



**DUNMHOR HOUSE**  
67 HIGH STREET, KINGUSSIE, PH21 1HX



**M**cEwan Fraser Legal is excited to showcase this impressive detached Highland home, offering a rare mix of flexibility, charm, and lifestyle potential in the heart of Kingussie. Whether you're after a distinguished family home or a property with income-generating prospects, Dunmhor House is a unique and exceptional find. A viewing is a must to truly appreciate its size, location, and versatility.

Dunmhor is a charming period home that offers generous family space and great lifestyle potential in the stunning Cairngorms National Park. Sitting proudly in the heart of Kingussie, Highland, this impressive detached residence dates back to around 1900 and blends traditional Highland character with the size, versatility, and comfort of modern living. Spanning roughly 196 square metres, it's a rare find, perfect for a large family, multi-generational living, or even a lifestyle-focused business in one of Scotland's most sought-after Highland spots.

From the moment of arrival, the home immediately conveys character and presence. Traditional proportions, generous ceiling heights and period detailing combine to create a property with both visual appeal and genuine substance. Internally, the accommodation has been thoughtfully maintained and arranged to support modern-day living while retaining the charm and atmosphere expected from a home of this era. Natural light flows throughout the principal rooms, enhancing the sense of warmth and welcome.

The lounge is an elegant and comfortable reception room centred around a multi-fuel stove, creating a natural focal point and an inviting environment during the winter months.



THE LOUNGE





THE DINING ROOM



A formal dining room provides an ideal setting for entertaining or larger family gatherings, while the spacious kitchen offers extensive storage, practical workspace and room for informal dining, creating a sociable heart to the home.

The utility room adds valuable day-to-day practicality and provides direct garden access.

THE KITCHEN & UTILITY





THE STUDY

Further ground-floor accommodation includes a study, ideal for home working, together with an additional reception room or bedroom, offering excellent flexibility depending on lifestyle requirements.

A contemporary family bathroom completes the ground-floor accommodation.

RECEPTION/BEDROOM



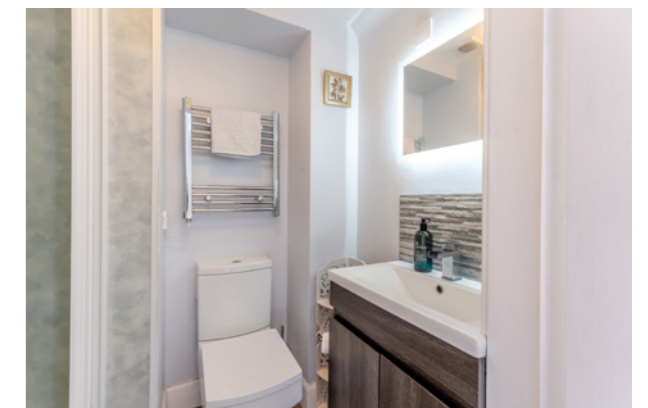
THE BATHROOM





The first floor continues the theme of generous proportions and adaptability. The principal bedroom benefits from an en-suite shower room, while two further bedrooms also enjoy private ensuite facilities, a configuration that lends itself particularly well to guest accommodation or extended family living.

BEDROOM 1





BEDROOM 2

BEDROOM 3



Two additional bedrooms and a separate shower room complete the upper floor, ensuring the home can comfortably accommodate a wide range of occupancy needs. The layout has previously supported successful guest house operation and continues to offer excellent lifestyle business potential for purchasers seeking supplementary income opportunities.

