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Columba Cottage, Manse Road, Kingussie, PH21 1JF

UNDER OFFER £410,000

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

UNDER OFFER - Welcome to this beautifully designed, detached four bedroom bungalow, perfectly blending spaciousness and style across its circa 170 sqm of bright and inviting living space with high-quality materials, including elegant oak flooring and deep pile carpets that enhance the comfort and aesthetic appeal of this home. Upon entry, a bright, L-shaped hallway with built-in storage leads into a large, multifunctional kitchen, dining, and family area. The kitchen features top-tier appliances and a centre island, while the adjacent dining space is ideal for gatherings and able to accommodate the largest of dining suites. The cosy family area boasts a wood-burning stove and direct garden access, seamlessly integrating indoor and outdoor living. A separate sitting room provides privacy, equipped with wood-burning stove and French doors that open to the lush garden. The home also includes a full-height tiled and stylish bathroom, a well-equipped utility room, and four generously sized double bedrooms, two with en-suites, offering privacy and convenience. Outside, the property features ample parking, a large timber workshop/garage, and meticulously maintained lawns with mature planting. A wrap around patio, a covered veranda and picturesque views towards the Western Cairngorms and to the Front Creag Bheag & Tom Baraidh create a serene outdoor retreat and complete the gardens. This sanctuary balances indoor comfort with outdoor enjoyment, making it an ideal home for those seeking a refined lifestyle in a peaceful setting. Energy Performance Rating C, Council Tax Band F

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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Kingussie

Living in Kingussie, tucked within the Cairngorms National Park, is an opportunity to embrace life amidst the serene landscapes of the Scottish Highlands. The town's stunning surroundings offer a peaceful and relaxing atmosphere, with the rolling hills, clear lochs, and lush woodlands just a step away. Outdoor enthusiasts revel in the ease of access to hiking, cycling, and walking trails, while wildlife lovers find joy in the proximity to the Highland Wildlife Park. Kingussie has a strong sense of community, offering a warm, friendly environment steeped in traditional Scottish culture. Regular events like music festivals and shinty foster camaraderie among residents, while a host of shops, cafes, and restaurants ensure everyday amenities and local culinary delights are never far away. The town is well-connected with larger cities through reliable transport links, making it convenient for work and leisure commutes. Historic attractions add a timeless charm to Kingussie, and excellent local schools make it a great place for families. Living here means experiencing a harmonious blend of natural beauty, rich cultural heritage, and modern comforts. It's not just a home; it's a lifestyle.

Transport Links

Kingussie boasts excellent transportation links that provide easy access to the rest of Scotland and the UK, making it an ideal location for commuters and travellers alike.

Rail: Kingussie railway station, a stop on the Highland Main Line, provides direct services to Edinburgh, Glasgow, and Inverness to the north, and as far south as London. This makes it extremely convenient for both local and long-distance travel.

Bus: The town is well-served by regular bus services offering routes to nearby towns and villages in the Scottish Highlands, including Aviemore and Inverness. These services are operated by Stagecoach Highlands.

Road: For those who prefer to drive, Kingussie is conveniently located on the A9, the longest road in Scotland. This major route runs from Perth, through Inverness, and all the way up to the far north coast at Thurso. This makes travelling north to Inverness or south to the central belt and beyond straightforward.

Air: For international travellers, the closest airport is Inverness Airport, which is approximately an hour's drive away and offers flights to destinations across the UK and Europe.

Active Travel: Lastly, for those who prefer a more active mode of travel, Kingussie's location in the heart of the Cairngorms National Park offers an extensive network of cycling and walking paths.

Whether you're commuting, exploring the stunning local area, or journeying further afield, Kingussie's impressive transport links ensure you're well-connected.

Home Report

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EPC Rating C

Entrance Hall

This spacious and bright L-shaped hall greets visitors with a UPVC and glazed front door, complemented by a sidelight that enhances its welcoming ambiance. The hall is elegantly laid with oak flooring, which extends throughout, guiding access to the bedrooms, utility room, bathroom, and main living areas. It features recessed downlighting that adds a modern touch and illuminates the space and there is a large double airing cupboard with sliding doors, housing the water cylinder and providing ample shelved storage.

