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solicitors and estate agents

Sneukhead, Lynchat, Kingussie, PH21 1LT

Fixed Asking Price £320,000

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

Located in the Highland hamlet of Lynchat, this detached family home offers a comfortable and well-presented living space within the Cairngorms National Park. The property features three spacious double bedrooms, two of which benefit from en-suite facilities, making it well suited to family living or accommodating guests. The bright sitting room flows through to a dining area, providing a practical and sociable layout. Patio doors open onto a raised decking area that takes advantage of the open outlook with some stunning mountain views. The well-equipped kitchen includes a breakfast bar and adjoins a useful utility room, adding to the home's functionality. A family bathroom and separate ground floor WC, serves the remaining accommodation. Externally, the property sits within an elevated garden that enjoys wide-reaching views across the Spey Valley. The outdoor space offers scope for relaxation and recreation, complementing the home's peaceful setting. This is an excellent opportunity to acquire a well-maintained property in a quiet yet accessible Highland location. Viewing is highly recommended. EPC D, Council Tax E, Home report available from massoncairns.com

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Lynchat

Nestled within the heart of the Scottish Highlands, Lynchat is a peaceful rural hamlet located just outside Kingussie in the beautiful Cairngorms National Park. Surrounded by open countryside, rolling hills, and heather-clad moorland, the area offers a tranquil setting with far-reaching views toward the Monadhliath Mountains and the Spey Valley. Despite its quiet, rural charm, Lynchat is conveniently close to excellent local amenities. The nearby town of Kingussie provides a range of shops, cafés, restaurants, and services, as well as a primary and secondary school, health centre, and railway station with direct links to Inverness, Aviemore, and Perth. Outdoor enthusiasts will find endless opportunities for recreation on their doorstep, from walking and cycling to golf, fishing, and birdwatching. The wider Cairngorms area also offers world-class skiing, snow sports, and mountain pursuits, while the River Spey and nearby nature reserves highlight the area's rich biodiversity. Lynchat combines the serenity of Highland living with the convenience of easy access to transport routes and local facilities—making it an ideal base for those seeking a slower pace of life amid some of Scotland's most breathtaking scenery.

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

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

EPC Rating D

Entrance Vestibule & WC

1.12m x 1.39m & 1.31m x 1.39m (3'8" x 4'6" & 4'3" x 4'6")
Step inside through a glazed timber door into inviting entrance. An internal timber and partially glazed door invites you further into the home, serving as the perfect introduction to the rest of your living space. Adjacent to the entrance vestibule is a conveniently located cloakroom WC. This includes a white suite comprising a WC and a vanity unit wash hand basin with tiled splashback and mirror with shaver light. The areas are finished with solid timber flooring, ceiling lighting and an extractor fan.

Hallway

The spacious and welcoming hallway, accessed from the entrance vestibule, seamlessly connects the remainder of the accommodation on the ground floor, briefly comprising of an open plan sitting room and dining area, kitchen, utility room and a ground floor bedroom with en-suite shower room. A staircase leads to a spacious landing, two further double bedrooms, a family bathroom and en-suite. The hallway features solid timber flooring underfoot and ceiling lighting.

Sitting Room & Dining Area

3.82m x 8.47m (12'6" x 27'9")
Accessed from the hallway, this sizeable open plan sitting room and dining area is flooded with natural light thanks to triple aspect windows looking to the front, side and rear garden spaces. A charming

focal point is the inset wood burning stove, set on a slate hearth, as well as patio doors opening onto the raised decking—ideal for taking in panoramic views. The dining area comfortably accommodates a large table for entertaining and features convenient access to the kitchen. The room is finished with solid timber flooring and ceiling lighting.

Kitchen & Breakfast Area

3.95m x 3.69m (12'11" x 12'1")
The kitchen and breakfast area form a bright, spacious heart of the home. A good range of base cabinetry is complemented by work surfaces and a tiled splashback, creating a stylish and practical space. A one-and-a-half bowl ceramic sink with mixer tap is ideally positioned beneath dual windows offering views over the rear garden and driveway. There is a cooker unit with extractor over. There is also an undercounter fridge freezer and a dish washer. There is a raised breakfast bar / peninsula, with space for four people, providing an area for casual dining or entertaining. Ceiling lighting and tile flooring complete the room while a further door leads through to the utility room.

