



*A THREE-BEDROOM COTTAGE WITH
POTENTIAL TO MODERNISE*



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This mid-terraced cottage offers a versatile and practical living space in a well-established part of Kingussie. It features three bedrooms and a bathroom with a bath and electric shower. The home boasts the potential to modernise and decorate to your own taste, creating a space that truly reflects personal style. A new roof was installed in 2024, providing peace of mind for years to come. At the rear, a garden laid to lawn provides a quiet space for outdoor activities or relaxation. With its traditional proportions and solid structure, the cottage presents a blank canvas for contemporary living while retaining its character and practicality.

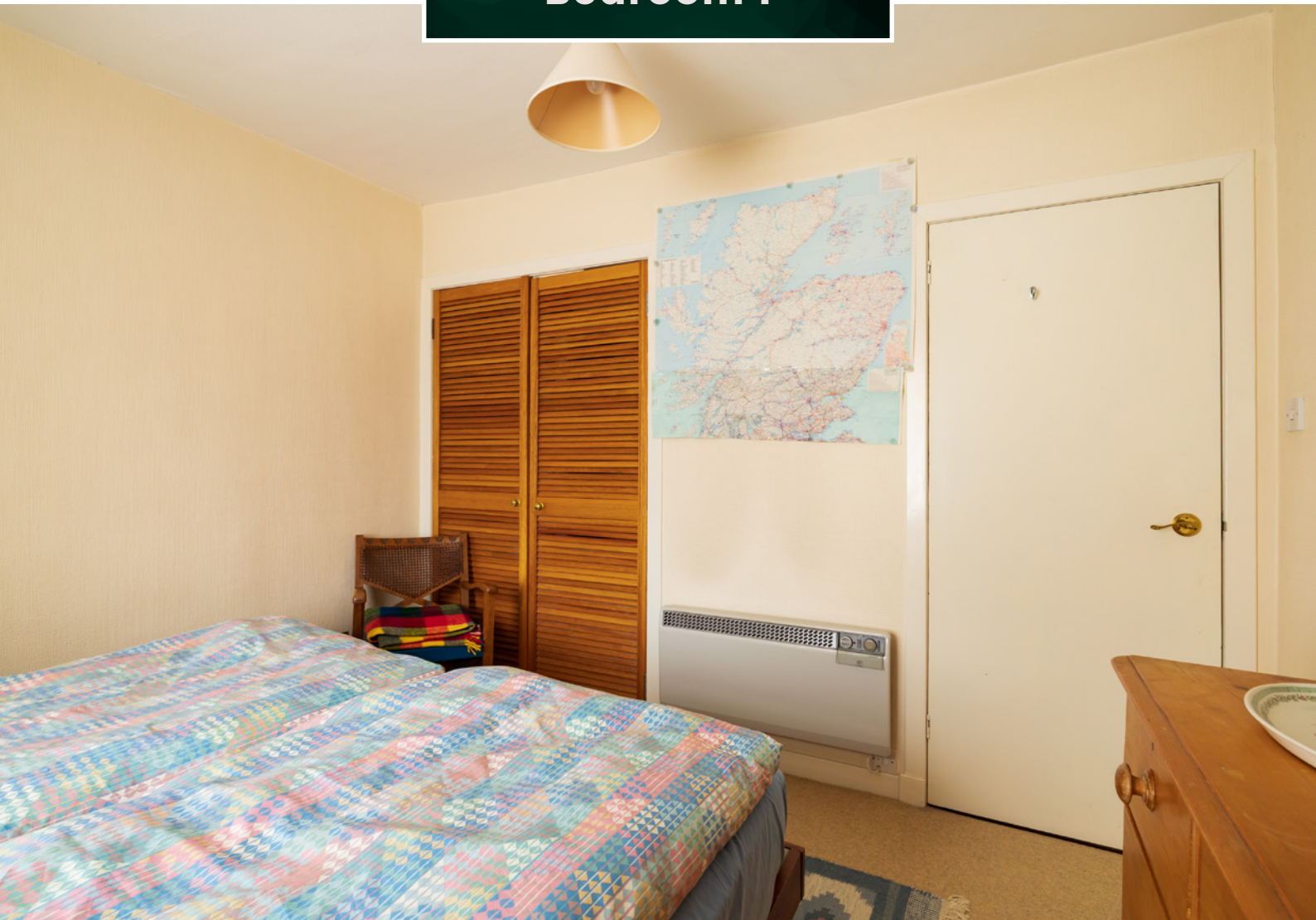
The cottage extends to a rear garden laid to lawn, ideal for outdoor activities, gardening, or simply enjoying some quiet time outside. While the interiors are ready for a refresh, the property's traditional structure and proportions give a sense of enduring character and solidity. Its central location ensures easy access to local amenities, transport links, and the surrounding countryside, offering a balance of village life and natural surroundings.

With its combination of potential, practical layout, and outdoor space, this cottage presents a rare opportunity for those looking to put their own stamp on a home in a desirable setting.