Sitting Room

5.31m x 5.49m (17'5" x 18'0")

This inviting living space is illuminated by abundant natural light through floor to ceiling glazing and patio doors, offering picturesque views of the surrounding countryside. The interior is accented with a striking stone fireplace which is open through to the dining, family and kitchen area, providing a warm focal point. The room blends traditional charm with modern amenities, featuring a comfortable seating area, oak flooring and ceiling lighting.

Family / Kitchen / Dining

4.49m x 2.56m / 5.96m x 4.10m / 5.96m x 2.07m (14'8" x 8'4" / 19'6" x 13'5" / 19'6" x 6'9")

The heart of this home is the stunning front-to-back family, kitchen, and dining area, seamlessly blending functionality with comfort. The kitchen is fitted with an excellent range of modern white base, wall and drawer units, accented by a vibrant plum backsplash and equipped with top-of-the-line integrated Neff appliances, including a microwave combination oven with a single oven/grill below, dishwasher, fridge/freezer and induction hob with illuminated extractor. A spacious central island, with breakfast bar and wooden worktop provides additional workspace and seating, ideal for casual meals or social gatherings. It includes a preparation sink with filtered boiling tap and electrical sockets for convenience in addition to further undercounter storage units and a wine rack.

The dining space, can easily accommodate the largest of dining sets and is perfect for family dinners or entertaining guests, and leads to a comfortable living area that

features ample space for seating centred around the wood burning stove with its attractive stone surround with polished stone hearth. Large windows and patio doors to the gardens envelop the space in natural light, offering open views of the outdoors to the hills beyond. There are integral roof mounted Sonos speakers with a control unit which allows for ambient listening. The continuity of oak flooring, recessed and ceiling lighting throughout unifies these living spaces into a cohesive and inviting whole.

Utility Room

3.29m x 1.89m (10'9" x 6'2")

This practical utility room is well-equipped with an ample selection of base and wall units, providing plenty of storage and organisational options. It includes space specifically designed for an undercounter fridge or freezer and a tumble dryer, along with plumbing for a washing machine. The room features a complementary worktop equipped with a stainless steel sink, drainer, and a chrome mixer tap, set against a backsplash for added durability and ease of cleaning. Oak flooring extends throughout the space, enhancing its warm and inviting feel. Additional features include a door to the side of the property, ceiling lighting, and a loft hatch with ladder to a partially floored attic, offering further storage possibilities. Ample space is available for storing outerwear and footwear, making it a highly functional area.

Bathroom

This bathroom is designed for both functionality and style, featuring full-height tiling that creates a sleek and clean appearance. An opaque window ensures privacy while allowing in natural light and there is a wall-hung wash hand basin complete with a mixer tap, a bath with a glazed screen and shower overhead, and a WC. There is recessed downlighting and an extractor for ventilation. A chrome ladder towel radiator adds a touch of modern luxury and a mirrored and illuminated vanity unit with shaver point offers convenient space for toiletries and bathroom essentials, making this bathroom both practical and elegant. A Jack and Jill door (currently not in use) leads to bedroom four and could be used for extra amenity.

Principal Bedroom

4.14m x 4.20m (13'6" x 13'9")

A bright and welcoming space with plush carpet flooring that adds warmth in addition to a large window that bathes the room in natural light, enhancing its airy ambiance. The room is equipped with tasteful ceiling lighting and a door leading to an en-suite wet room in addition to a double mirrored door wardrobe with ample hanging and shelved storage.

En-Suite

1.69m x 2.28m (5'6" x 7'5")

The en-suite wet room attached to the principal bedroom is designed for both



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elegance and functionality. It features floor-to-ceiling tiles in a neutral palette that complements the contemporary aesthetic of the space. The room is equipped with a modern shower system with a drenching rainforest head. A frosted glass window ensures privacy while allowing natural light to filter through, enhancing the clean and bright atmosphere. The wet room also includes a wc and a recessed wall shelf for added convenience for storing shampoos etc. There is a wall hung wash hand basin with mixer tap, illuminated mirrored vanity storage unit with shaver point, recessed downlighting, chrome towel ladder radiator and extractor.

Bedroom Two

4.33m x 3.38m (14'2" x 11'1")

This inviting double bedroom offers plush carpet flooring and a double integral mirrored wardrobe providing ample hanging and shelved storage. A large window to the rear frames far-reaching views of the surrounding hills, creating a serene backdrop and there is another door leading to a private en-suite wet room.

