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solicitors and estate agents

Cameron Cottage, 115 High Street, Kingussie, PH21 1JD
POA

Contact us on 01479 874800 or visit www.massoncairns.com

UNDER OFFER - A traditional four bedroom stone and slate property in need of refurbishment on the main street of this popular Highland town. The generous accommodation offers real potential and is arranged over two floors. Living space is located on the first floor and comprises of a bright lounge with dining area on open plan with the kitchen enjoying windows to the front and rear, landing, master bedroom with en-suite shower room, entrance hallway with stairs to the first floor accommodation. The ground floor accommodation consists of three double bedrooms (one on-suite), bathroom and outside there are easily managed private gardens to the side and rear along with off street parking. Undoubtedly the property will appeal to those clients seeking a property in the National Park, however although it does require modernisation, it offers the successful purchaser the opportunity to re-style/upgrade to their own specification/budget. Located on the main street the property offers ease of access to the many surrounding sporting and leisure amenities and attractions. Viewing is highly recommended to appreciate the potential offered by this opportunity situated in the heart of the Cairngorms National Park yet within easy reach of excellent road, rail and air links to Inverness, Edinburgh, Glasgow and the South. Outside there are easily managed gardens to the side and rear 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 C

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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 Hallway

Entrance is from double doors into this airy hall with doors leading to the three bedrooms, bathroom and stairs to the first floor accommodation. There is tiled flooring, ceiling lighting and space to hang outerwear.

Lounge/Dining

5.01m x 3.85m 16'5" x 12'8"

This beautifully bright and airy lounge is on open plan with the kitchen and dining area, creating a lovely sociable space and enjoys a large window to the front in addition to a timber and glazed door flooding the room with light. The area provides ample space for a multiple person dining suite and is ideal for family living. There is carpet flooring and ceiling lighting.

Kitchen

3.85m x 3.09m 12'8" x 10'2"

The well equipped kitchen provides an excellent range of base, drawer, wall units with complimentary work surfaces. There is a hob & oven with extractor, plumbing and space for dishwasher, washing machine and larder fridge freezer. There is vinyl flooring and recessed down lighting.

First Floor Landing

Wooden stairs lead up to the bright and generous landing where a door leads to the master bedroom and an opening to the kitchen & lounge/dining area. There is a storage cupboard with shelves housing the electrics and windows to the rear allows in natural light, there is carpet flooring and ceiling lighting.

Master Bedroom

4.25m x 2.55m 13'11" x 8'4"

A pleasing double bedroom with a window to the front and an integral storage wardrobe in addition to an en-suite shower room. There is carpet flooring and ceiling lighting.

En-suite Shower Room

2.27m x 1.08m 7'5" x 3'7"

There is a shower enclosure, wc and pedestal wash hand basin with twin taps. There is a wall mirror and shaver light with socket as well as carpet flooring and wall lighting.

Bedroom Two

4.29m x 2.61m 14'1" x 8'7"

This is a spacious and light double bedroom with a window to the front of the property. There is carpet flooring, ceiling lighting, storage cupboard with water tank and a further door leads to the en-suite shower room.

En-suite Shower Room

2.36m x 1.28m 7'9" x 4'2"

With a wc, pedestal wash hand basin and shower enclosure. There is tiled flooring, wall lighting and an extractor fan.

Bedroom Three

4.14m x 2.83m 13'7" x 9'3"

A bright double bedroom located on the ground floor with good levels of natural light from the window to the front. There is carpet flooring, ceiling lighting and a storage cupboard with shelved and hanging space.

Bedroom Four

3.87m x 2.92m 12'8" x 9'7"

This is another spacious bedroom with a window overlooking the front of the property. There is an integral wardrobe providing hanging and shelved storage in addition to carpet flooring and ceiling lighting.

Bathroom

2.04m x 1.51m 6'8" x 4'11"

A well presented bathroom comprising of wc, bath with chrome mixer taps in addition to a wash hand basin with twin taps. There is ceiling lighting and tiled flooring.

Outside

The house has garden ground to the side and back fenced off with timber fencing along with a banked wild area to the rear accessed from the lounge over a timber bridge. There is also an area at the front of the house providing off street parking.

