



masson  
cairns ESTD 1984

**CLOSING DATE - 6 Station Cottages, Ruthven Road, Kingussie, PH21 1EW**

**UNDER OFFER £100,000**

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

solicitors and estate agents

UNDER OFFER - CLOSING DATE - WEDNESDAY 6 MARCH 2024 AT 12 NOON - This 3-bedroom end terrace property presents an excellent opportunity for those looking to put their own stamp on a home. In need of refurbishment, it offers immense potential to add value through modernisation. The accommodation is thoughtfully arranged over two floors, beginning with an entrance hall that introduces a layout comprising a bathroom, a cosy sitting room, kitchen and a bedroom on the ground floor. Ascending to the first floor, you're greeted by a landing equipped with a storage cupboard, leading to two additional bedrooms, all of which contribute to the home's spacious feel. Externally, the property benefits from a quaint front garden, enclosed by timber fencing, providing a welcoming approach. To the rear, a practical timber shed stands within a small garden space that doubles as a parking area, offering both utility and convenience. This property is an affordable venture for those keen on a project, promising the ability to significantly enhance its value and appeal through refurbishment. With its solid foundation and versatile outdoor spaces, it's poised to become a cherished home or a lucrative investment for the right buyer in this popular Highland Town located within the Cairngorms National Park. Council Tax Band C, Energy Performance Rating D

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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.

### Entrance

Entry is through a timber and glazed door to the front of

the property which leads into a vestibule area with space to hang outerwear and store footwear. Two further doors lead to the bathroom and into the hall.

### Bathroom

2.08m x 2.11m (6'9" x 6'11")

This well proportioned room includes a three piece suite in white with a bath, pedestal wash hand basin with twin chrome taps and a WC. There is a double opaque window to the front of the property.

### Hallway

There is a storage cupboard, door to the sitting room and stairs rising to the first floor.

### Sitting Room

5.09m x 3.66m (16'8" x 12'0")

The bright sitting room is flooded with natural light from twin windows to the front and there is an open fireplace which creates a central focus in addition to a press cupboard while a further door leads through to the kitchen.

### Kitchen

2.90m x 3.66m (9'6" x 12'0")

The kitchen is located at the rear of the property and could easily be configured to host a good variety of base, wall and drawer units in addition to appliances. There is a window to the rear and a further door leads outside.

### Bedroom Three

2.53m x 3.10m (8'3" x 10'2")

This bedroom is located on the ground floor with a window to the rear and would also be an ideal home working space / games room.



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### Landing

The landing has a cupboard housing the water cylinder and doors to the two further bedrooms.

### Principal Bedroom

4.94m x 3.45m (16'2" x 11'3")

A bright and generous bedroom with a window to the front allowing for excellent natural light and with mountain views.

### Bedroom Two

2.76m x 2.10m (9'0" x 6'10")

This bedroom has a window to the rear of the house with some pleasant hill views.

### Outside

To the front of the property, there is a manageable garden area which is enclosed with low level timber fencing and a garden gate opens to lead to the front door. To the rear, there is a shed and small garden / parking area.

### Services

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

### 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 D

### Entry

By mutual agreement.

