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Ruthven View, East Terrace, Kingussie, PH21 1JS
Offers Over £315,000

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

Enjoying an elevated position with far-reaching views towards the Monadhliath and Cairngorm mountains, together with an impressive outlook towards historic Ruthven Barracks, this substantial three-bedroom home offers generous accommodation on one level with excellent ancillary space. An entrance vestibule opens into the central hallway, from which the principal rooms are arranged. The impressive sitting room and dining area form a particularly spacious open-plan living space, with a large picture window drawing in excellent natural light and framing the surrounding Highland landscape, while a wood-burning stove provides an attractive focal point. The dining area offers ample space for family meals and entertaining, with direct access outside, and leads conveniently towards the kitchen, which is fitted with a practical range of units, work surfaces and appliance space while a separate utility room provides further storage and laundry facilities. There are three well-proportioned bedrooms, each with useful storage, including a generous principal bedroom with its own en-suite shower room, while a stylish family bathroom serves the remaining accommodation. Outside, a large tarmac driveway provides parking for several vehicles and leads to the detached garage, with a terrace and established garden grounds creating excellent areas for outdoor seating and recreation while making the most of the elevated outlook. A further notable feature is the detached bothy which could be upgraded for home working, hobbies, studio use or storage. Set within the beautiful Badenoch area of the Cairngorms National Park, the property is well placed for access to Kingussie and its everyday amenities, schooling and rail connections, while the surrounding countryside offers exceptional opportunities for walking, cycling, wildlife watching and a wide range of outdoor pursuits. EPC E, Council Tax E, Home report online at massoncairns.com

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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, while Ember's fully electric E9 service also operates through Kingussie, providing a direct connection to Edinburgh Airport and Inverness. The service can be booked in advance and offers a particularly convenient option for those travelling by air.

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 E

Entrance Vestibule

1.39m x 1.36m (4'6" x 4'5")

The entrance vestibule is approached from the attractive elevated terrace to the front of the property, which provides a particularly pleasant outdoor seating area from which to enjoy the open outlook towards Ruthven Barracks and the surrounding Monadhliath and Cairngorm mountains. The vestibule is entered through a modern insulated composite and glazed external door with adjoining glazed side panel, allowing good natural light into the space.

Internally, the vestibule has parquet flooring and ceiling lighting, with useful space for coats and outdoor footwear. A further internal door opens into the main hallway.

Hallway

A bright and practical L-shaped hallway providing access to the principal accommodation, including the sitting room and dining area, kitchen, all three bedrooms and the family bathroom. The hallway is finished with lino wood effect flooring and ceiling lighting, with two useful built-in cupboards providing valuable household storage and one housing the hot water cylinder. A loft hatch gives access to the insulated attic space, providing further useful storage.

Open Plan Sitting Room & Dining Area

7.38m x 4.54m (24'2" x 14'10")

A superb open-plan living and entertaining space, generously proportioned and arranged to make the very most of the property's outstanding elevated outlook. The sitting room is particularly bright, with a broad picture window to the front of the property framing far-reaching views across the surrounding countryside towards Ruthven Barracks and the Cairngorm and Monadhliath mountain ranges, creating an impressive backdrop that changes with the seasons. A substantial wood-burning stove set on a dark tiled hearth provides an attractive focal point, while the carpeted floor, contemporary ceiling lighting and ample proportions allow for a variety of comfortable seating arrangements.

A wide open connection leads naturally through to the dining area, where laminate wood flooring distinguishes the space while maintaining the excellent sense of flow between the two rooms. There is generous room for a full-size dining table and chairs, complemented by pendant ceiling lighting, while large glazed patio doors draw in further natural light and provide direct access outside while a further door leads through to the kitchen.

Kitchen & Breakfast

2.88m x 3.47m (9'5" x 11'4")

The kitchen is a bright and practical space with a window to the side providing good natural light and pleasant garden outlooks. It is fitted with a range of white base, drawer and wall-mounted units complemented by light work surfaces and tiled splash backs, together with a stainless-steel sink and drainer positioned beneath the window. There is space for a cooker with extractor hood above, and additional freestanding appliances including a dishwasher and American-style fridge freezer. A substantial breakfast bar with seating provides an excellent informal dining area and useful additional preparation space. The room is finished with lino wood-effect flooring and ceiling lighting, while doors connect conveniently to the utility room and the open-plan sitting room and dining area, creating an easy and practical flow through the principal living accommodation.

