



*A REFURBISHED THREE-BEDROOM HOME IN  
CENTRAL KINGUSSIE WITH FLEXIBLE LIVING SPACE  
AND A PRIVATE GARDEN*



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Located on a generous corner plot in the heart of Kingussie, Rowanlea is a three-bedroom detached property that has been fully refurbished and offers flexible living space, practical features, and excellent outdoor areas. The home is ideally positioned in a quiet, central part of the village, within easy reach of local amenities and transport links.

The accommodation begins with a bright sun porch leading into a central hallway, which provides access to a spacious kitchen/diner fitted with modern white units, tiled flooring, a walk-in pantry, and a door to the raised front deck. The generously sized living room features a wood-burning stove and wooden shutter blinds, creating a warm and inviting atmosphere.

A fully tiled family bathroom with an electric shower over the bath is also located on the ground floor. The property benefits from modern electric heating, which can be conveniently controlled via a mobile app.

## The Property

“...A SPACIOUS  
KITCHEN/  
DINER FITTED  
WITH MODERN  
WHITE  
UNITS, TILED  
FLOORING,  
A WALK-IN  
PANTRY, AND A  
DOOR TO THE  
RAISED FRONT  
DECK...”













Upstairs, there are three bedrooms. The main bedroom features a built-in mirrored wardrobe and an adjoining room that could serve as a small office, dressing room, or be converted into an en-suite if desired. Two further bedrooms are also located on this floor, offering flexible accommodation. The upper floor also has access to a full-length, floored attic with electricity and lighting, providing excellent additional storage space.

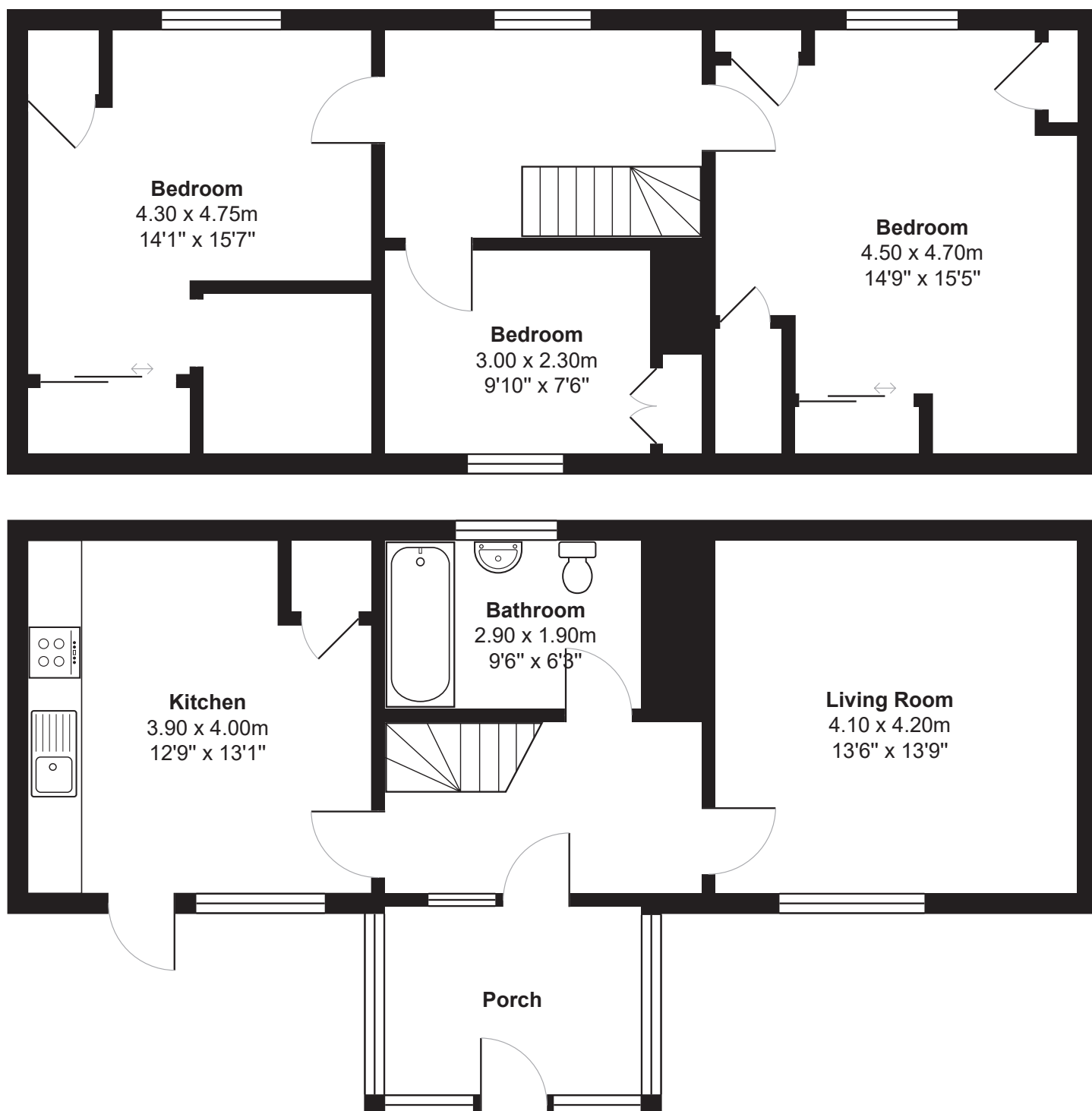












Gross internal floor area (m<sup>2</sup>): 114m<sup>2</sup>

EPC Rating: F





The garden is well cared for, with a lawn, rockery planting, and a raised decking area with privacy awning, ideal for outdoor use. A traditional dry-stone dyke surrounds the property, and ample on-street parking is available nearby. There is potential to add a driveway into the garden, subject to the necessary permissions.











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Located within the stunning Cairngorms National Park, the area is renowned for its breathtaking natural beauty, outdoor lifestyle, and strong sense of community. It offers easy access to a wide range of activities, including hillwalking, mountain biking, skiing, fishing, golf, and wildlife watching, with nearby trails, lochs, and forest paths providing year-round opportunities for exploration. Residents benefit from essential services such as a supermarket, pharmacy, post office, cafés, and dining options, as well as access to healthcare and leisure facilities. The village is well-served for families, with both a primary and secondary school located nearby, making it a practical choice for those with children. The community is active and supportive, with local events and amenities helping to foster a strong sense of belonging.

Transport links in the area are highly convenient for a rural setting. A mainline railway station offers direct connections to Inverness, Edinburgh, Glasgow, and even London via the Caledonian Sleeper. The nearby A9 provides quick road access north to Inverness and south to Perth and beyond. Inverness Airport is just over an hour away by car, with regular flights to major UK cities and select European destinations. This location provides an ideal balance of rural tranquillity, outdoor adventure, good schooling, and strong connectivity.

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## The Location





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