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solicitors and estate agents

103 High Street, Kingussie, PH21 1HX  
Offers over £150,000

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

A very well proportioned two bedroom end of terrace property in a generous corner plot with excellent privacy and located in the high street close to all amenities of this popular Highland town. The spacious accommodation offers real potential and is arranged over two floors. Living space comprises of a bright lounge with decorative fireplace with electric fire, dining room leading into the kitchen with windows to the side, w.c, office, rear porch, hallway with stairs to the first floor accommodation which consists of landing, inner hallway, bathroom and two double bedrooms. Outside there are easily managed, spacious and enclosed gardens to the front and rear in addition to two storage sheds and detached garage. This would make an ideal first, investment or family home in this central location within walking distance of the town centre. Viewing is recommended. Energy Performance Certificate Rating E, Council Tax Band E

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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

3.52m x 2.20m 11'7" x 7'3"

Accessed along a paved path through the easily maintained front garden area there is a timber door with decorative glass inset and transom providing good natural levels of light into the entrance hall. Further doors to lounge, dining room and downstairs w.c. There is an integral storage cupboard with shelves and under stair cupboard with plenty of space to hang outerwear. The entrance hall has wood flooring, stairs leading to the first floor accommodation and there is ceiling lighting, smoke alarm and integrated mat well.

## Dining Room

4.67m x 3.21m 15'4" x 10'6"

This spacious dining room offers ample space for dining and entertaining with a window to the front. There is wood flooring, ceiling lighting, storage and display cupboard and a door to the kitchen.

## Kitchen

3.43m x 3.19m 11'3" x 10'6"

The kitchen is well equipped and has a comprehensive range of wall, base and drawer units with complementary work surfaces. There is an electric cooker and extractor above. There are three windows to the side of the property and there is a one and half bowl sink and drainer. There is an integrated fridge, freestanding under counter freezer, tiled flooring and twin strip lights.

## W.C

This handy room comprise a w.c, corner sink with twin chrome taps, full height tiling, ceiling lighting and wood flooring.

## Lounge

5.30m x 4.67m 17'5" x 15'4"

A well proportioned and bright room with double windows to the front providing excellent levels of natural light. There is a stone fireplace, hearth with timber mantle and a further display stone shelf. In addition to wood flooring there is wall lights and doors leading to the office and hall.

## Office

4.04m x 2.49m 13'3" x 8'2"

Set up as a home office with shelving, this room would be equally at home as a large utility, there is a velux window to the rear flooding the room with natural light. There is tiled flooring, integrated mat well and a strip light.

## Rear Porch

2.60m x 2.49m 8'6" x 8'2"

The porch provides access to the rear garden and office, there is shelving, a Worcester boiler, ceiling lighting and tiled flooring.

## Landing

A carpeted staircase with timber rail leads to the first floor landing which provides access to both bedrooms and the bathroom. There is a hatch providing access to the loft, twin velux windows to the rear, carpet flooring and ceiling lighting.

## Master Bedroom

4.67m x 3.42m 15'4" x 11'3"

A comfortable double bedroom benefitting from large windows to the back and a window to the front allowing great amounts of natural light to flood in. The room enjoys a twin integral wardrobe providing fabulous shelving and hanging space along with a walk in wardrobe. There is carpet flooring and wall lights.

## Bedroom Two

3.95m x 3.25m 13'0" x 10'8"

Another double bedroom with a window to the front of the property. Multiple integral wardrobe cupboards with hanging & shelf space allows easy storage and there is carpet flooring and wall lights.

## Bathroom

2.34m x 2.20m 7'8" x 7'3"

A spacious bathroom with full height tiling and sanitary ware in white comprising of a sink with integral vanity unit with chrome mixer tap, a double ended bath with chrome taps and hand held hose, there is a back to wall w.c with concealed cistern and a large chrome ladder towel rail. There is a separate shower enclosure which benefits from full height tiling and a Mira Sport electric shower and an opaque window to the front. There is recessed down lighting, shaver light, an extractor fan and a further integral storage unit.

## Outside

The front of the property is bounded by a metal fence and is mainly laid to lawn with a paved access path through a gate to the front of the property. There is a tarmac drive through a metal gate that leads around to the rear of the house and there is an outside tap in addition to parking and a detached garage with concrete flooring. Steps lead up to a raised garden area where there is a washing line and a combination of lawn with mature fruit trees. There are two timber storage sheds and two oil tanks.

