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24 Macbean Road, Kinraig, PH21 1AD

Offers Over £450,000

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

24 Macbean Road is set in a quiet development of similar detached properties in one of the Cairngorms National Park's most desirable villages, Kincaig. This beautifully presented home combines quality, comfort, and convenience and occupies a generous landscaped plot of around 0.22 acres, the property enjoys excellent privacy, some lovely views towards the hills, and an appealing sense of space both inside and out. The well-planned layout extends over two floors, ideal for a variety of purchasers. At the heart of the home lies the bright and spacious sitting room with dual-aspect windows that flood the space with light and an open fireplace that offers a warmth in addition to double glazed doors that open to the dining area allowing for open plan living. The well fitted kitchen is complemented with a range of integrated appliances and excellent worktop space, while a separate dining room with French doors opens directly onto the rear patio and garden. A wc and ground floor bedroom with en-suite completes the ground floor accommodation. Upstairs, there is a bright landing and three further versatile bedrooms, including a generous principal suite with en-suite shower room and walk-in wardrobe. Outside, the gardens wrap gracefully around the property, featuring a blend of lawn and patio ideal for relaxation and easily maintained. An attached garage with floored roof space provides valuable storage, while the lock-block driveway offers ample parking for multiple vehicles. Peacefully situated yet easily accessible, this is a home that will appeal to a wide range of buyers seeking space, comfort, and a superb Highland setting. EPC C, Council tax F, Home report available from massoncairns.com

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## Kinraig

Nestled between Aviemore and Kingussie within the heart of the Cairngorms National Park, Kinraig is a charming Highland village celebrated for its sense of community, stunning scenery, and easy access to a wealth of outdoor pursuits. Sitting alongside the River Spey and surrounded by pine forests, lochs, and open hills, it's a peaceful yet well-connected location that appeals to those seeking both tranquillity and adventure. The village itself offers a friendly and welcoming atmosphere, with local amenities including a primary school, community hall, cafe gallery, and the popular Loch Insh Outdoor Centre nearby, where residents and visitors can enjoy a wide range of activities such as sailing, paddleboarding, and kayaking. Scenic walks and cycle trails are found in every direction, while the surrounding countryside provides endless opportunities for wildlife watching, fishing, and exploring. Just a few miles north lies Aviemore, one of the most vibrant and popular destinations in the Highlands. This thriving town offers a comprehensive range of shops, cafés, bars, and restaurants, along with leisure facilities, a train station with direct links to Inverness and the Central Belt, and access to the Cairngorm Mountain Resort — a year-round destination for skiing, snowboarding, and hillwalking. Aviemore is also a hub for family-friendly attractions such as the Strathspey Steam Railway and Rothiemurchus Estate, offering everything from pony trekking and clay shooting to tree-top adventures. To the south, Kingussie provides additional services and amenities including a secondary school, health centre, golf course, and a charming High Street with independent shops and eateries. The town also offers rail and road connections making travel throughout the region simple and convenient. Kinraig offers the perfect balance — a tranquil village setting with the natural beauty of the Cairngorms on your doorstep, yet within easy reach of Aviemore's energy and Kingussie's traditional Highland charm. It's an exceptional place to live in one of Scotland's most sought-after National Park locations.

## Transport Links

Kinraig benefits from excellent transport connections within the Cairngorms National Park. The village lies just off the A9, giving easy access both north towards Inverness and south towards Perth and the Central Belt. Nearby Aviemore and Kingussie both provide rail stations on the main Highland line, offering regular services to Inverness, Edinburgh, Glasgow, and London, ensuring convenient onward travel. Inverness Airport, around 45 minutes by car, offers flights to a range of UK and international destinations, while local bus services link Kinraig with surrounding communities, schools, shops, and leisure facilities across Badenoch and Strathspey.

## 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 C

## Entrance Hallway

Step inside through a glazed timber door into a spacious and welcoming hallway. The space seamlessly connects most of the accommodation on the ground floor, briefly comprising of a sitting room, dining room, kitchen and dining space, the utility room, ground floor bedroom with en-suite and a conveniently located WC. A carpeted staircase leads to three further bedrooms (one en-suite) on the first floor and a bathroom. The hallway features timber laminate flooring underfoot and recessed ceiling lighting.