Utility Room

2.38m x 2.49m (7'9" x 8'2")
The utility room offers excellent additional storage with base units, complementary work surfaces with a tiled splash back, and an inset double butler sink with quadruple taps. There is plumbing for a washing machine and space for a tumble dryer and additional freestanding fridge / freezer. The space also houses the oil fired boiler. A timber and glazed door provides convenient access to the side of the property.

Bedroom Three & En-Suite

3.11m x 4.01m & 2.36m x 1.07m (10'2" x 13'1" & 7'8" x 3'6")
Located on the ground floor this comfortable double bedroom benefits from an integral double wardrobe providing excellent hanging and shelved storage. Double windows to the front allow views over the garden. The en-suite includes a three piece suite comprising a WC, wash hand basin with storage below and a tiled splashback and mirror with shaver light in addition to a fully tiled shower enclosure. The bedroom is finished with carpet flooring and ceiling lighting, whilst the en-suite is finished with heated tiled flooring, ceiling lighting and an extractor fan.



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Landing

An beautifully crafted, open tread pine staircase leads up to the first floor and a spacious landing area. A Velux window to the front and dormer window to the rear provide plentiful levels of natural light and ventilation. Currently the landing area is set up as a snug TV/gaming area, perfect for teens or children, Doors open to the principal bedroom with en-suite, bedroom two and the family bathroom. A large cupboard houses the hot water tank. There is solid timber flooring, ceiling lighting and a loft access hatch.

Bedroom One & En-Suite

3.18m x 3.43m & 2.59m x 2.43m (10'5" x 11'3" & 8'5" x 7'11")

A bright and inviting principal bedroom featuring a dormer window to the front with views across the garden and to the surrounding countryside and hills. The room benefits from a built-in double wardrobe offering both hanging and shelved storage. A further door leads to the en-suite shower room, which includes a WC, wash hand basin with mixer tap and storage below, splashback tiling and mirror over. Completing the space is a corner shower enclosure with full height tiling. A Velux window provides natural light, and the room is completed with heated tiled flooring, ceiling lighting and an extractor fan.

Bedroom Two

4.01m x 2.88m (13'1" x 9'5")

A second double / twin bedroom featuring an integral double wardrobe providing both hanging and shelved storage. The room enjoys excellent natural light from a front-facing window, while carpet flooring and ceiling lighting complete the room.

Bathroom

3.44m x 1.97m (11'3" x 6'5")

A spacious, fresh and fully equipped bathroom comprising of a WC, wash hand basin with mixer tap and storage below, tiled splashback, a mirror and shaver light, a double ended bath with central mixer tap, complemented by mosaic fresh tiling. A Velux window to the rear provides excellent natural light in addition to the ceiling lighting and there is heated tiled flooring and an extractor.

Outside

The property enjoys a generous outdoor area that makes the most of its elevated position and far-reaching views over the Spey Valley.

To the rear, a gravelled driveway provides ample off-street parking together with an undercover carport area offering useful shelter and storage. The front of the property features a raised decked terrace, perfectly positioned to take advantage of the panoramic outlook. The surrounding garden is mainly laid to lawn with a gentle slope and a selection of mature trees and shrubs adding seasonal interest. The boundaries are defined by a mixture of fencing, giving a sense of enclosure while retaining an open aspect to enjoy the surrounding scenery.

Services

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

Entry

By mutual agreement.