## Services

It is understood that the property has mains water, drainage and electricity and benefits from oil heating.

## Home Report

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

If viewing on Rightmove click the EPC link and the home report will download.

EPC Rating E

## Entry

By arrangement

## Price

Offers over £150,000 are invited

## Viewings & Offers

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

Masson Cairns

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Grantown on Spey

Moray

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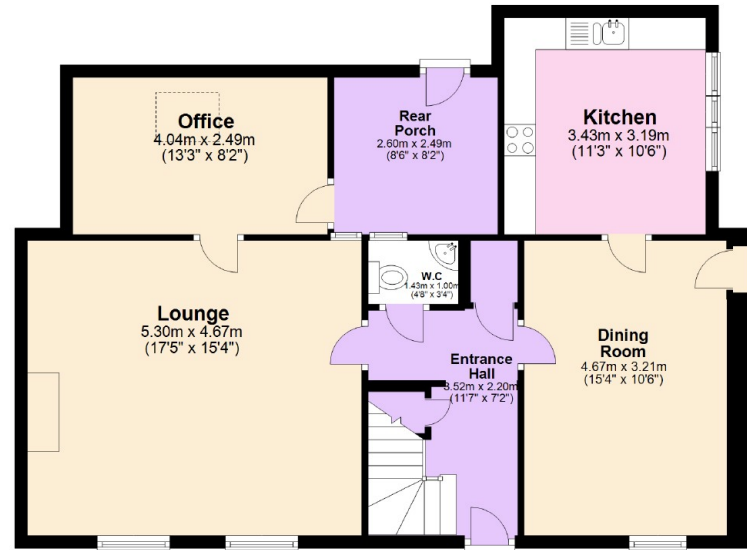
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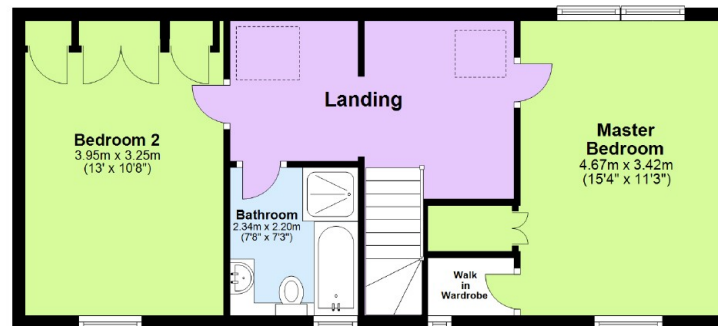