### Price

UNDER OFFER

CLOSING DATE - WEDNESDAY 6 MARCH 2024 AT 12 NOON

### Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

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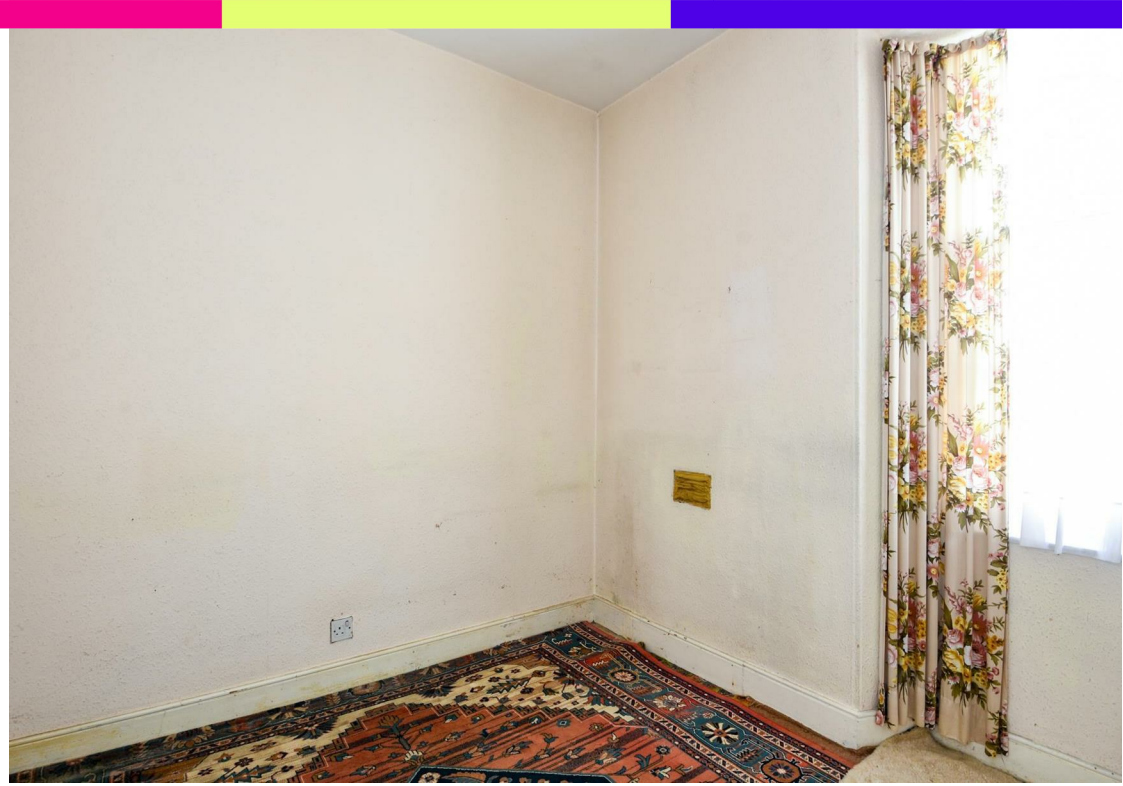
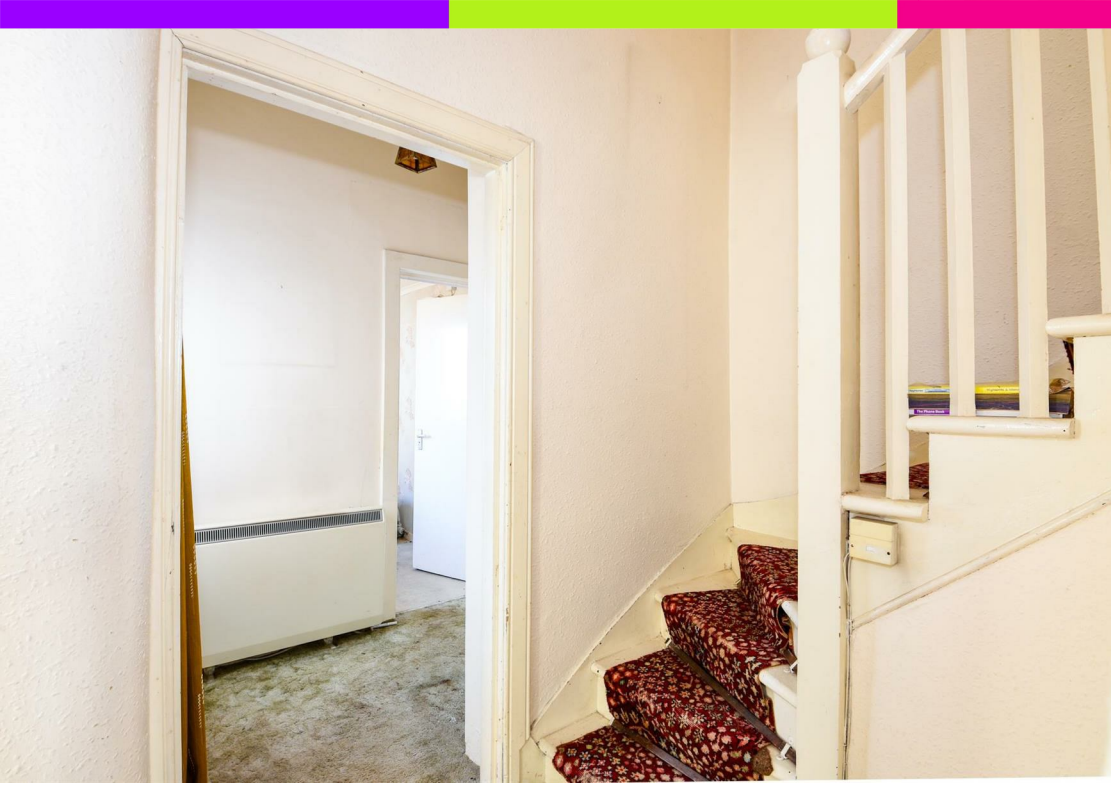
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KINGUSSIE