Utility Room

1.58m x 2.36m (5'2" x 7'8")

The utility room provides a useful and well-organised ancillary space adjoining the kitchen, fitted with a base storage unit, work surface and stainless-steel sink with drainer. There is space and plumbing for a washing machine, while a built-in shelved cupboard offers excellent additional pantry and household storage. A window to the rear provides natural light and garden outlooks, while an insulated and partially glazed external door gives convenient access outside. The room is finished with lino wood effect flooring and ceiling lighting, together with a traditional ceiling-mounted drying rack.

Bedroom One & En-Suite

3.53m x 3.49m & 1.22m x 3.49m (11'6" x 11'5" & 4'0" x 11'5")

A generous double bedroom positioned to the front of the property, with a large picture window bringing in excellent natural light and providing a pleasant outlook over the established surroundings. There is ample space for a substantial double bed together with freestanding bedroom furniture, while two integral wardrobes provide particularly useful storage with a combination of hanging and shelved space. The room is finished with carpet flooring and ceiling lighting, with direct access to the adjoining en-suite, which is fitted with a white suite comprising a fully tiled shower enclosure with electric shower, WC and pedestal wash hand basin with tiled splash back and wall-mounted mirror above. A window provides natural light and ventilation, while further features include a heated towel rail, extractor ventilation, ceiling lighting and vinyl flooring.

Bedroom Two

3.34m x 3.49m (10'11" x 11'5")

The second bedroom is another generously proportioned room positioned to the rear of the property, with a window overlooking the established rear garden and bathing the space in natural light. There is ample space for a double bed together with additional freestanding furniture, while a large integral wardrobe provides excellent built-in storage. The room is finished with carpet flooring and ceiling lighting.

Bedroom Three

3.34m x 2.48m (10'11" x 8'1")

Another quiet bedroom positioned to the rear of the property that provides comfortable and well-proportioned accommodation with a window overlooking the garden and allowing good natural light into the room. There is space for a double bed together with freestanding furniture, while an integral wardrobe provides useful built-in storage. The room is finished with carpet flooring and ceiling lighting.

Bathroom

1.69m x 3.51m (5'6" x 11'6")

The recently upgraded bathroom is finished in a clean, contemporary style with full-height tiling to the walls and complementary tiled flooring. A white suite comprises a panelled bath with shower over and glazed screen, WC and pedestal wash hand basin with chrome fittings. A window provides natural light, while recessed ceiling lighting, an extractor fan and a tall chrome heated towel rail complete the room.

Double Garage

5.60 x 5.62m (18'4" x 18'5")

The double garage is a particularly useful addition to the property and providing excellent space for secure vehicle parking, workshop use and general storage. Access is provided by



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a wide double garage door from the tarmac driveway, together two side windows offering natural light with a separate pedestrian door for everyday convenience. Internally, the garage has a concrete floor and ceiling lighting, with ample room for shelving, workbenches, bicycles, tools and outdoor equipment while still retaining generous usable floor space. The extensive driveway in front provides additional off-street parking for several vehicles.

Outside & Bothy

The property occupies an attractive elevated position within established garden grounds, with a very generous tarmac driveway providing off-street parking for several vehicles and access to the double garage. To the front of the house, a sheltered paved terrace creates an appealing outdoor seating area, bordered by mature planting and enjoying superb open views across the rooftops towards Ruthven Barracks and the surrounding Monadhliath and Cairngorm mountains. Paths continue around the property to the rear, where the gardens open into an impressive and surprisingly spacious area centred around a broad lawn area which is complemented by mature hedging, trees, shrubs and well-stocked borders which provide both colour and privacy. There is ample space for outdoor dining, recreation and gardening, with a greenhouse, productive growing areas and established planting adding further interest. A substantial traditional timber outbuilding/bothy provides excellent storage and workshop potential, with several separate internal areas and considerable scope for improvement or alternative use, subject to any necessary consents. Overall, the outside space is a particular feature of the property, combining generous parking, useful outbuildings, woodstores, mature gardens and exceptional Highland views.

Services

It is understood that there is mains water, drainage and electricity. There is electric heating.

Entry

By mutual agreement.

Price

Offers over £315,000 are invited

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

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

www.massoncairns.com

What Three Words Location

What3Words Location [///transmit.sway.goes](#)

Council Tax

Currently Band E £2944.16 p.a. (2026/27) including water rates. Single occupiers currently receive a 25% discount.