### Ground Floor



### First Floor



Plans not to scale, for illustration only



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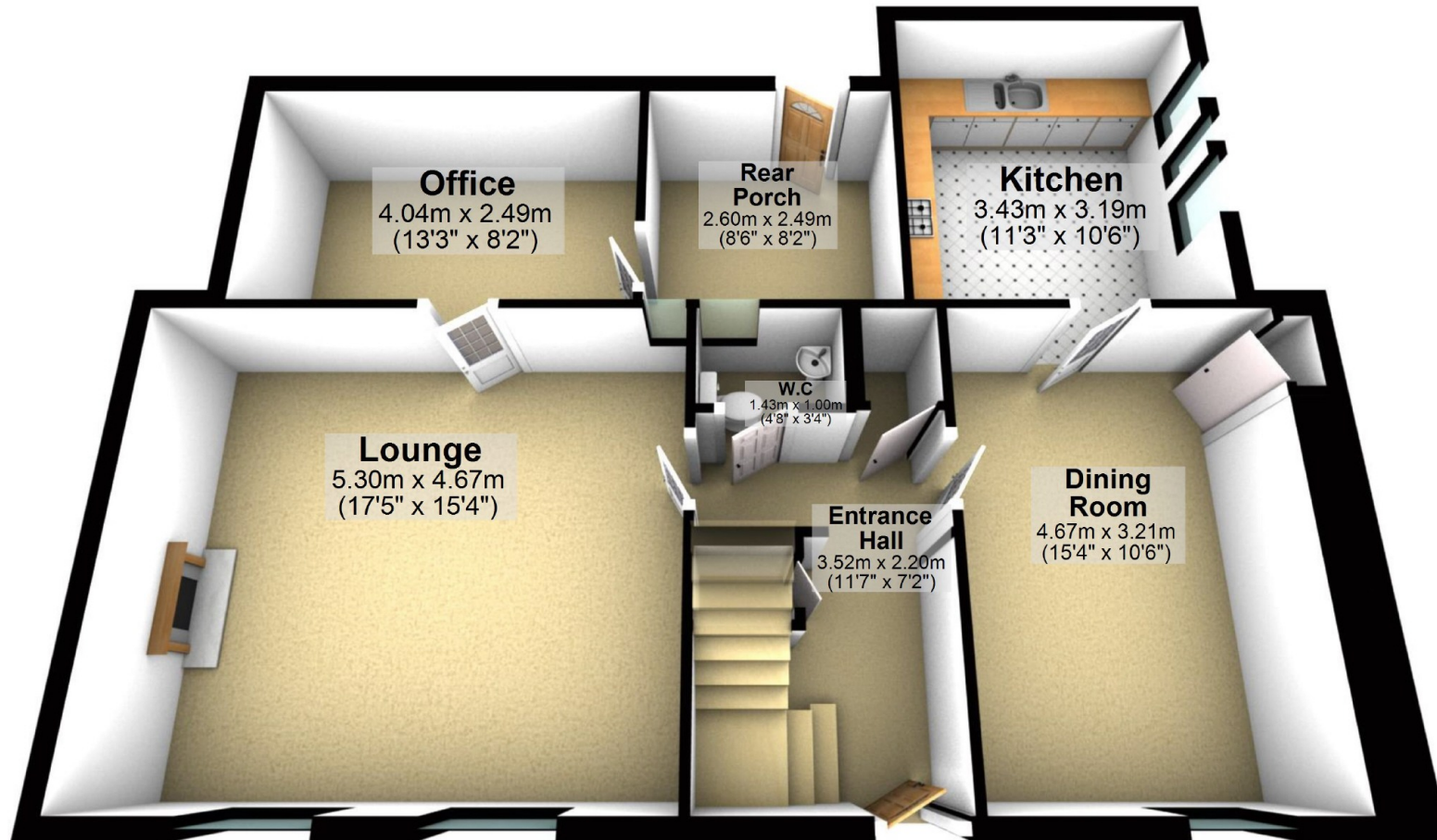
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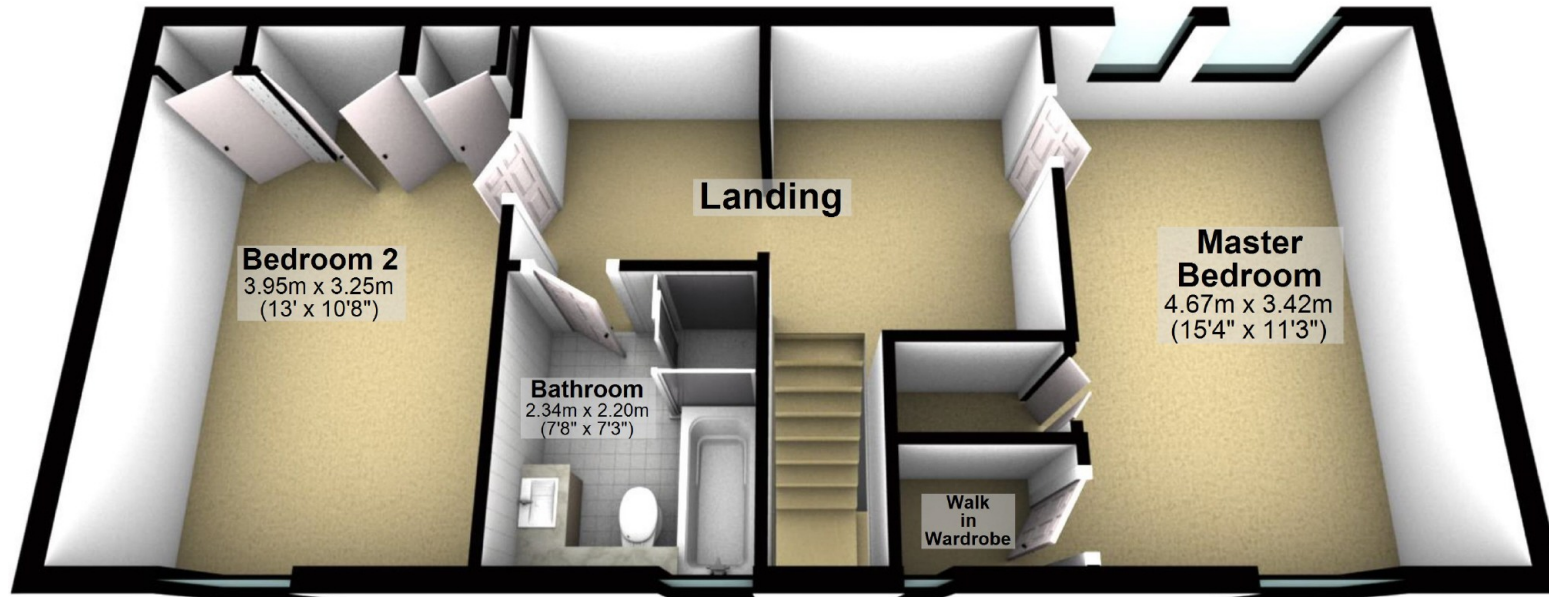