BEDROOM 4





BEDROOM 5

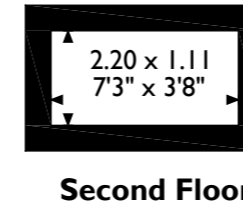
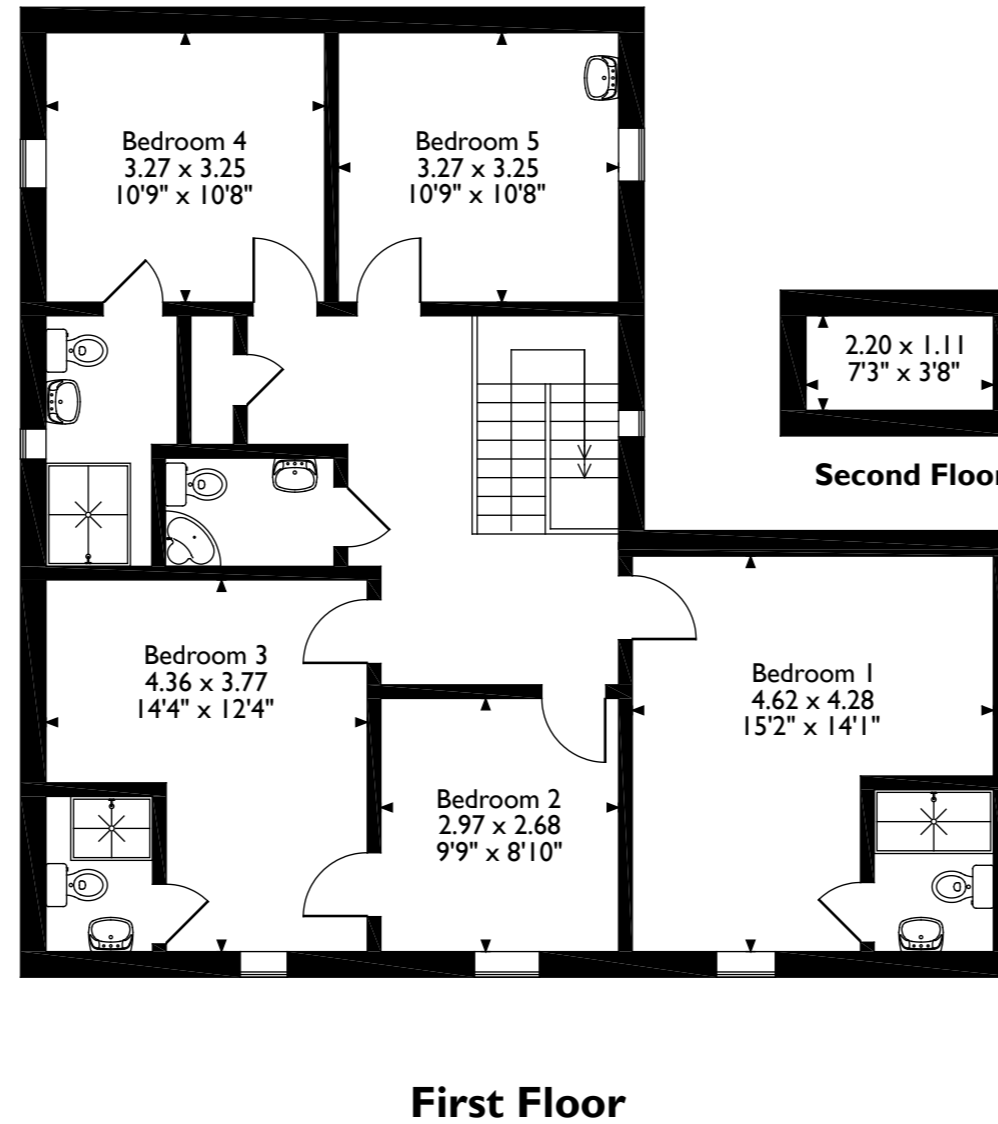
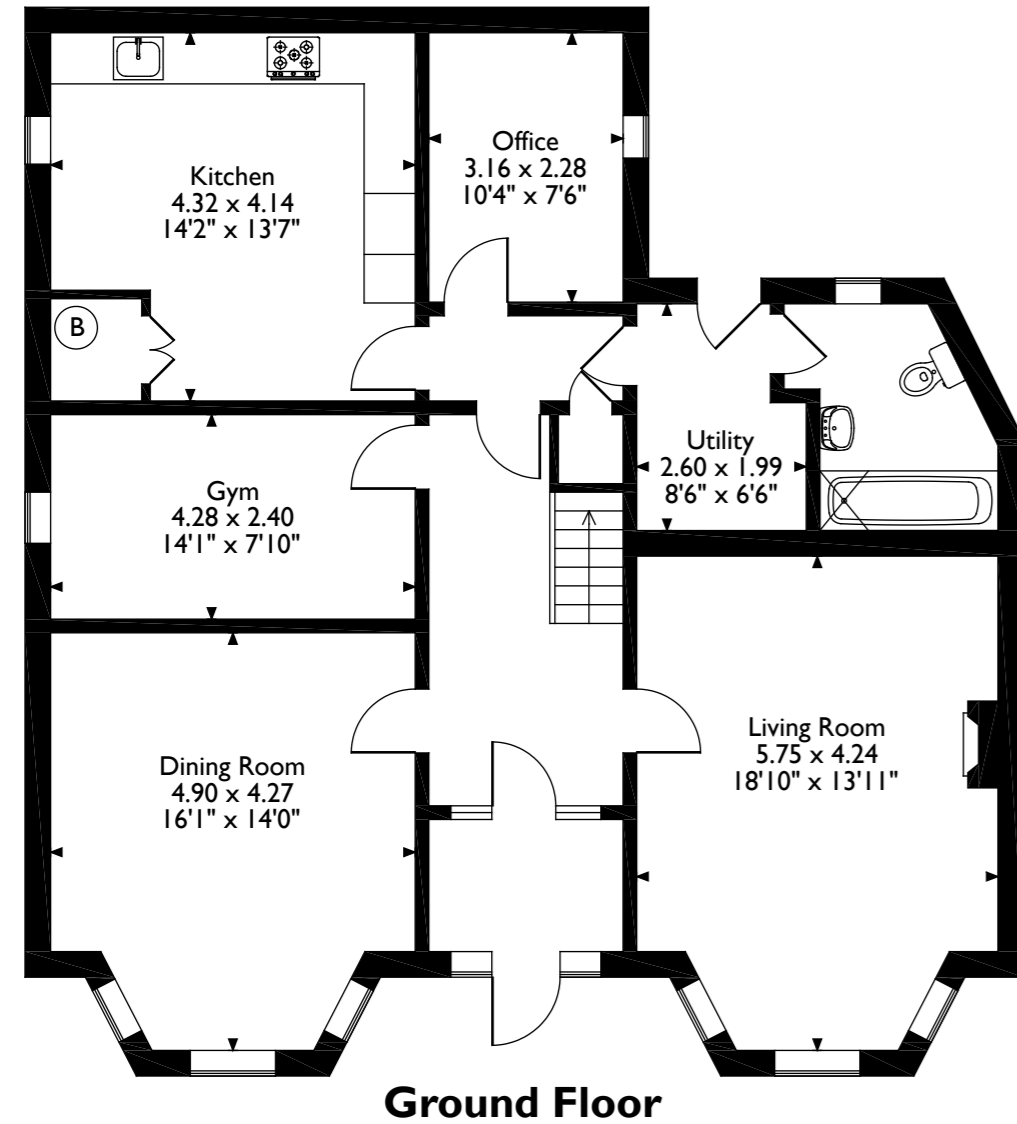