Bedroom 1

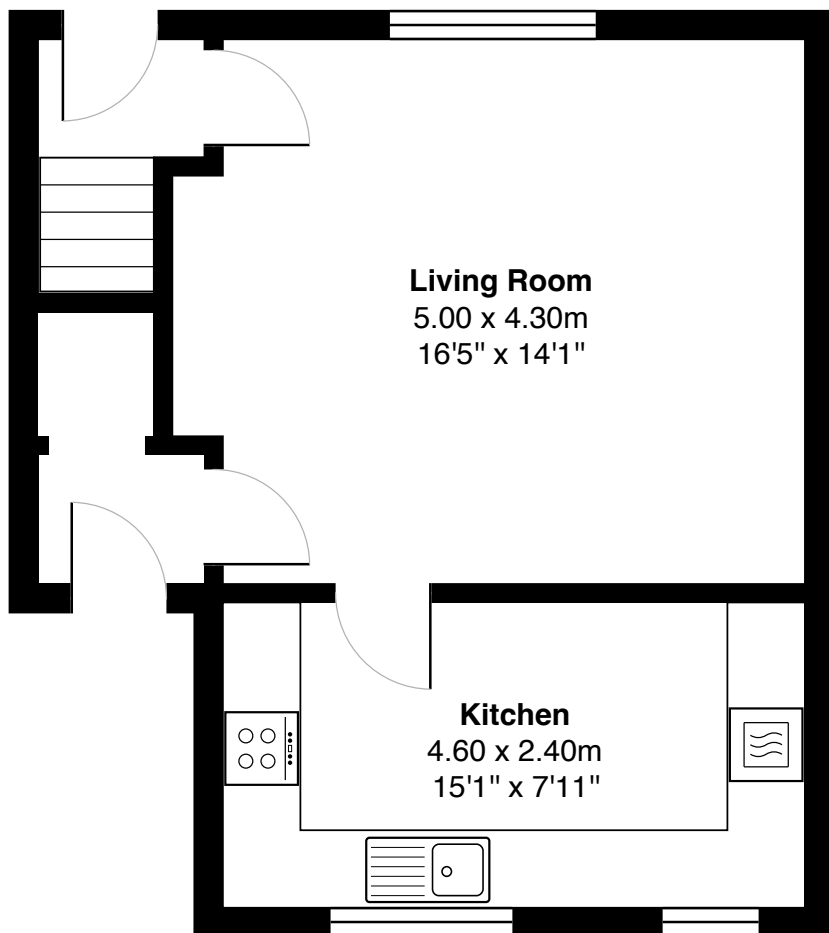
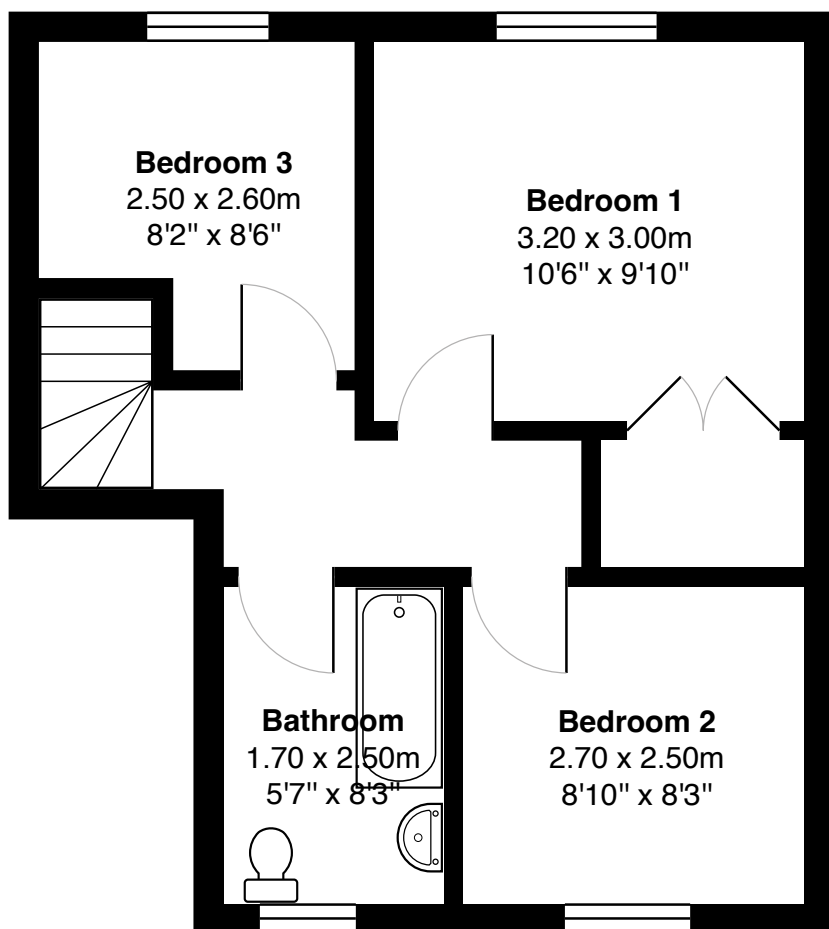




Bedrooms 2&3







Gross internal floor area (m²): 73m²

EPC Rating: F





Kingussie is a town where a close-knit community comes together against the backdrop of the Cairngorms National Park. Daily life is supported by local shops, cafes, and galleries, creating a welcoming and practical environment. Families benefit from Kingussie Primary School, serving ages 3 to 12, and Kingussie High School for older students, which combines a strong academic record with a focus on personal growth and practical skills.