2026/27: 300% total charge (the standard rate plus a 200% premium). 2027/28: Planned increase to a 350% total charge. 2028/29: Planned increase to a 400% total charge (four times the base)

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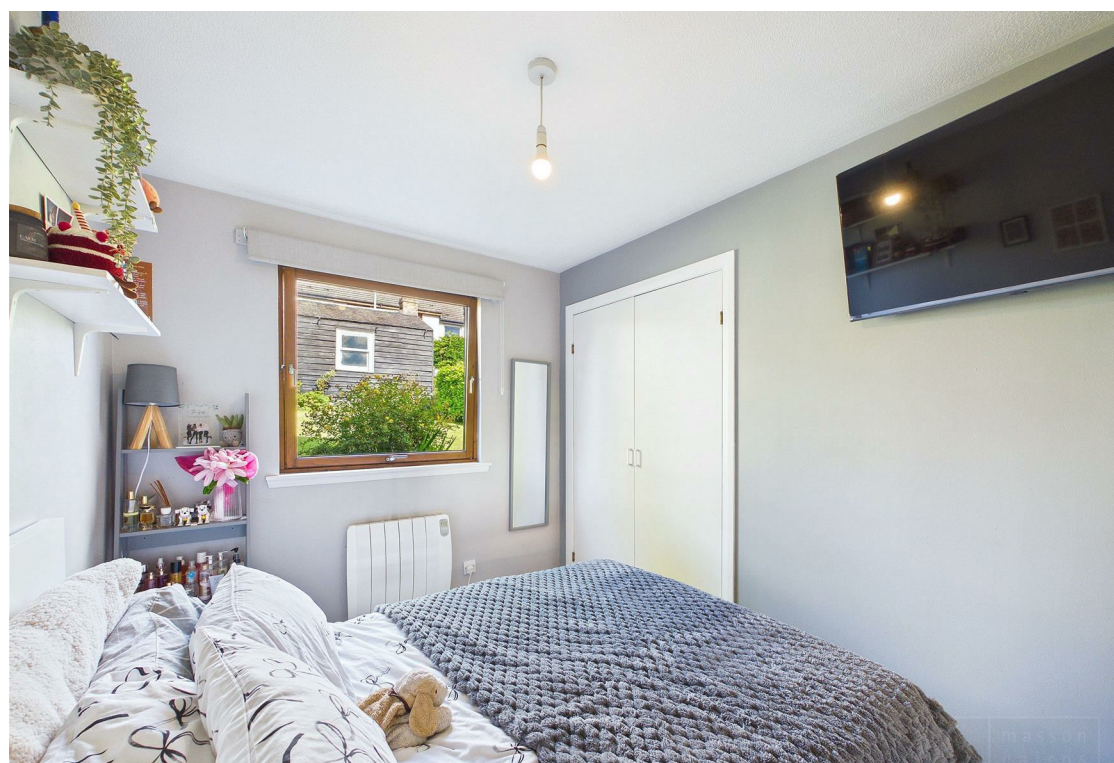
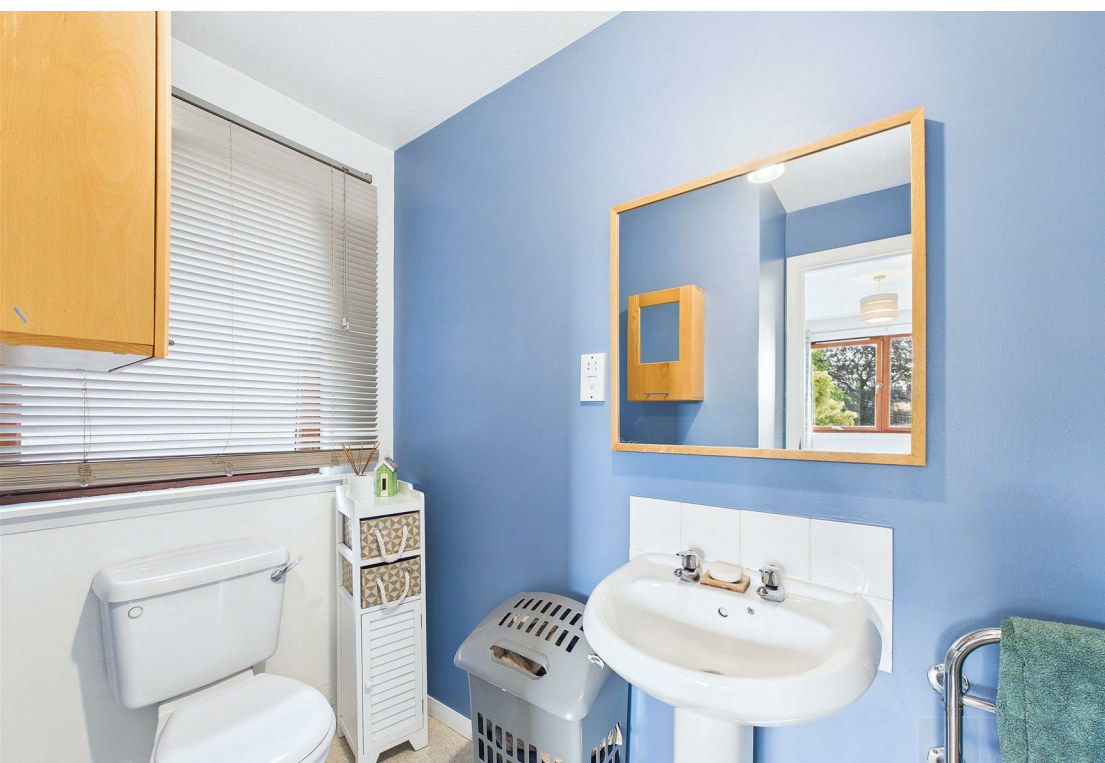
