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Baideneath, West Terrace, Kingussie, PH21 1HA  
Offers Over £120,000

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

Baideneath, West Terrace is an attractive ground floor apartment forming part of a traditional house divided into just two flats, enjoying a peaceful position within Kingussie and surrounded by mature garden grounds. The accommodation centres around a bright open-plan living and dining area, a comfortable room with laminate wood flooring and French doors opening directly to the garden, creating a lovely connection with the sheltered outdoor seating area. A striking exposed stone chimney breast with stove forms an appealing focal point, while there is space for both relaxed seating and everyday dining. The kitchen area is neatly arranged to one side and offers fitted timber units, worktop space, tiled splashback, oven, hob, sink and a large larder cupboard, with an adjoining recessed appliance area providing appliance space and storage. The inner hall has space and plumbing for a washing machine and a cupboard housing the hot water cylinder as well as doors leading to the shower room and the second bedroom. Bedroom one is a generous double room with a large picture window enjoying an open outlook across the gardens, village rooftops and hills beyond. Bedroom two is accessed via a small hallway with a storage wardrobe located off the main living area and is a comfortable additional bedroom, currently arranged with twin beds, and would also suit guests, family or flexible use. The shower room includes a WC, wash hand basin, corner shower enclosure, wall mirror, storage cabinet and opaque window. Outside, the property enjoys garden areas which are particularly attractive with gravel seating spaces, stone paths, planted borders, shrubs and hedging, all set against a scenic Highland backdrop, making this a charming and easily managed home. EPC E, Council Tax B Home report available online at [massoncairns.com](http://massoncairns.com)

## Offers Over £120,000



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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

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

EPC Rating E

### Kitchen / Dining / Living Area

4.51m x 4.02m (14'9" x 13'2")

A bright and comfortable open-plan room providing a welcoming space for relaxing, dining and everyday living. The living and dining area is finished with laminate wood flooring and neutral décor, with space for lounge furniture and a small dining table. French doors open directly to the garden, bringing in good natural light and creating an attractive connection with the outdoor seating area. An exposed stone chimney breast with stove provides a warm focal point to the room, adding character and charm while

the kitchen area is neatly arranged to one side and fitted with a range of timber wall, drawer and base units, worktop space, tiled splash back, sink, oven and hob. A large larder cupboard provides excellent additional storage, while the recessed appliance area offers further practical space.

### Bedroom One

4.51m x 3.84m (14'9" x 12'7")

A bright and spacious bedroom, currently arranged with twin beds and offering excellent flexibility for guests, family use or as a games / working from home space. The room is well presented carpet flooring and has space for freestanding bedroom furniture. A large window brings in good natural light and provides a pleasant outlook across the garden and surrounding area while a double integral wardrobe offers excellent storage.

### Bedroom Two

2.48m x 3.40m (8'1" x 11'1")

A generous and well-presented double bedroom offering excellent proportions and a bright, airy feel. A large picture window allows plenty of natural light into the room while framing attractive outlooks across the garden, neighbouring rooftops and towards the surrounding hills and countryside. The room is finished with carpet flooring and provides ample space for bedroom furniture. There is also a fitted wardrobe with sliding doors, providing useful built-in storage.

### Inner Hall / Utility Room

1.99m x 0.94m (6'6" x 3'1")

A practical inner hall providing useful additional space and connecting through to bedroom two and the shower room. The area includes plumbing and space for a washing machine, with a high-level cupboard housing the hot water cylinder and providing further storage.

### Shower Room

1.96m x 2.37m (6'5" x 7'9")

A bright and neatly presented shower room fitted with a WC,



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wash hand basin and corner shower enclosure with electric shower. The room also includes a wall mirror with shaver light, vanity/storage unit and a high level opaque window, providing natural light while maintaining privacy.

#### Outside

The property enjoys a particularly attractive garden setting, with generous, well-established grounds surrounding the building to the front and sides. Directly from the living area, French doors open onto a sheltered patio and gravel seating area, ideal for outdoor dining and relaxing. The gardens are beautifully planted with a variety of mature shrubs, trees, hedging and colourful borders, creating a private and peaceful environment with seasonal interest. Stone paths, steps and gravel walkways lead around the property and through the garden, with further planted areas and seating spaces positioned to take advantage of the outlook. There is also an off-street parking area, adding further convenience. The grounds have a charming, established feel, combining easy-care gravel areas with mature greenery, while the elevated position on West Terrace provides pleasant views across neighbouring traditional properties, the village and towards the surrounding hills and woodland.

#### Services

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

#### Entry

By mutual agreement.

#### Price

Offers over £120,000 are invited

#### Viewings and Offers

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

Strathspey House  
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#### Council Tax

Currently Band B, £1778.24 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)

#### What Three Words Location

What Three Words Location: [///goals.stance.loads](#)

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**Approximate total area<sup>(1)</sup>**  
49.4 m<sup>2</sup>  
532 ft<sup>2</sup>

(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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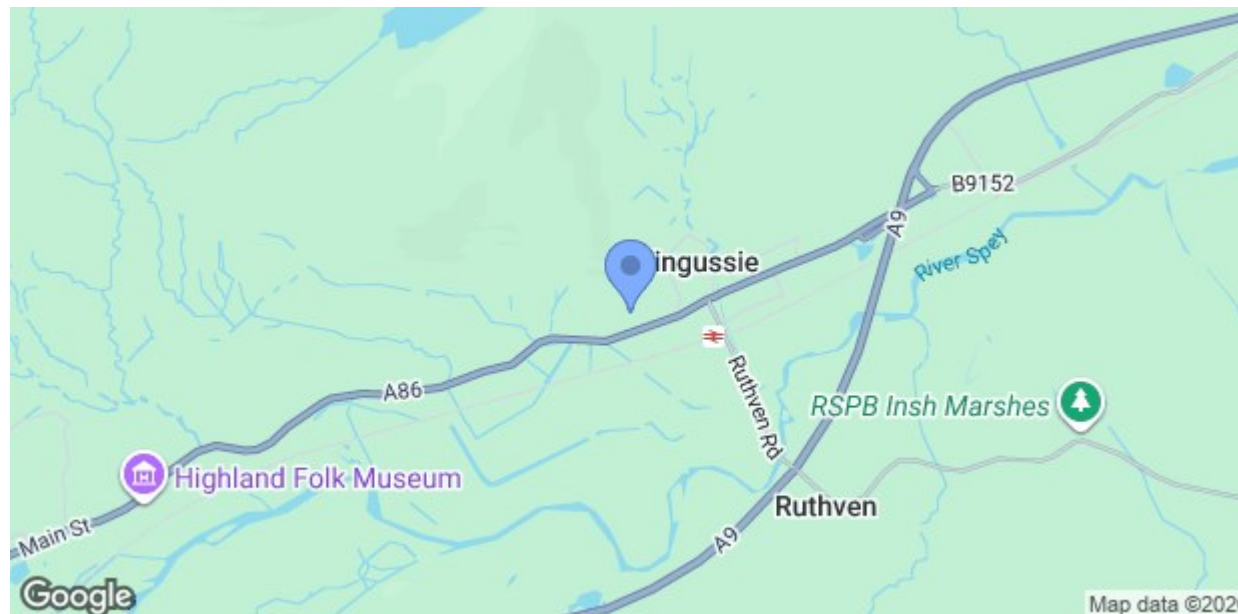
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| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            | <b>76</b>                                                                         |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            | <b>43</b>                  |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>Scotland</b>                             | EU Directive<br>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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