

Rosarnach Drumguish Kingussie PH21 1NY

Offers Over £540,000 are invited.

Immaculate Five Bedroom Detached
Villa Offering Spectacular Views Over
Glen Feshie



Features:

- Bright Triple Aspect Lounge, Kitchen & Dedicated Dining Area
- Full Double Glazing, Electric Heating & Wood Burning Stove
- Generous Garden Grounds Measuring Approx 2 Acres
- Stunning Rural Location Offering Incredible Views
- Detached Double Garage
- Close to local Woodland Walks & Bike Trails

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Rosarnach is an impressive and well-presented detached villa which is nestled in a picturesque location offering panoramic views of surrounding hills. This stunning property boasts some breathtaking accommodation, the highlight must be the triple aspect lounge which offers exceptional views over the hills of Glen Feshie, creating a tranquil and inviting atmosphere. The feature wood burning stove adds a cozy touch, perfect for relaxing evenings by the fire. The property also features a modern kitchen and dining area, perfect for entertaining friends or family, five good sized bedrooms which can also offer flexibility for playrooms or work from home space. The main principle bedroom enjoys a double aspect view to the rear, four piece bathroom suite and a stunning balcony to sit and enjoy the beautiful outlook. Other notable accommodation includes the spacious utility area, dedicated dining room and bright entrance hallway. The property is being sold in immaculate condition and will make an ideal family home or alternatively a great family holiday home.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



Drumguish is a quiet rural hamlet located approx. 3 miles from Kingussie and 2 miles from Insh village. The area is rural and enjoys surrounding woodland, farmland and views to the nearby Glenfeshie Mountains. Woodland walks and walks into the mountains are readily accessible. Insh marches and the RSBP sanctuary are closeby which encourages abundant wildlife including many varieties of red squirrel, capercaillie, Roe and Red deer, osprey and many other varieties of animals and birds. Kingussie, the capital of Badenoch, is part of the Cairngorm National Park with an abundance of wildlife and a diversity of year round recreational and sporting facilities such as hill walking, bird watching, golf, fishing and shooting to name but a few. There are many amenities available including shops, hotels, primary and secondary schools, as well as an 18 hole golf course, tennis courts, bowling green and other leisure facilities. Kingussie is served by mainline rail and road links and is around an hour's drive from the nearest Airport.

OUTSIDE

Garden

With approximately 2 acres of garden grounds and uninterrupted views over the surrounding countryside, this home offers a peaceful retreat from the hustle and bustle of city life. Parking is a breeze with a meandering driveway leading to the double garage and additional parking spaces to the front. The plot is mainly laid to lawn with some mature trees, plant borders and shrubs. Timber garden shed and a spacious workshop. Glazed green house. Outside tap.

Garage

Double detached garage with up and over door and pedestrian entrance to rear garden. Power and light with space for car parking and general storage. It also benefits from covered storage to the rear.

INCLUDED

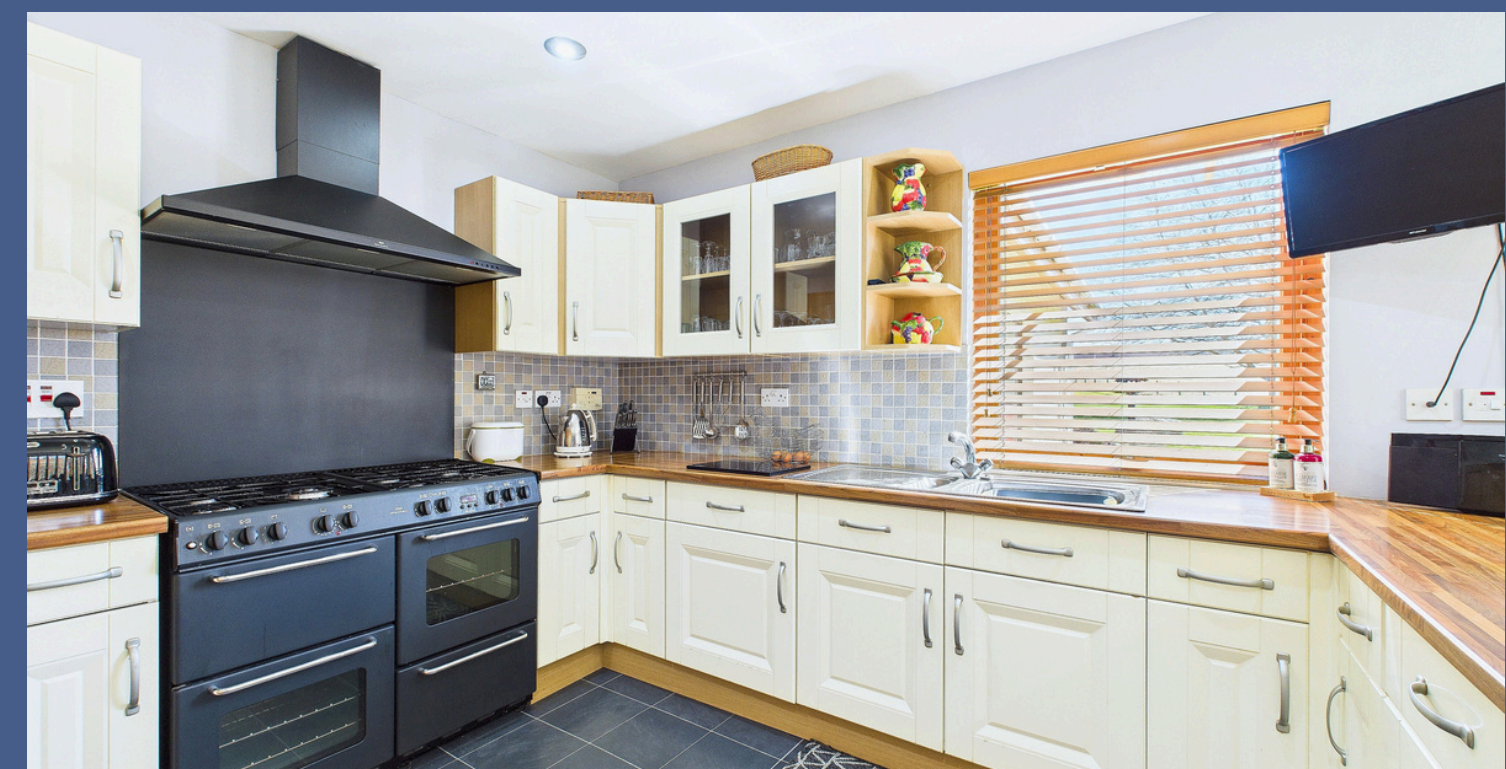
All floor covering, light fittings and curtains.

SERVICES

Mains electricity and water. Septic tank. Starlink Wi-Fi.

COUNCIL TAX

Currently Band G (£3705 in 2025/26 includes water rates). Discounts are available for single person occupancy.



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HOW TO GET THERE

From Kingussie turn onto the B970 (opposite The Duke of Gordon) travel north (approx 3 miles) over the bridge with a tight corner then not far up the road look for the Drumguish signpost on the right hand side. Follow the road to the crossroads and go straight ahead then you'll see the property on the right hand side.

HOME REPORT

A Home Report is available for this property. You can download it by using the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=xHDT%2fr1pbW7ehTuGtoYAPg%3d%3d>
- Postcode: PH21 1NY
- E.P.C Band E
- Home Report Value: £540,000

PRICE

Offers Over of £540,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS

Formal offers should be submitted to RE/MAX Cairngorm to our office in Aviemore.

VIEWING

Viewing is by appointment through the Selling Agents.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

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