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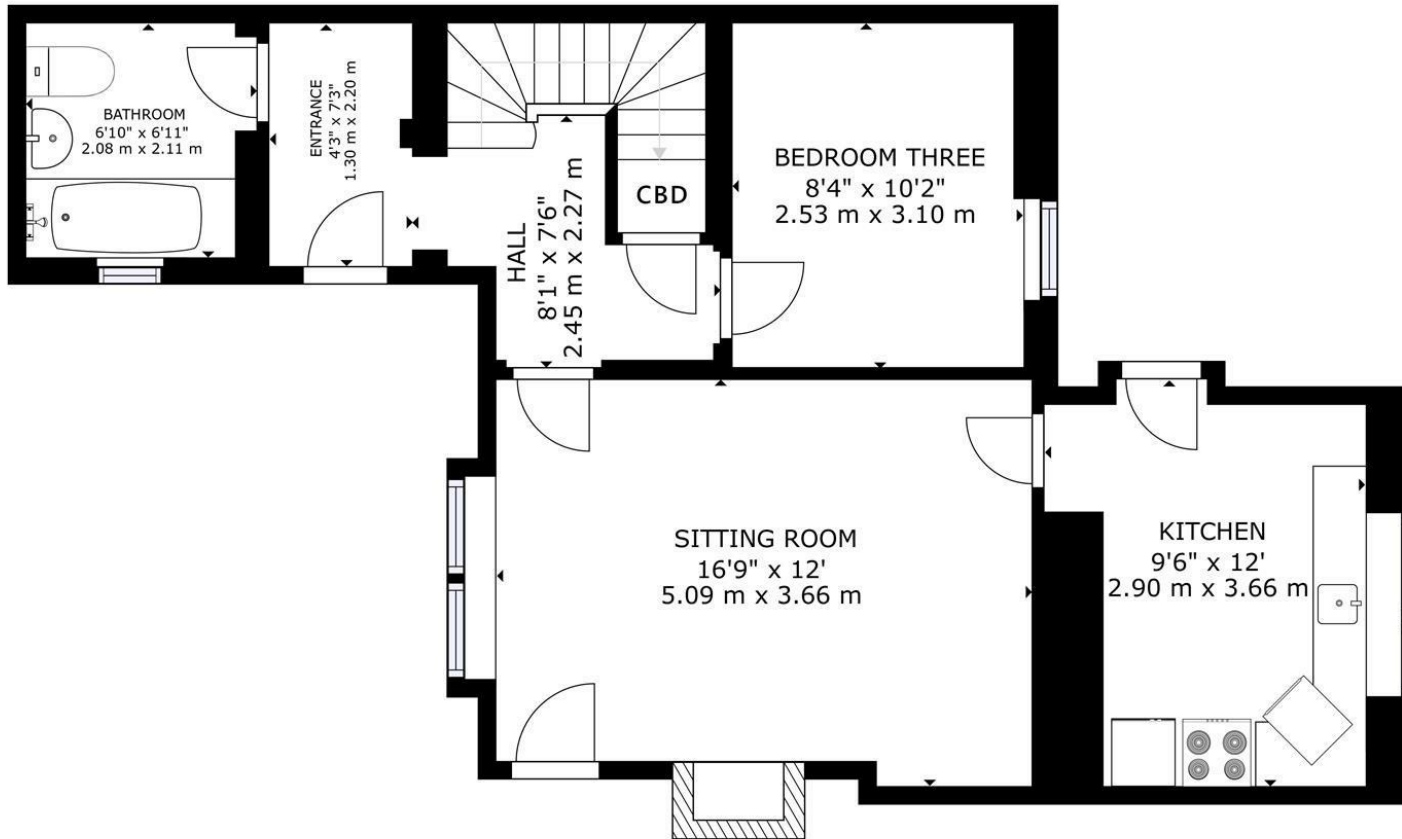
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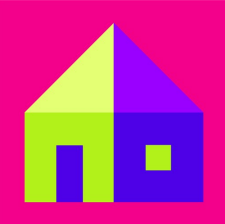




FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1: 580 sq ft, 53.87 m<sup>2</sup>; FLOOR 2: 320 sq ft, 29.69 m<sup>2</sup>  
 TOTAL: 900 sq ft, 83.56 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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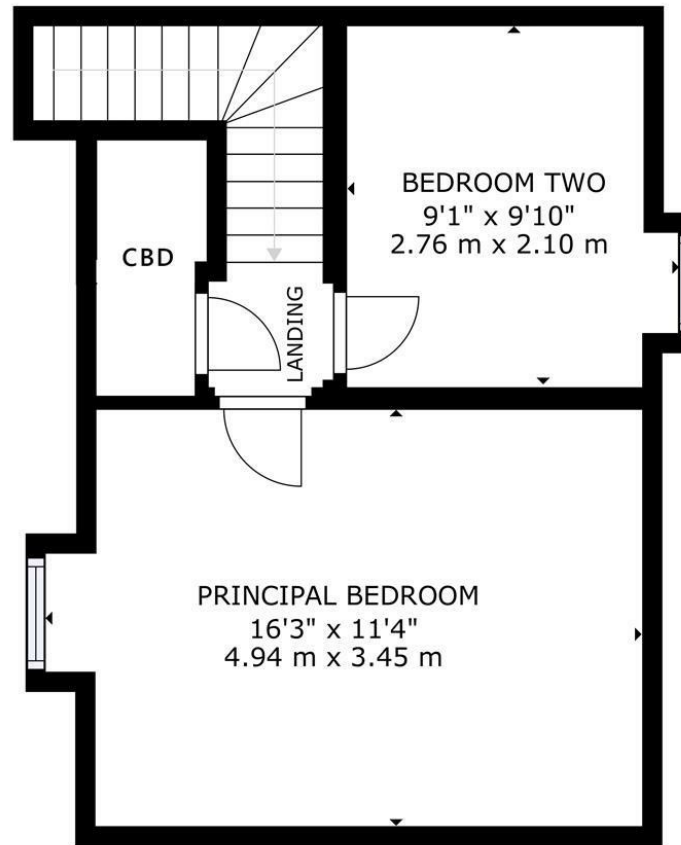
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FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 580 sq ft, 53.87 m<sup>2</sup>; FLOOR 2: 320 sq ft, 29.69 m<sup>2</sup>  
 TOTAL: 900 sq ft, 83.56 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>8</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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