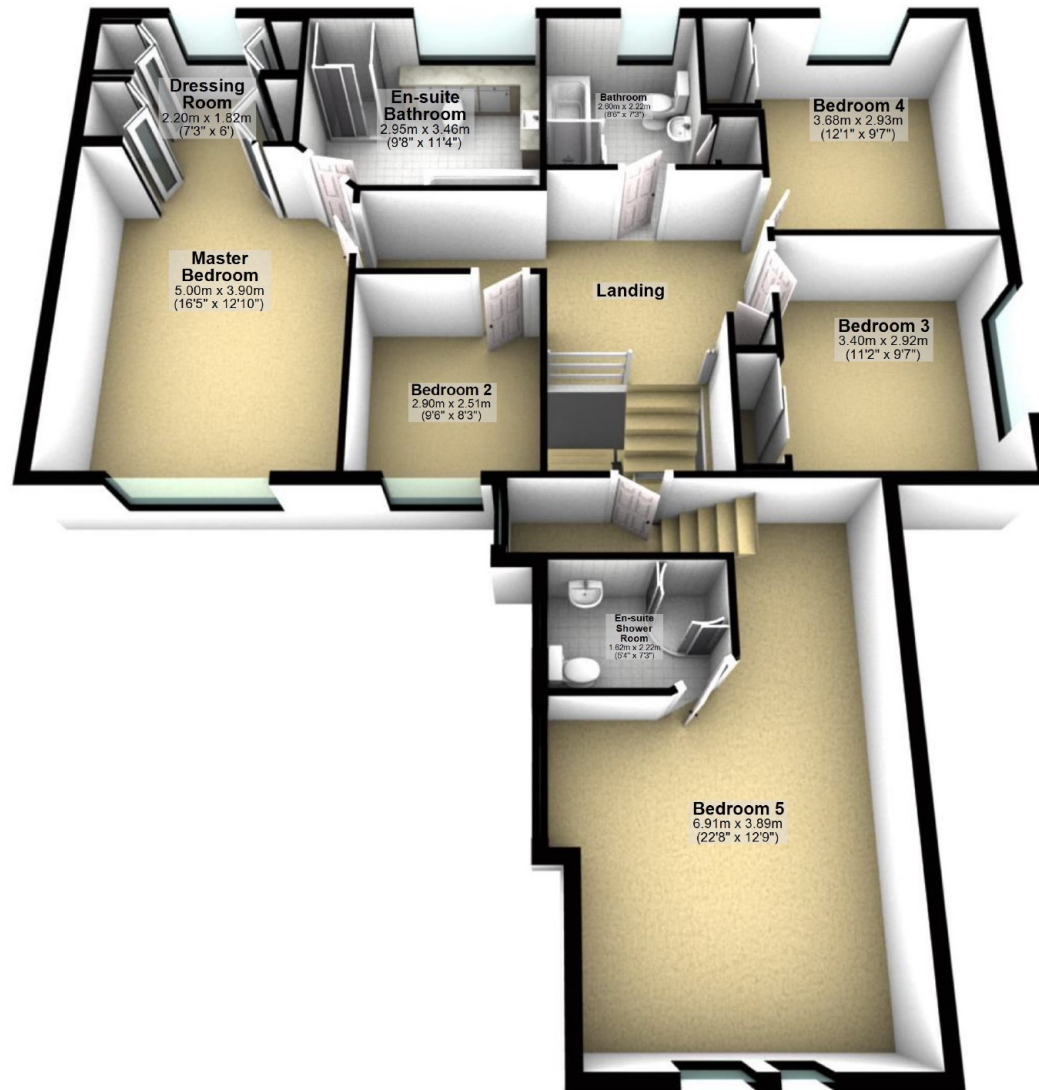
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First Floor



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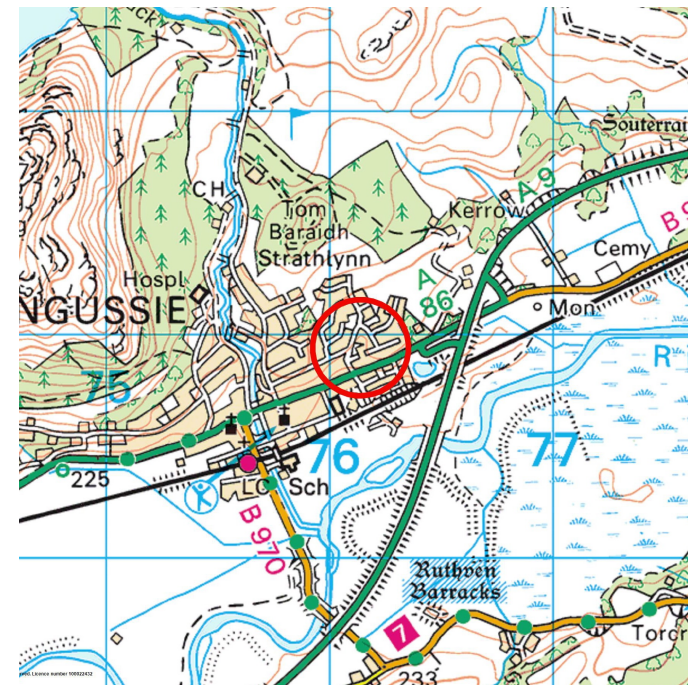
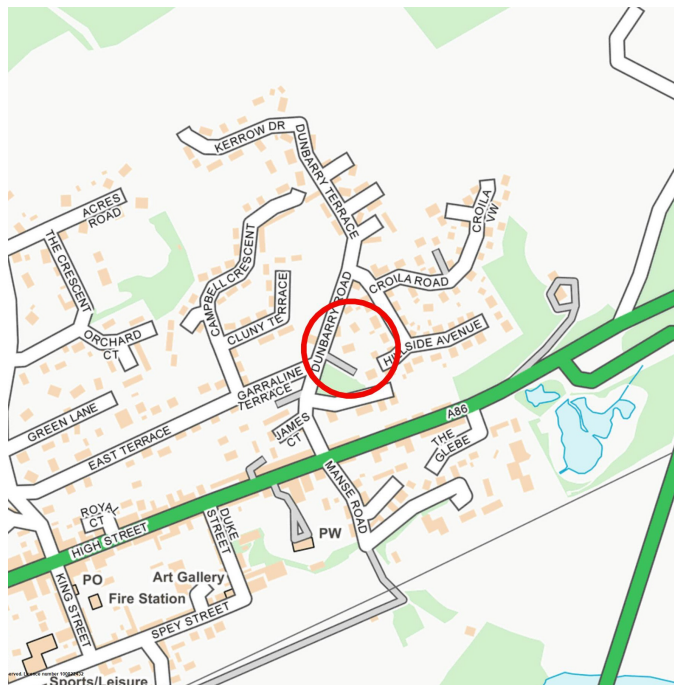
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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