## Sitting Room

4.00m x 5.75m (13'1" x 18'10")  
Accessed via a glazed door from the hallway, this sizeable sitting room is flooded with natural light thanks to dual aspect windows looking to the front and side garden spaces. A charming focal point is the open fireplace with stone hearth and timber surround and mantle, offering a warm and inviting atmosphere. The room is finished with carpet flooring and recessed down lighting with further double timber and glazed doors leading through to the dining room / snug allowing for open plan living if desired.

## Kitchen & Breakfast Area

4.25m x 3.81m (13'11" x 12'5")  
The kitchen and breakfast area form a bright, spacious, and welcoming heart of the home. Shaker-style cabinetry is complemented by work surfaces and a tiled splashback, creating a stylish and practical space. A one-and-a-half bowl sink with mixer tap is ideally positioned beneath a trio of windows offering pleasant views over the rear garden. Integrated appliances include a dual oven with grill, hob and extractor, together with a dishwasher, while there is ample space for a large freestanding American-style fridge freezer. There is space for a breakfast table, ideal for everyday use. Recessed downlights and laminate flooring complete the room while a further door leads through to the utility room.

## Dining Room / Snug

3.97m x 3.90m (13'0" x 12'9")  
Currently set up as a secondary snug living room, the dining room comfortably accommodates a large table for entertaining and features a side window as well as French doors opening onto the rear patio and garden—ideal for al fresco dining. Further glazed double doors lead directly to the sitting room, creating a sense of openness, whilst a further glazed door provides access to the kitchen, creating an efficient flow throughout the home. Recessed downlighting and timber laminate flooring completes this space.

## Utility Room

1.78m x 3.32m (5'10" x 10'10")  
The utility room offers excellent additional storage with base units, complementary work surfaces with a tiled splash back, and an inset sink with drainer and mixer tap. There is plumbing for a washing machine and space for a tumble dryer or additional fridge / freezer. A timber and glazed door provides convenient access to the rear garden. A further door provides interior access to the adjacent attached garage. A large double door cupboard space provides good storage for shoes, boots and outerwear, as well as housing central heating manifolds and controls. The room is finished with laminate flooring and recessed ceiling lighting.

## WC

2.11m x 1.17m (6'11" x 3'10")  
Conveniently located on the ground floor, the cloakroom WC includes a white suite comprising a WC and a wall mounted wash hand basin with tiled splashback and mirror with shaver light. The room is finished with timber laminate flooring, recessed down lighting and an extractor fan.

## Bedroom Four & En-suite

3.71m x 2.99m & 1.47m x 1.86m (12'2" x 9'9" & 4'9" x 6'1")  
Located on the ground floor this comfortable double bedroom benefits from an integral wardrobe providing excellent hanging and shelved storage. Double windows to the front

allow views over the beautifully kept cul-de-sac and the en-suite includes a three piece suite comprising a WC, pedestal wash hand basin with tiled splashback and mirror with shaver light in addition to a fully tiled shower enclosure. The bedroom is finished with carpet flooring and recessed down lighting, whilst the en-suite is finished with laminate flooring, recessed lighting and an extractor fan.

## Landing

A decorative pine staircase leads up to the first floor where doors open to the principal bedroom with en-suite, bedroom two, bedroom three and the family bathroom. A large cupboard provides shelved storage for linens and there is carpet flooring, recessed down lighting and a loft access hatch.

## Principal Bedroom, Walk-in Closet & En-suite

3.72m x 4.16m, 1.52m x 2.18m & 2.48m x 2.19m (12'2" x 13'7", 4'11" x 7'1" & 8'1" x 7'2")  
The bright and welcoming principal bedroom features a dormer window to the front, enjoying pleasant views across the quiet cul-de-sac towards the surrounding countryside and hills. The room benefits from a walk-in wardrobe providing both hanging and shelved storage, and also housing the hot water cylinder. A further door leads to the en-suite shower room, fitted with a WC, pedestal wash hand basin with mixer tap and mirror above, and a corner shower enclosure. The space is fully finished with wet wall panelling, while a Velux window allows for natural light. Laminate flooring, recessed downlighting, a towel radiator, and an extractor fan complete the room.

## Bedroom Two

3.99m x 3.49m (13'1" x 11'5")  
A peaceful and generously proportioned second double bedroom featuring an integral double wardrobe with sliding doors providing both hanging and shelved storage. The room enjoys excellent natural light from a front-facing window overlooking the garden and cul-de-sac, while carpet flooring and recessed downlighting add to the comfortable feel.