Services

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

Home Report

To obtain a copy of the home report, please visit our website 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 mutual agreement.

Price

UNDER OFFER

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
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Fax: (01479) 874806
Email: property@lawscot.com
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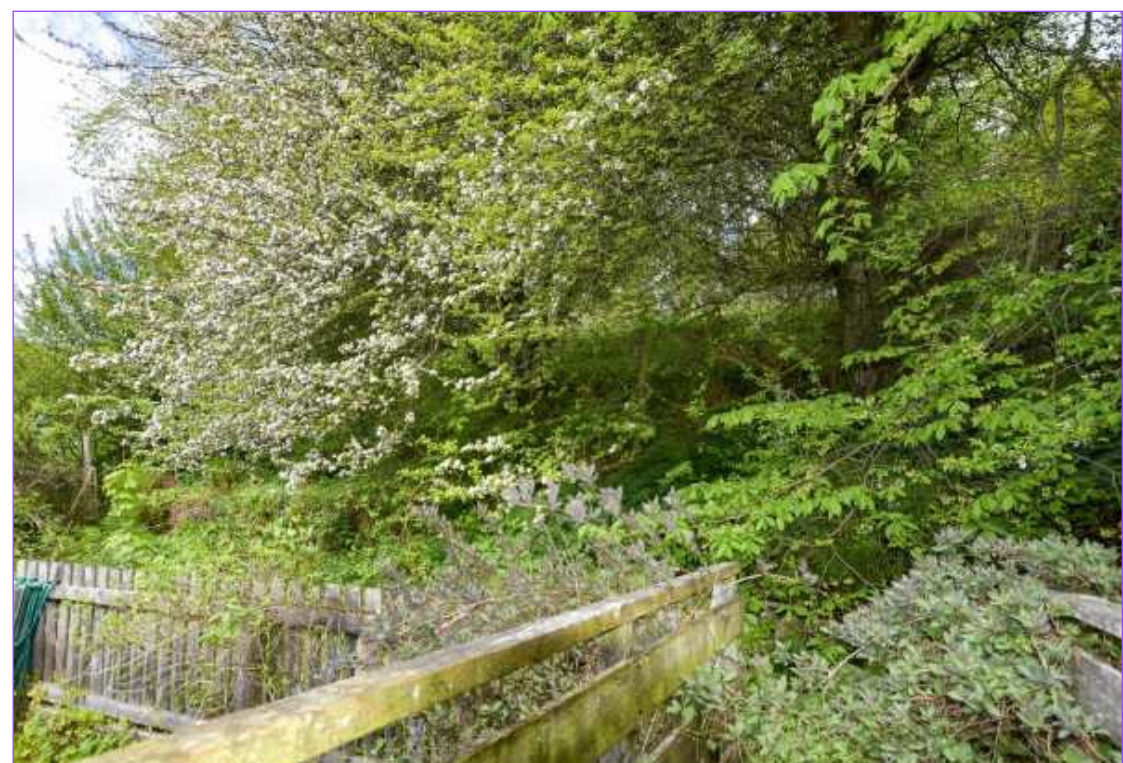
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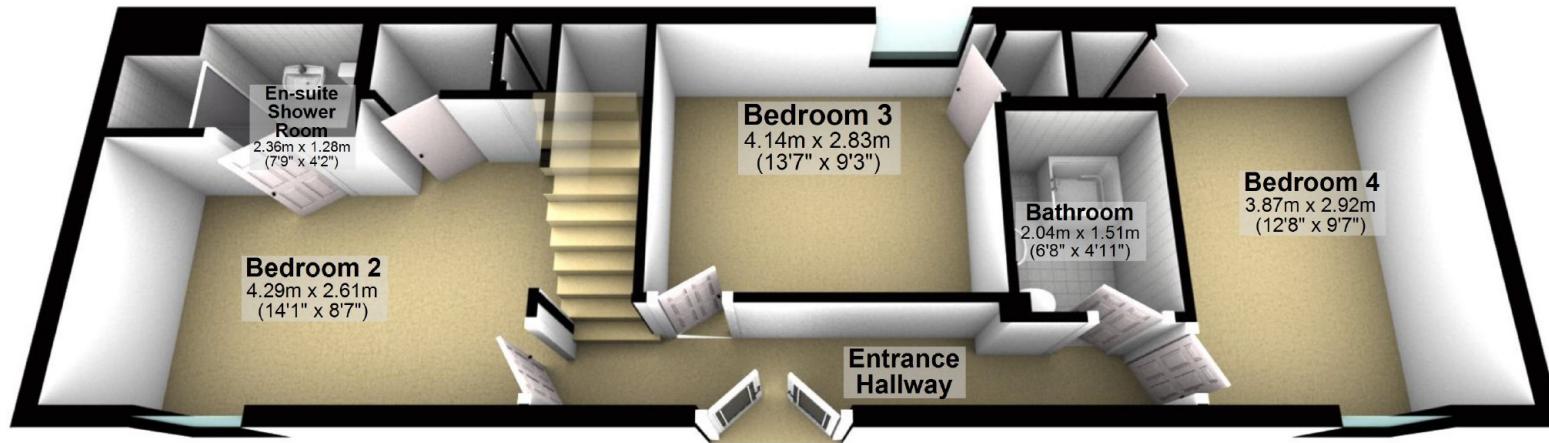
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Ground Floor