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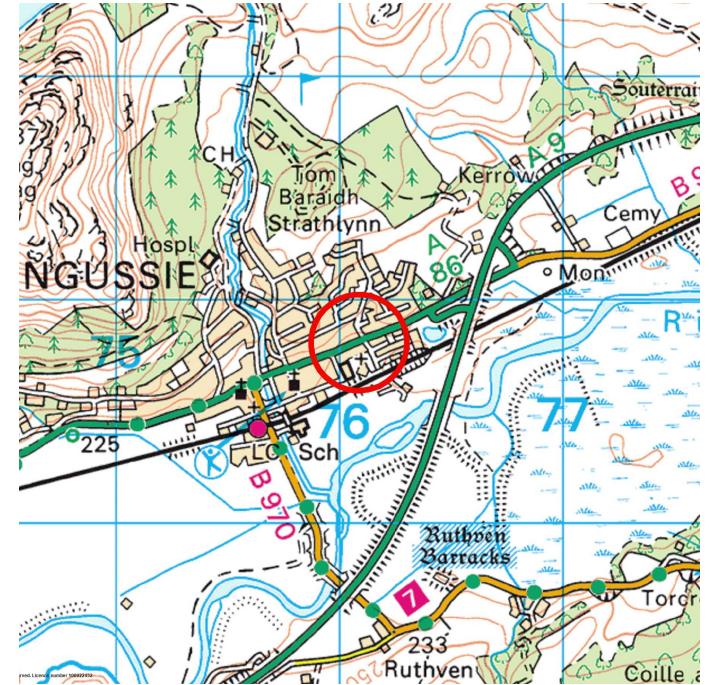
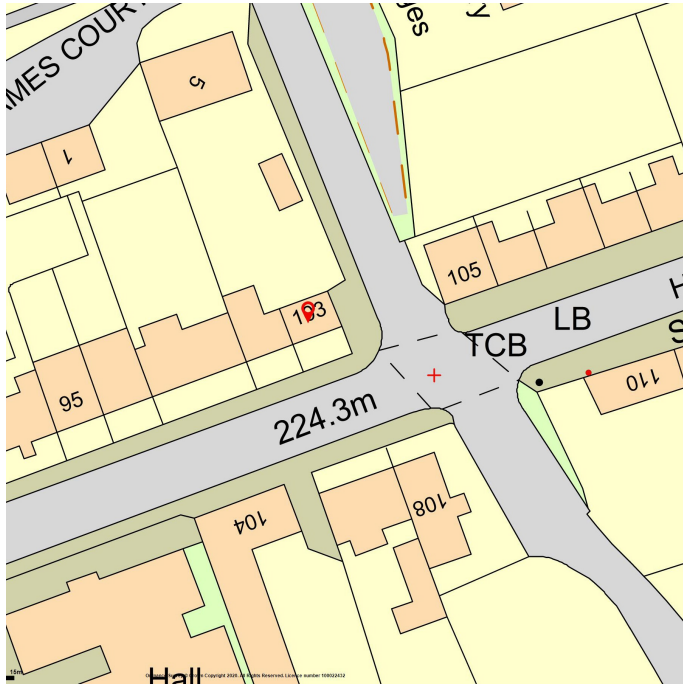
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**While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters**



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