En-Suite

1.81m x 1.95m (5'11" x 6'4")

The en-suite wet room attached to bedroom two combines elegance with functionality. It features floor-to-ceiling tiles that enhances the contemporary feel of the space. Equipped with a modern shower system, including both a rainforest head and a handheld showerhead, the room offers a luxurious bathing experience. A frosted glass window allows natural light to filter through while ensuring privacy. For convenience, the room includes a wall-hung wash hand basin with a mixer tap, a mirrored and illuminated vanity storage unit with shaver point, and a recessed wall shelf for toiletries. Additional amenities such as a wc, recessed downlighting, chrome towel radiator and an extractor make this wet room both stylish and practical

Bedroom Three

2.99m x 3.38m (9'9" x 11'1")

This stylish double bedroom boasts soft carpet flooring and elegant ceiling lighting, creating a warm and inviting ambiance. A large window to the rear allows ample natural light to flood the space, enhancing the room's welcoming feel. Further to this, there is excellent hanging and shelved storage provided by way of a double sliding door integral wardrobe.

Bedroom Four

3.25m x 3.00m (10'7" x 9'10")

This additional double bedroom features plush carpet flooring and tasteful ceiling lighting, creating a cosy and inviting atmosphere. The room is brightened by a

double window that infuses the space with natural light, enhancing the overall ambiance. The storage in this bedroom also offers the added convenience of being able to be used as a Jack and Jill door into the bathroom.

Outside

Outside, the property boasts a beautiful blend of mature lawns, wrap around patio, and seating areas, perfect for outdoor entertainment and relaxation. A large timber workshop / garage provides ample storage space, and there's a sheltered patio ideal for alfresco dining or simply enjoying the outdoors in addition to a further storage shed and wood store. Additionally, a covered veranda, invites relaxation while offering views across Western Cairngorms, Ruthven Barracks and to the front Creag Bheag & Tom Baraidh. The garden's mature planting adds a touch of nature's serenity, making this outdoor space a true haven.

Services

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

Entry

By mutual agreement.

Price

UNDER OFFER

The hot tub, certain items of furniture and the Husqvarna Robot Mower are available through separate negotiation

Viewings and Offers

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

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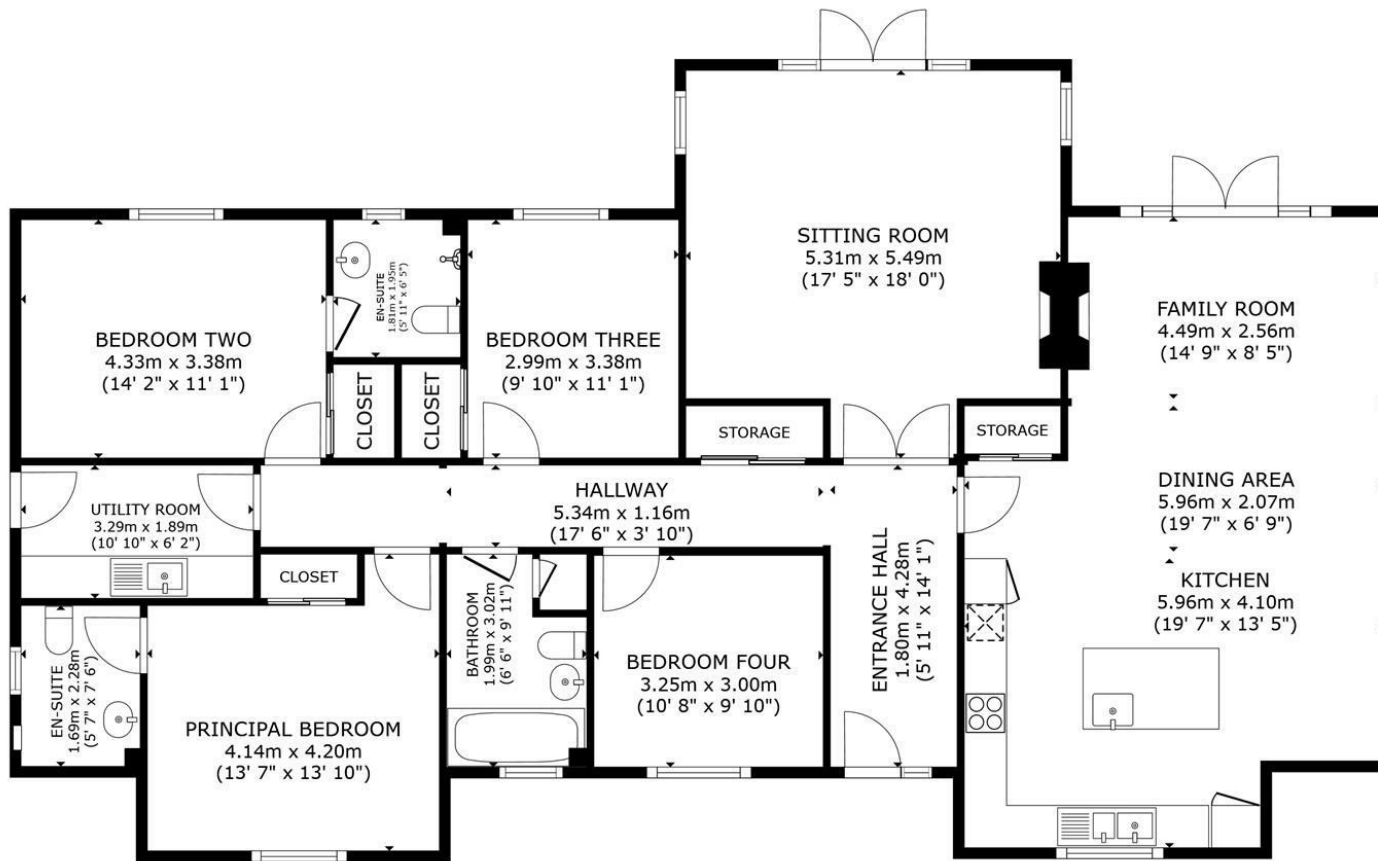
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FOR SALE











FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR PLAN 170.9 m² (1,840 sq.ft.)
 TOTAL : 170.9 m² (1,840 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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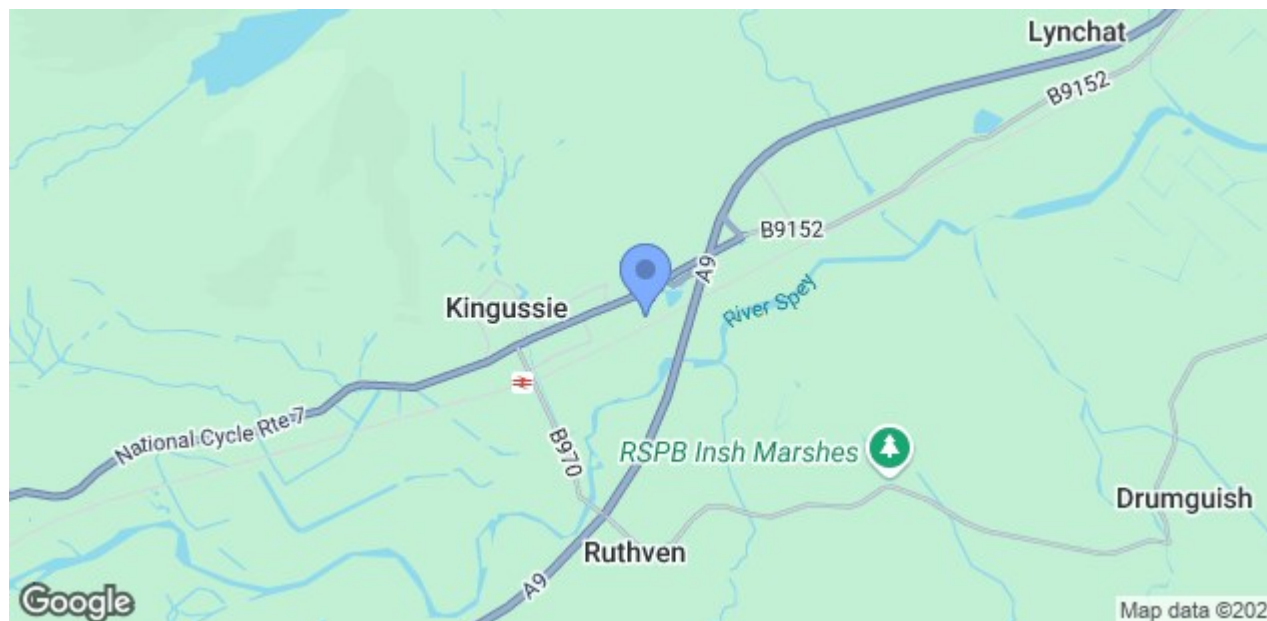
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	



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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