Plans not to scale, for illustration only



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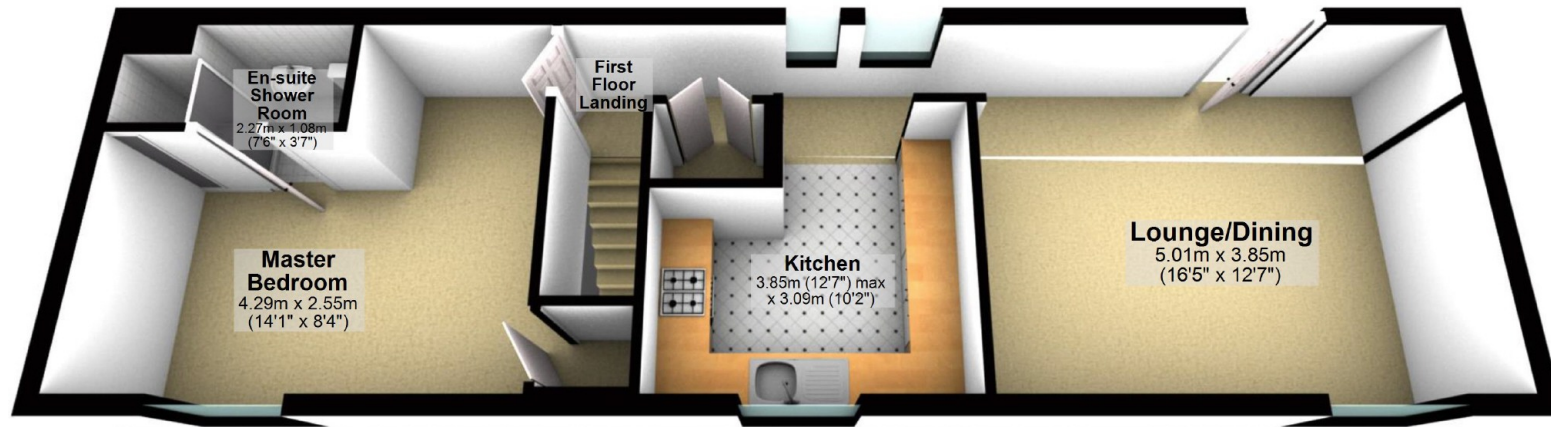
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First Floor



