



Innes & Mackay

## 10 Suidhe Crescent Kincaig, PH21 1NB

- SEMI DETACHED VILLA
- FOUR BEDROOMS
- IDEAL FAMILY HOME
- ELECTRIC HEATING
- DOUBLE GLAZED
- NURTURED GARDENS
- NESTLED CLOSE TO THE CAIRNGORMS

**Offers Over  
£225,000**



## DESCRIPTION

Rarely available in the idyllic village of Kinraig, viewing comes recommended for this delightful four bedroomed semi detached family home, boasting generous accommodation throughout. With the downstairs bedroom benefitting from an en-suite shower room, the property has electric heating, is fully double glazed and sits in thoughtfully planned gardens to the front and rear.

## LOCATION

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.

## GARDENS

The gardens to the front are laid to lawn with a lovely selection of mature shrubs and bushes all adding to the external appeal of this delightful property. The paved driveway to the side provides off road parking for up to two cars and a wooden gate to the side provides access through to the rear garden. There is a newly installed external power point located at the driveway. The very well thought out rear garden, laid primarily to lawn boasts a pleasing selection of mature plants, flowers and shrubs along with fruit trees all of which provide a tranquil haven for enjoyment of the outdoors. A large timber shed provides



excellent storage and there is a stand alone greenhouse, along with an external water tap located at the back door. The gardens are enclosed with mature Beech hedging and fencing which provide complete privacy and screening.

#### **ENTRANCE VESTIBULE**

Front door opens into the entrance vestibule which has a window to the side and part glazed door providing access to the hallway. Laid with vinyl flooring, this area has a cupboard which houses the electrics.

#### **HALLWAY**

From here, access is gained to the living room and bedroom four. With good under stair storage, carpeted stairs lead up to the landing.

#### **LOUNGE**

4.28m x 3.74m (14'0" x 12'3")

The lounge is a lovely bright and comfortable room with two windows to the front allowing a flood of natural light. A feature of this room is the log burning stove set on a Caithness slate hearth complemented with matching surround giving a pleasing finish. To the side of the fire is recessed shelving providing storage and display areas. Solid wood Laminate flooring is continued from the lounge into the kitchen.

#### **KITCHEN**

4.06m x 3.00m (13'3" x 9'10")

The kitchen located to the rear elevation is fitted with a good range of floor based units and wall mounted cupboards all providing good storage and working areas. Located below the window to the rear is the one and a half bowl stainless steel

sink with drainer to the side, and inset in the work counter is the electric hob with oven under and extractor hood above.

There is plumbing for the washing machine, and space for a fridge freezer, both of which are included in the sale. A built in cupboard houses the water tank and a part glazed door opens out to the rear garden.

#### **BEDROOM 4 & ENSUITE SHOWER**

3.00m x 2.46m (9'10" x 8'0")

Bedroom four which is laid with carpet, is located to the rear elevation and has a door through to the en-suite shower.

#### **EN-SUITE SHOWER ROOM**

2.99m x 0.90m (9'9" x 2'11")

The en-suite is furnished with a WC, wash hand basin and tiled shower cubicle housing a mains shower. Chrome heated towel rail, vinyl flooring and extractor fan complete this room.

#### **FIRST FLOOR LANDING**

Carpeted stairs lead up to the half landing and onwards to the upper landing. This is a bright area by virtue of the window to the front providing good light. Located off the landing are three further bedrooms and the bathroom. Two built in shelved cupboards provide excellent storage and a hatch opens to the partially floored loft space accessed via the Ramsay ladder.

#### **BEDROOM 1**

4.11m x 3.37m (13'5" x 11'0")

Bedroom one is a comfortable and generous sized room located to the front elevation with open views to the hills beyond. Carpet.



## **BEDROOM 2**

4.23m x 2.68m (13'10" x 8'9")

The second bedroom is a good sized room located to the rear elevation and benefits from an original, ornate fireplace providing a pleasing focal point. Carpet.

## **BEDROOM 3**

3.06m x 2.75m (10'0" x 9'0")

The third bedroom is a bright room located to the rear elevation and has a part combed ceiling. Carpet.

## **BATHROOM**

3.03m x 1.61m (9'11" x 5'3")

The bathroom is furnished with a three piece suite comprising of a WC, wash hand basin and bath with mains shower over and scree to the side. Tiling to ceiling height above the bath, window to the rear and Chrome ladder style heated towel rail complete this room along with vinyl flooring.

## **HEATING**

Electric storage heating together with a Franco Belge multi-fuel

stove with back boiler.

## **GLAZING**

Fully double glazed throughout.

## **PARKING**

Off road parking on the driveway.

## **COUNCIL TAX**

Band C.

## **EPC**

Band E52.