THE SHOWER ROOM

EXTERNALS

The external grounds form an important part of the overall appeal of Dunmhor House. Gardens extend around all sides of the property, rising gently to the rear where elevated areas enjoy attractive rooftop and hillside views towards the surrounding Highland landscape. A raised timber deck creates an excellent outdoor seating and entertaining space, while lawns, pathways, patio areas and mature planting contribute to the sense of privacy and tranquillity. A gravel driveway provides off-street parking for multiple vehicles. The detached timber garage, external store and additional garden shed provide valuable storage and workshop capacity, particularly appealing for outdoor enthusiasts or those requiring hobby space.





The property benefits from oil-fired central heating serving radiators throughout, supplemented by solar panels which contribute towards hot water provision. The combination of traditional construction and practical modern upgrades creates a home that balances character with efficiency and comfort.

Properties capable of supporting both substantial family living and lifestyle business potential are increasingly sought after within the Highlands. Dunmhor House offers precisely that balance. Its previous operation as a guest house demonstrates the versatility of the accommodation, while the location within the Cairngorms National Park positions the property ideally for tourism, outdoor pursuits and year-round visitor appeal. Equally, for buyers seeking a distinguished Highland family home with space to grow, work and entertain, this is an exceptional proposition.



Situated on the High Street within Kingussie, Highland, the property enjoys immediate access to the amenities of this highly regarded Highland town.

Often described as the capital of Badenoch, Kingussie sits within the heart of the Cairngorms National Park and is renowned for its outstanding natural surroundings and strong sense of community. The town offers a range of independent shops, cafés, restaurants and everyday services together with schooling at Kingussie High School and local primary provision nearby.