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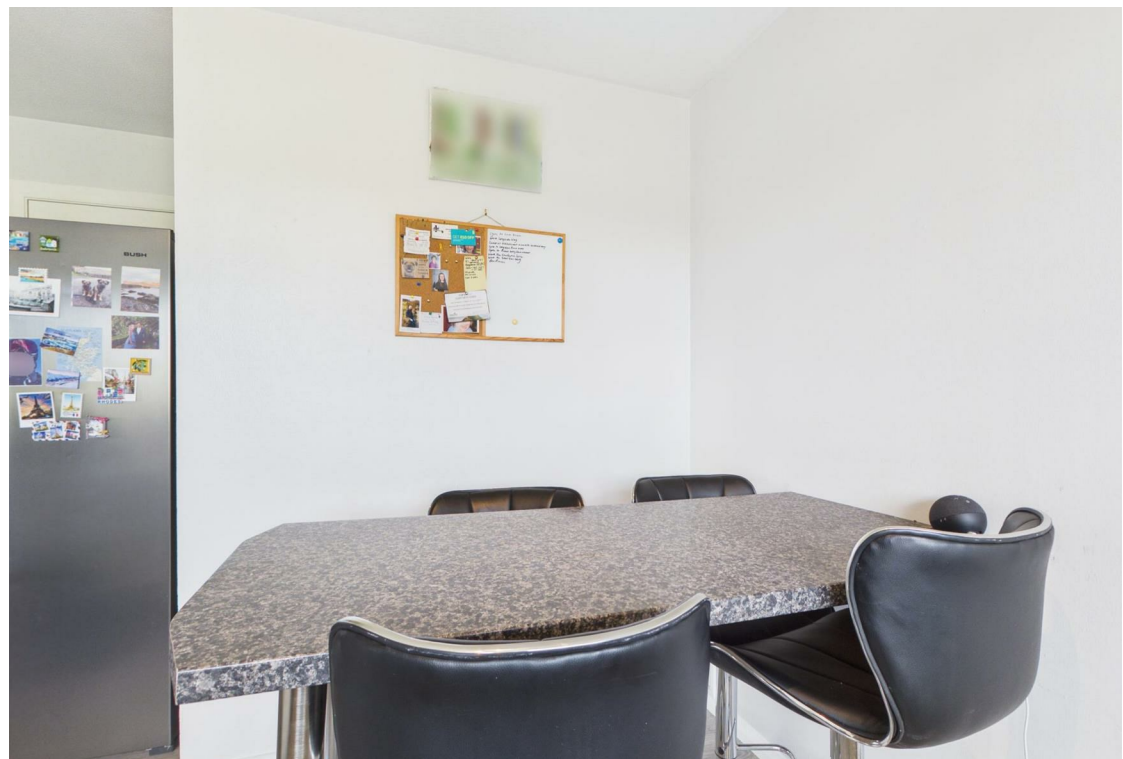
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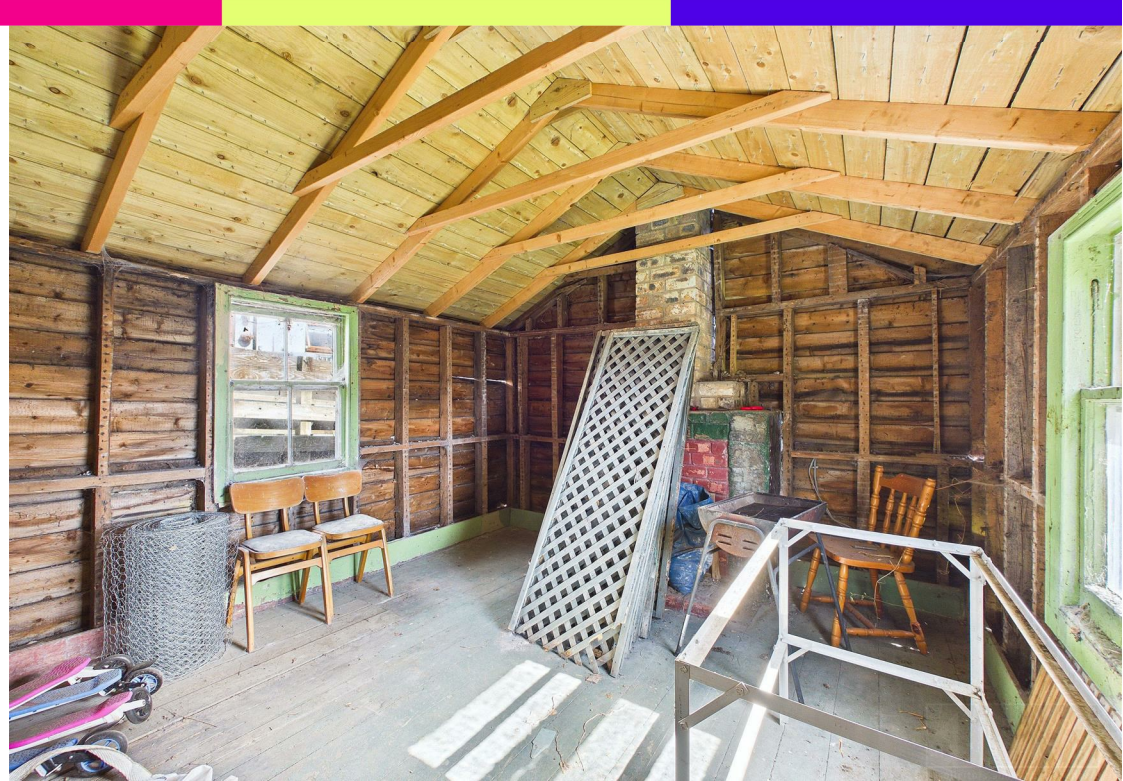