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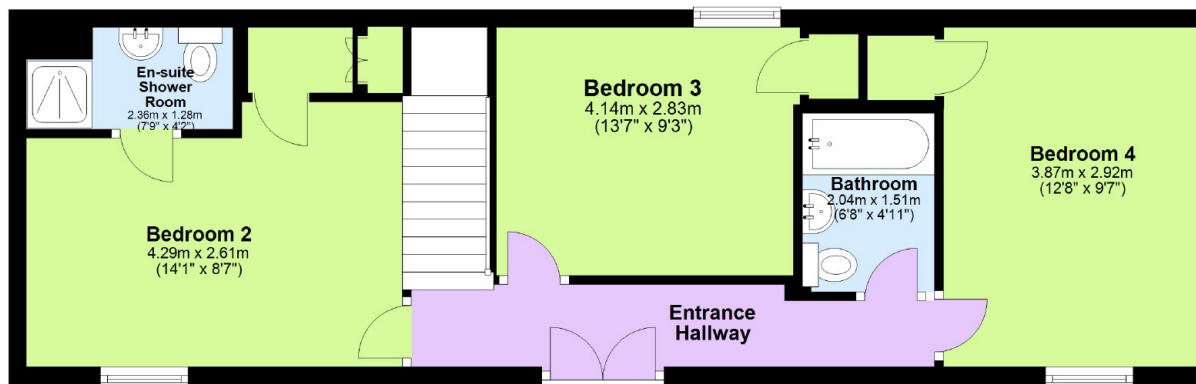
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First Floor



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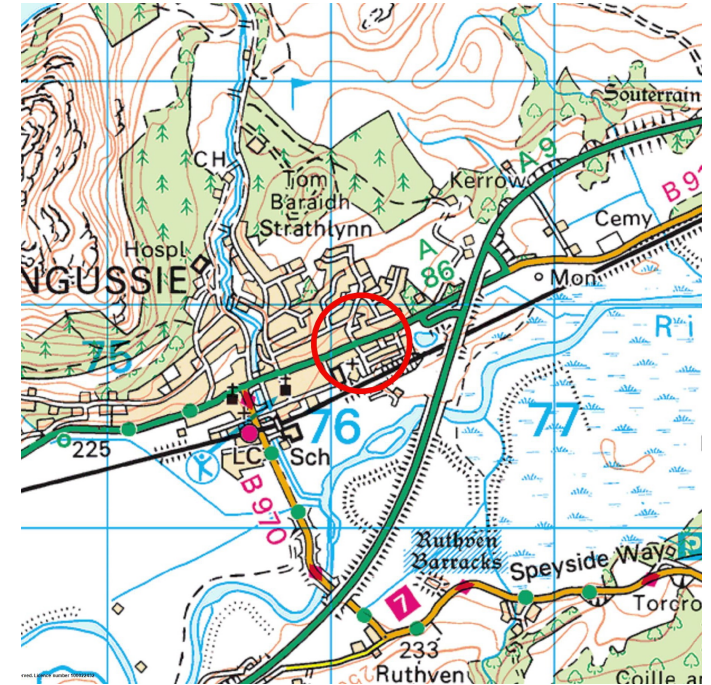
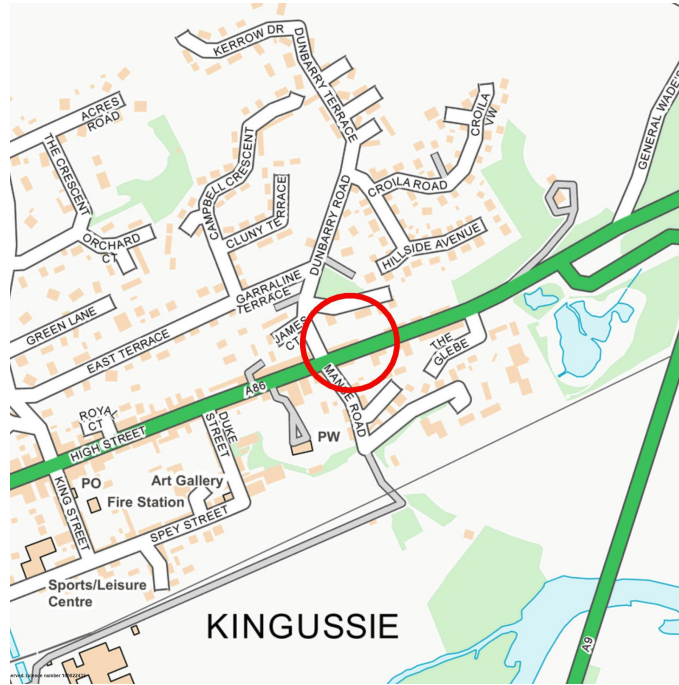
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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