## **EXTRAS INCLUDED**

All fitted carpets, curtains, blinds, hob, oven and cooker hood. Greenhouse.

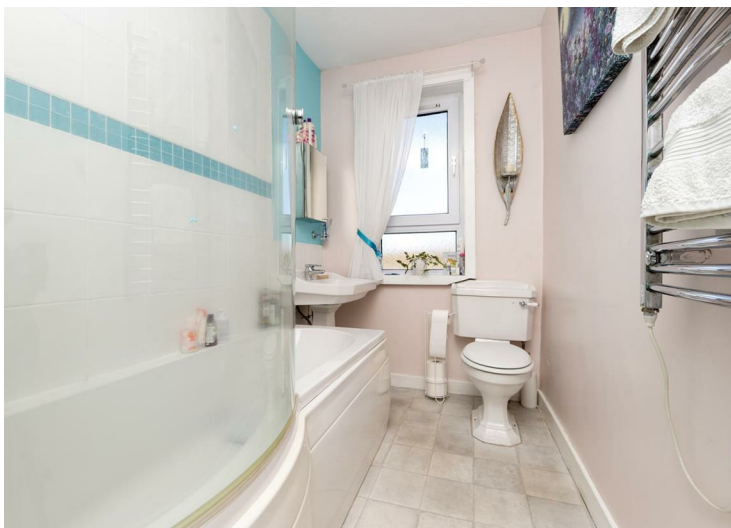
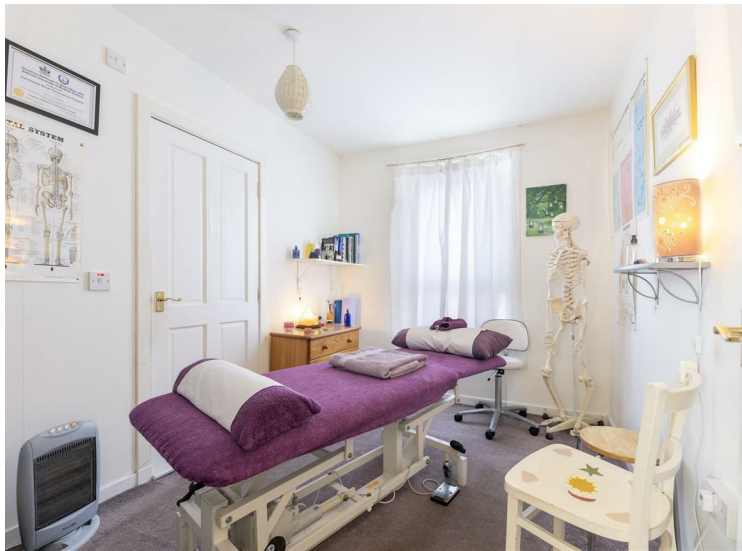
## **SERVICES**

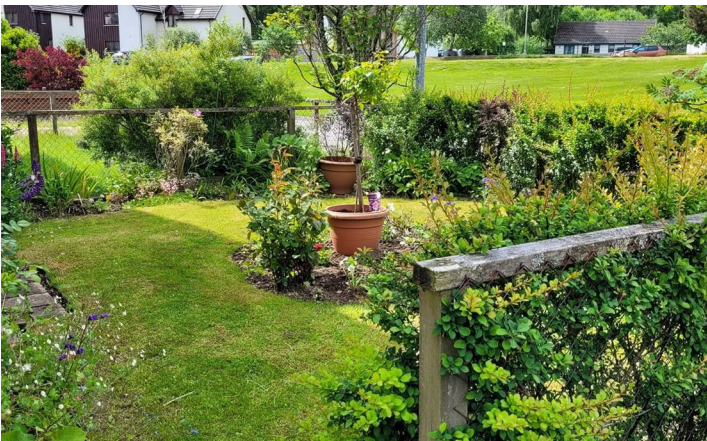
Mains water, drainage, electricity, telephone and TV points.

## **VIEWING**

Viewing is through Innes and Mackay property department (01463) 251200.

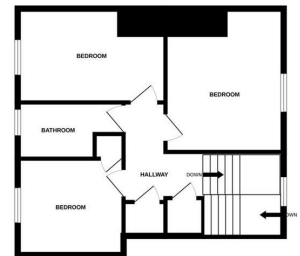
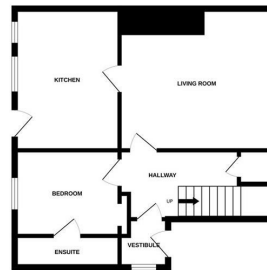






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of all areas, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The names, figures and applications shown here are given based on the information as to their construction or history, and are not to be relied upon. Made with SketchUp 2020

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