## Bedroom Three

2.78m x 4.05m (9'1" x 13'3")  
Bedroom three is a bright and spacious room situated on the first floor with twin windows, overlooking the rear garden that bring in excellent natural light. The room is well-proportioned and there is an integral double wardrobe, with sliding doors providing shelved and hanging storage space.

## Bathroom

3.12m x 2.19m (10'2" x 7'2")  
A spacious, fresh and fully equipped bathroom comprising of a wc, pedestal wash hand basin with mixer tap and mirror, a double ended bath with central mixer tap and a separate



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large shower enclosure which are all complemented by a mixture of tiling and wet wall panelling. A Velux window to the rear provides excellent natural light in addition to the recessed down lighting and there is laminate flooring and an extractor.

#### Outside

The gardens extend to just over 0.2 acres with the spacious front garden mainly laid to lawn and enjoying a large lock block drive which leads to the garage and provides parking for several vehicles. The extensive rear garden which is mostly laid to lawn has an outside tap and patio area which is also accessible from the dining room allowing for al fresco dining. A ramp provides rear access to the utility toom and an external door provides further access to the garage.

#### Garage

3.04m x 5.72m (9'11" x 18'9")

An up and over door to the front provides access to the garage which benefits from concrete flooring, several power points and ceiling lighting. The oil fired boiler is located here and a further door leads to the rear garden.

A ladder provides access to a floored attic space, further enhancing the rooms utility by providing an abundance of additional storage.

#### Services

There is mains water, drainage and electricity. There is oil fired central heating. The house has an advanced heating and plumbing system which has the following features:

- The plumbing is run within the external insulation boundary of the house as per an Alpine chalet.
- The radiators are manifolded with individual smart room thermostats that have App and Internet control.
- There are four backup electrical radiators in the common spaces.
- All the hot and cold water users are manifolded so that they can be individually turned off if required.
- The water system can be easily drained
- The water incoimer has electrical heat tracing installed.

#### Entry

By mutual agreement.

#### Price

Offers over £450,000 are invited

Furniture and white goods available by separate negotiation.

#### Viewings and Offers

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

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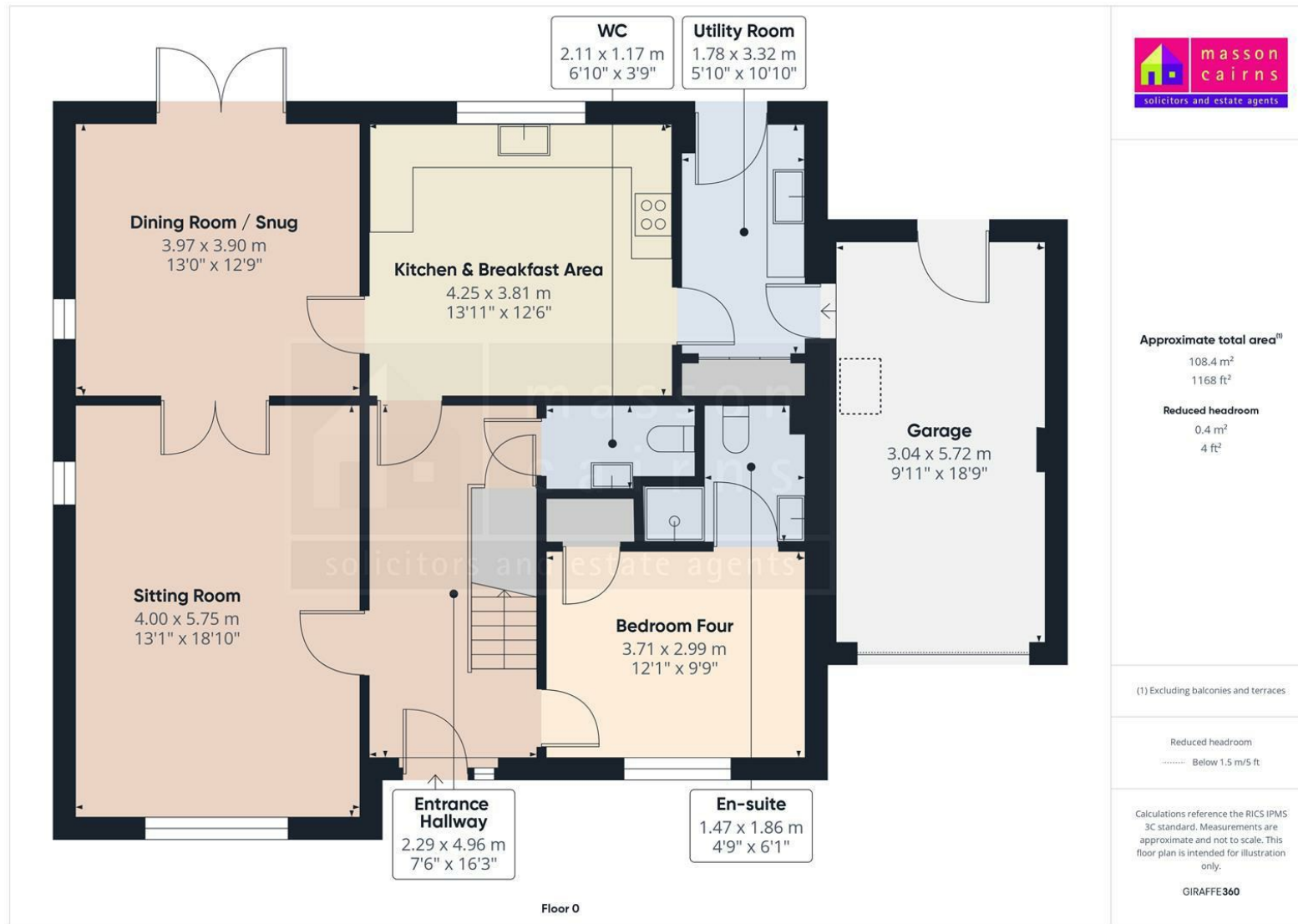