Fixed Price

Fixed Price of £320,000

Viewings and Offers

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

Masson Cairns

Strathspey House

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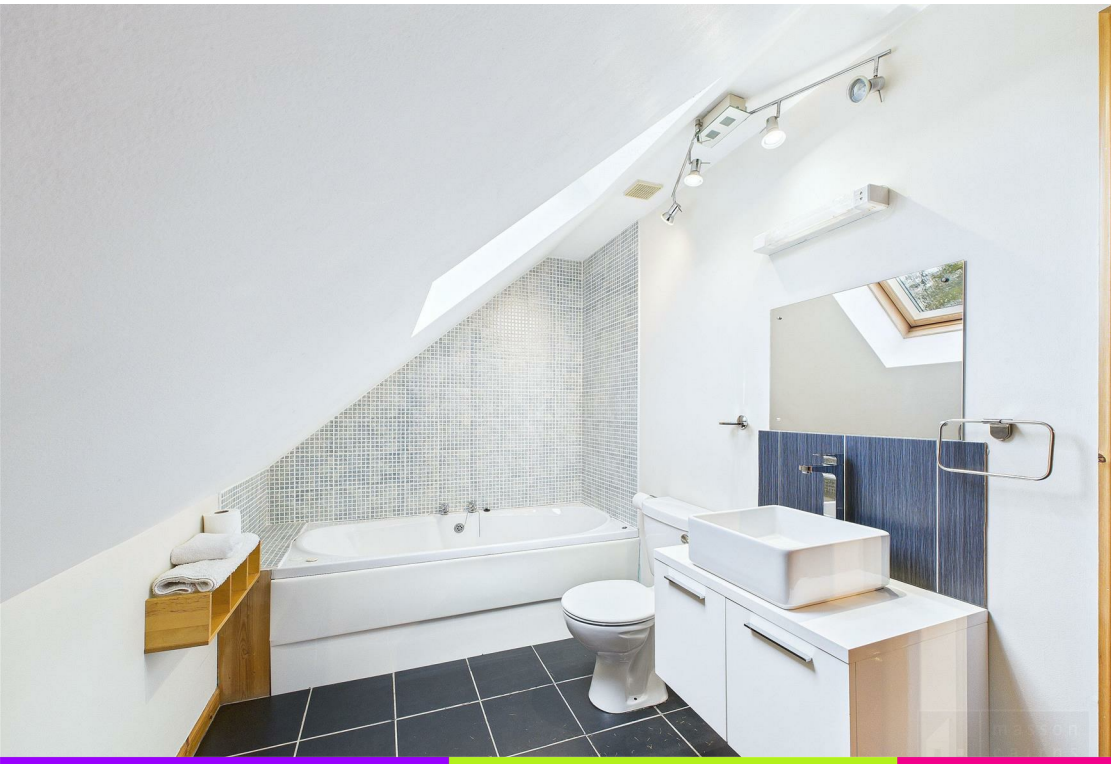
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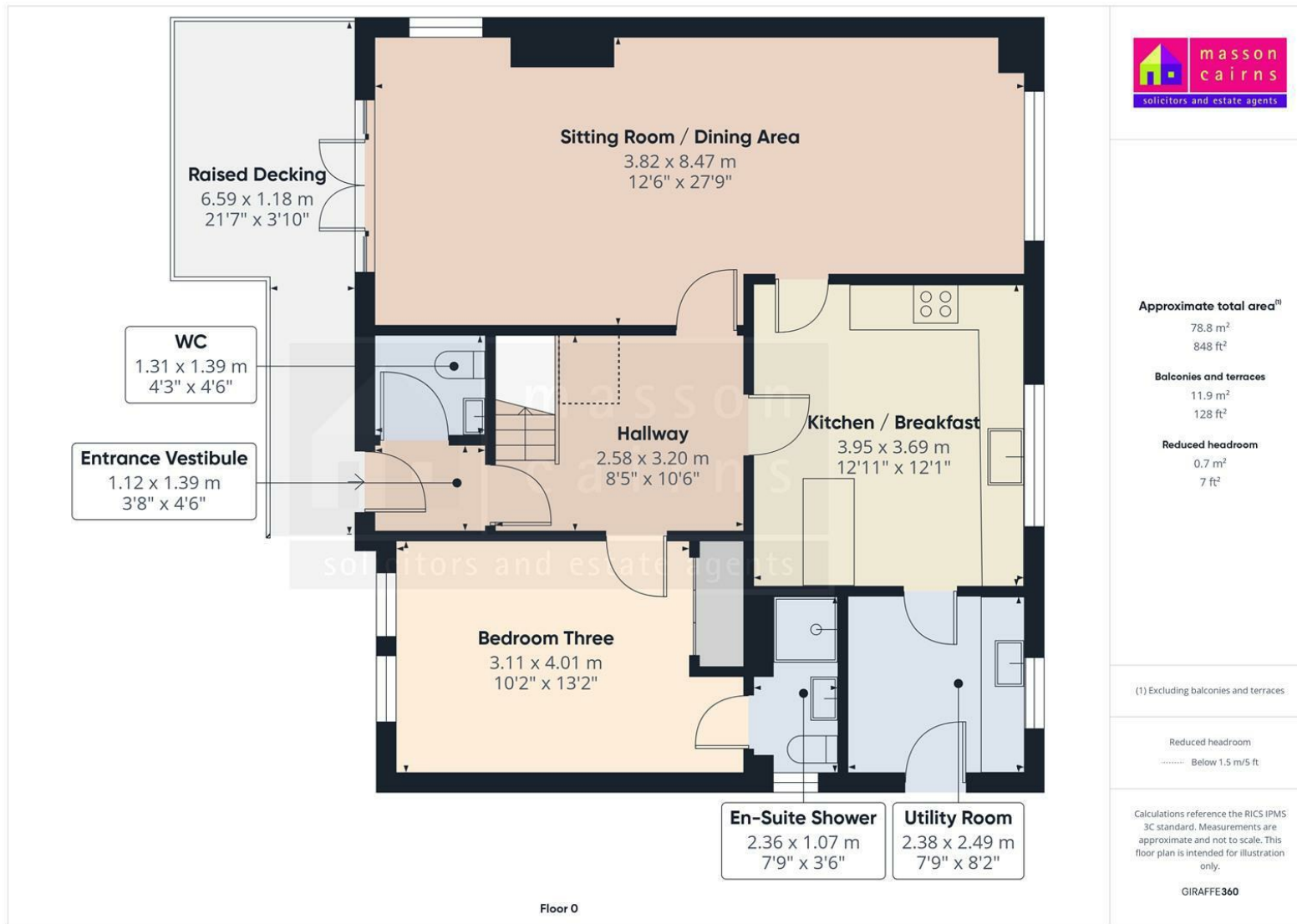