Transport connections are practical and varied. Kingussie railway station offers direct services to London King's Cross in just over seven hours, with local buses connecting the town to surrounding areas. The nearby A9 provides efficient road access north and south, and Inverness Airport is approximately an hour away, offering domestic and international travel options.

The town is ideal for outdoor enthusiasts. Hiking, mountain biking, skiing, and fishing are on the doorstep, and the Highland Wildlife Park showcases native and rare species in a natural setting. Kingussie also takes pride in its shinty heritage, with Kingussie Camanachd Club boasting a long and celebrated history. With its combination of local amenities, community spirit, and access to the outdoors, Kingussie offers a distinctive and welcoming environment.

The Location

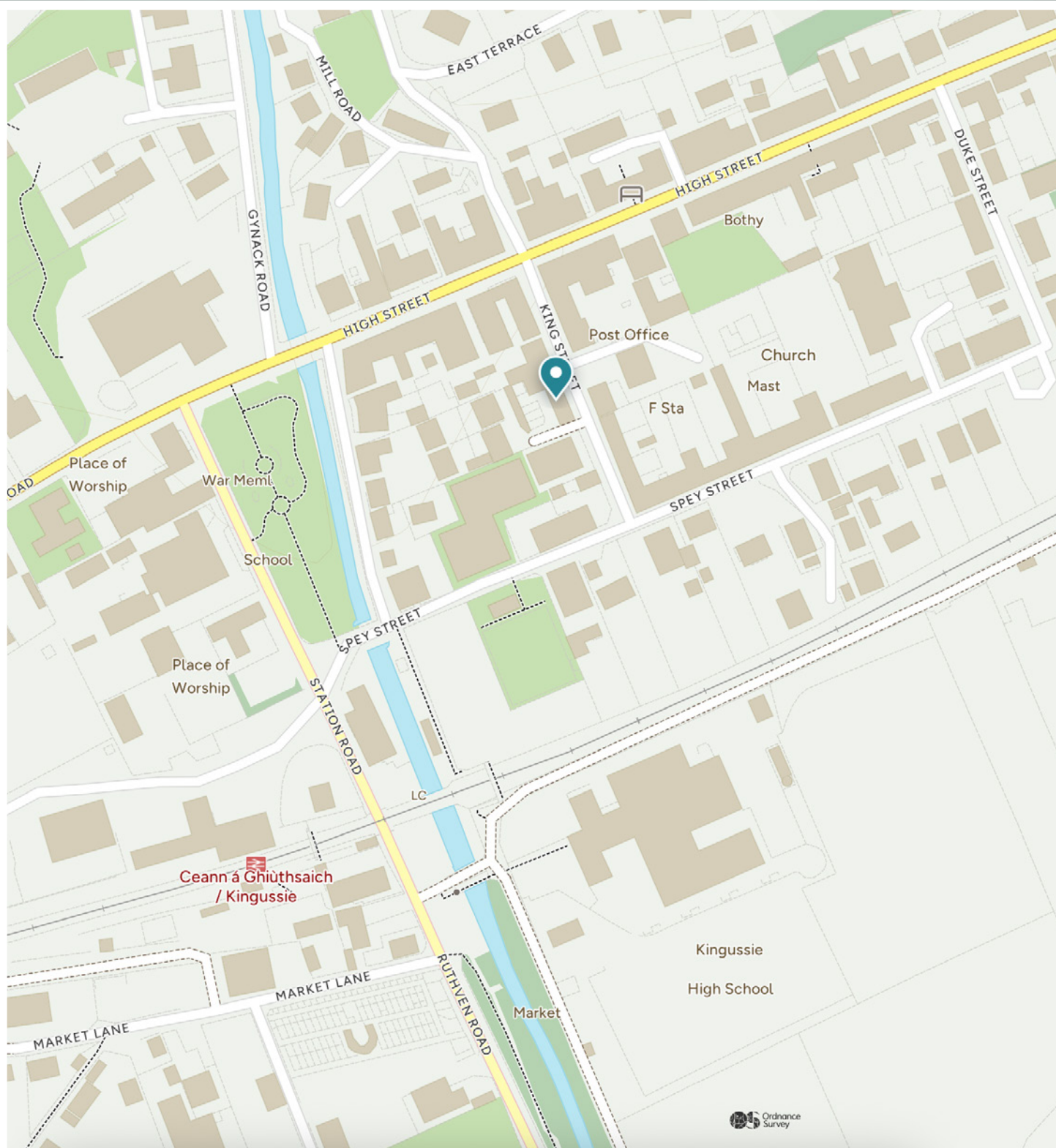


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