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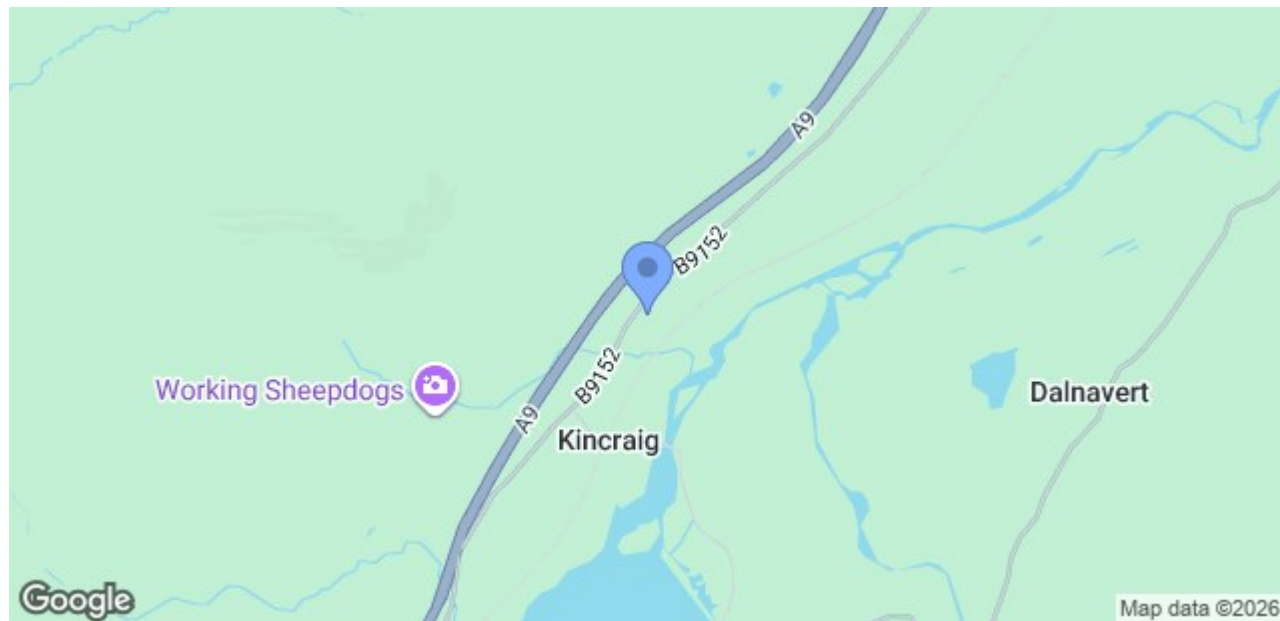
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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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