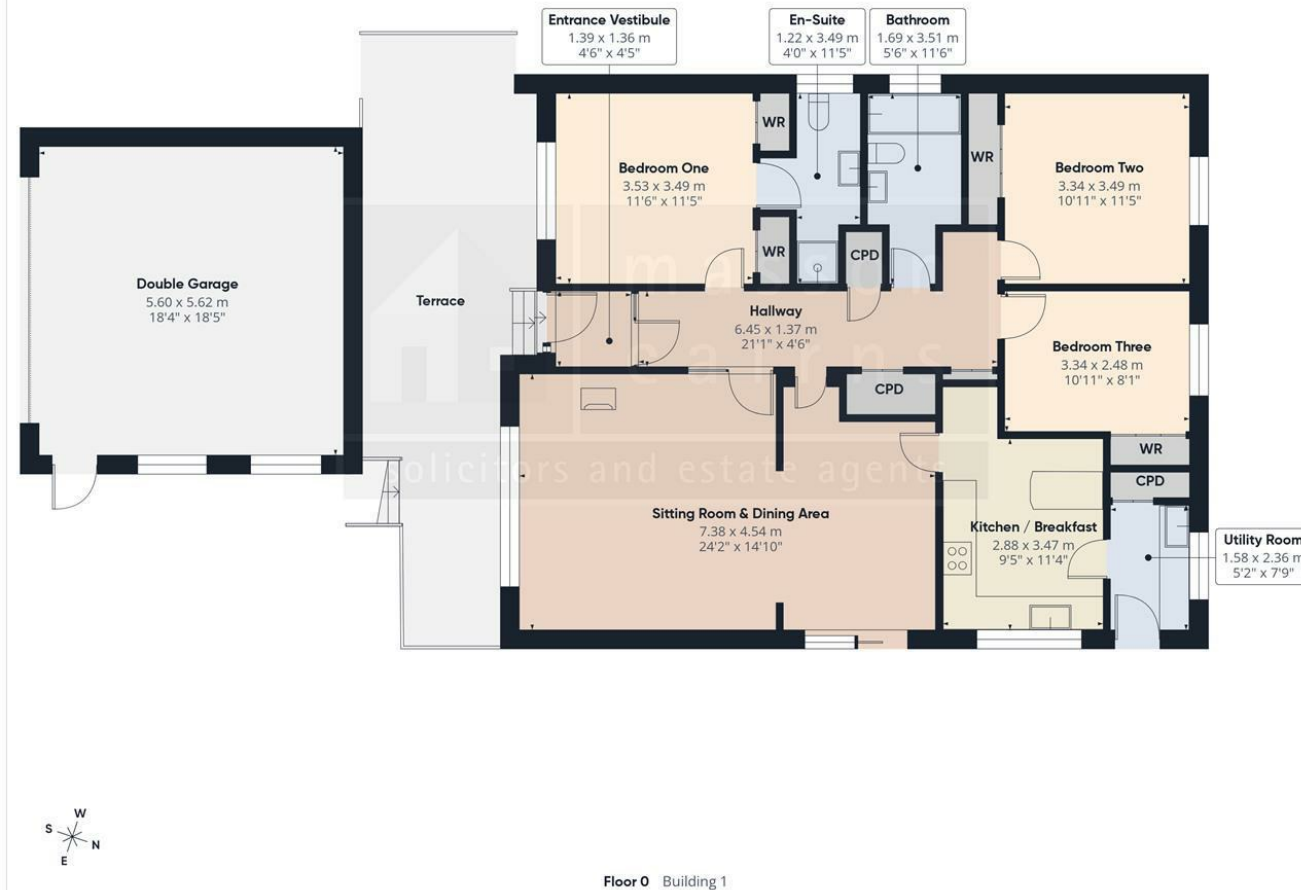












Approximate total area⁽¹⁾
140.5 m²
1514 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



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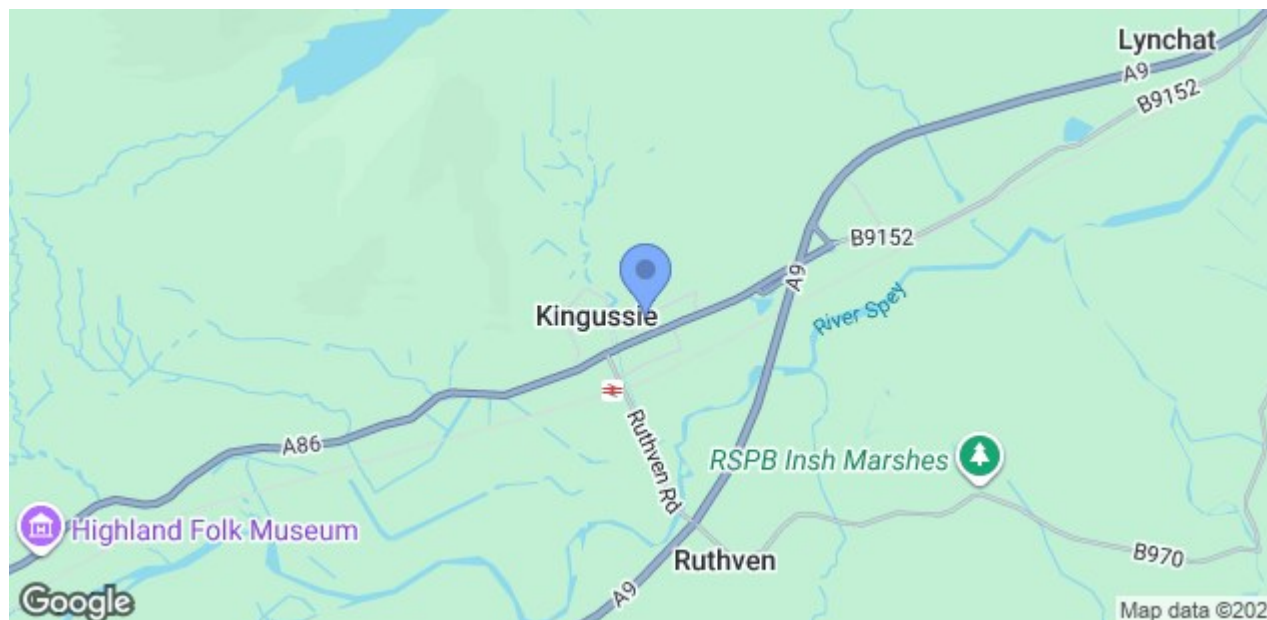
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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