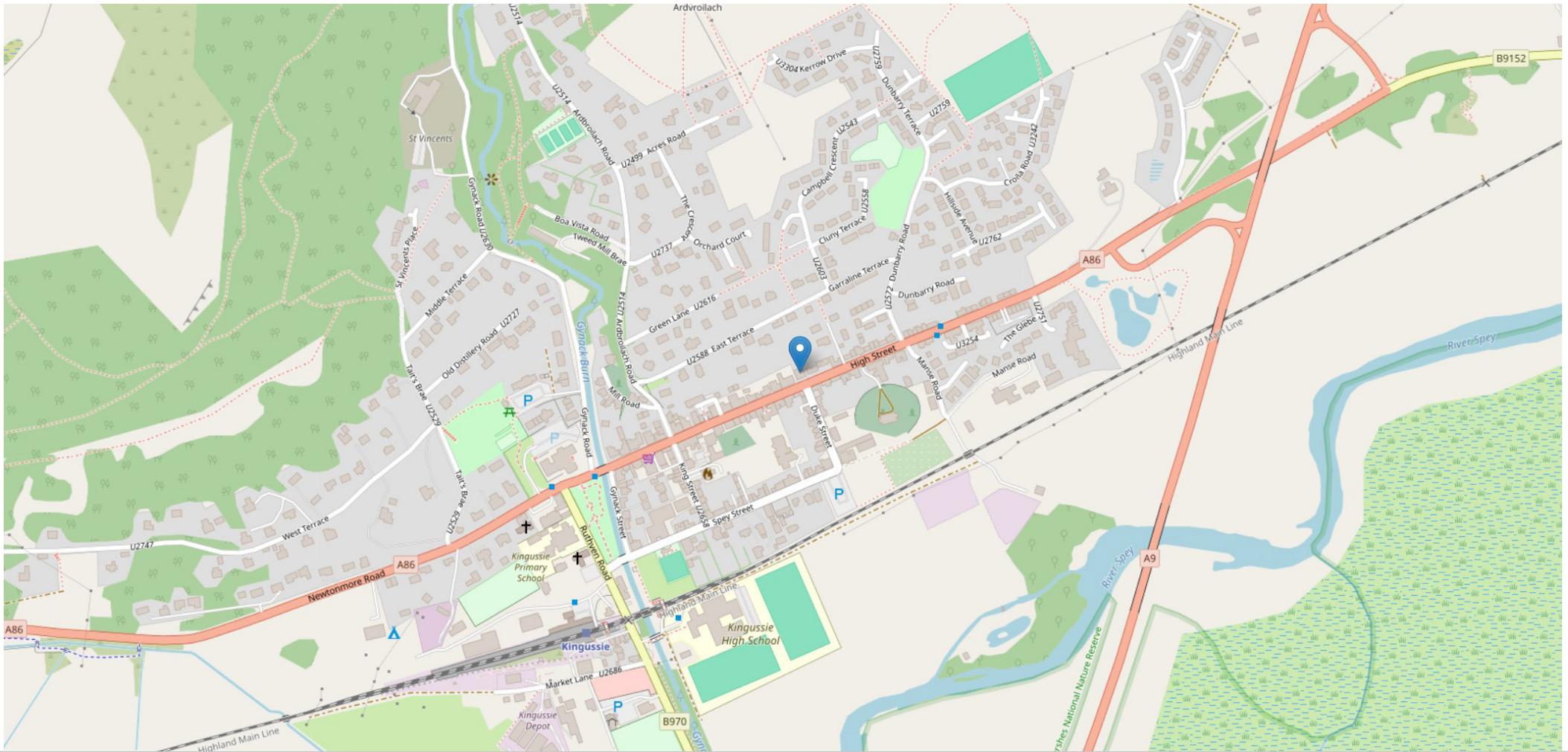
Outdoor pursuits are central to the lifestyle appeal of the area, including walking, cycling, skiing, fishing, golf and watersports, with excellent access to the wider Highlands.

Transport connections are particularly strong, with Kingussie railway station providing direct links to Inverness, Perth, Edinburgh and Glasgow. There is also a direct link to London, with the Caledonian Sleeper from Inverness stopping in Kingussie every evening. The A9 also offers efficient road connectivity north and south.

This is a location that combines Highland lifestyle appeal with genuine accessibility.

LOCATION






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