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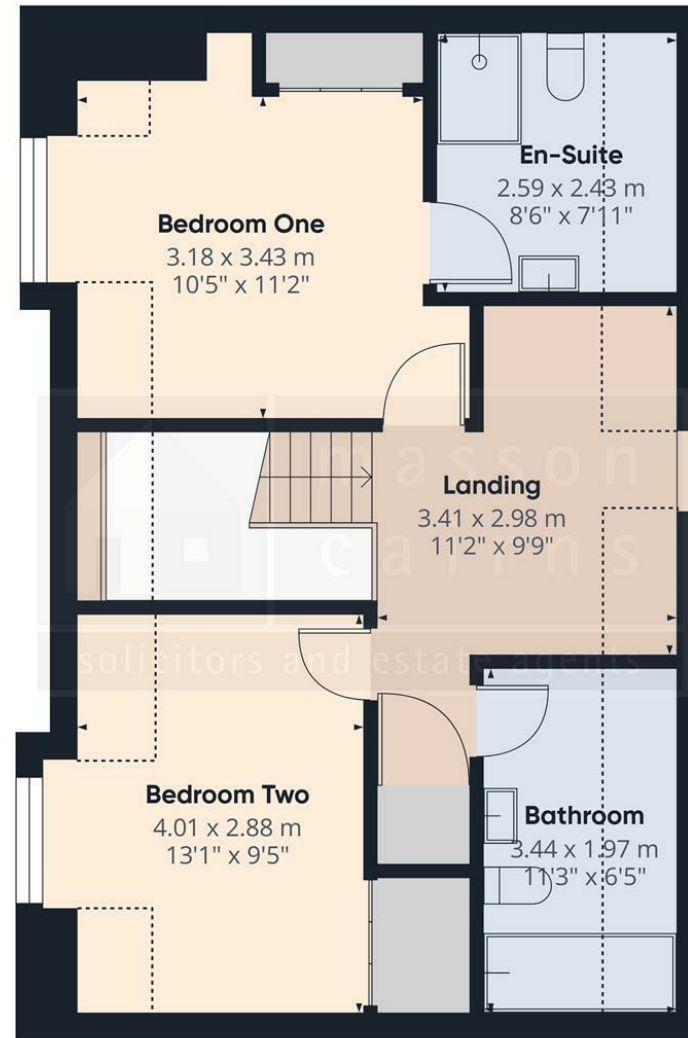
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Floor 1

Approximate total area⁽¹⁾

51.1 m²
550 ft²

Reduced headroom

9.5 m²
102 ft²

(1) Excluding balconies and terraces.

Reduced headroom


..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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
(55-68) D	65	
(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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