



masson  
cairns ESTD 1988

solicitors and estate agents

Plot, Dunbarry Road, Kingussie, PH21 1PA

Fixed Asking Price £85,000

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

A rare opportunity to purchase a sizeable plot extending to some 1,179m<sup>2</sup> or circa 1/3rd of an acre on this site with some beautiful elevated views across the Spey Valley to the Mountains beyond. The plot has the benefit of full planning permission for the erection of a stylish and desirable four bedroom detached house with garage and parking for three vehicles with full details and drawings available to view online by visiting the Highland Council E-Planning website and using reference 21/04855/FUL. Within walking distance to all of the town amenities and with easy access to the delights of the Cairngorms National Park, the location is every bit as desirable as the proposed build. There are electric and drainage connections available on site with mains water adjacent. This build ready project offers a great opportunity.

## Fixed Asking Price £85,000



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## Kingussie

At the foothills of the Cairngorms and Monadhliath Mountain ranges and within the Cairngorm National Park, Kingussie is an attractive and popular town in Strathspey with its first class hotels, guest houses, medical facilities and primary and secondary schools offering education to University entrance standard. Facilities include an 18 hole golf course, excellent salmon and trout fishing on the River Spey and other waters, tennis courts, bowling green and children's recreation park, Pony Trekking, and the fantastic facilities at the Badenoch Leisure Centre with 3 sports halls, fitness suite and variety of gym classes. Kingussie is surrounded by some of the finest grouse moors and deer forests in Scotland, the Insh Marshes are famous as a bird sanctuary and within easy reach are the Cairngorm Mountains for winter sporting facilities and hill walking. There is a sailing school at Loch Insh and the beaches of the Moray Firth are also close by. The holiday village of Aviemore, 12 miles away, offers swimming, squash, pubs and club and other attractions. Other distances from Kingussie:- Grantown on Spey 28 miles; Inverness 42 miles; Elgin 60 miles. The main London/Inverness rail line runs through Kingussie and the Inverness Airport is 50 miles distant with regular daily flights to London, Edinburgh and Glasgow.

## Planning

A large and rarely available plot of approximately 0.3 Acres with planning permission in full for a detached four bedroom home with gravel driveway and parking with a detached garage. The proposed build is an energy efficient and architect designed proposal from HebHomes with an emphasis on great design and usable space. The decision notice of approval was issued on 21 February 2022 and development must commence within three years. The site plan is shown in the pictures and further details on planning can be obtained by visiting the Highland council E-Planning website, search highland council e planning using reference 21/04855/FUL . The plan shown is not definitive and a suitable plan will be produced upon sale.

## Services

It is understood that the electricity and drainage connections are available onsite with mains water connection adjacent. Purchasers should satisfy themselves on service provision and connection cost.

## Home Report

This plot is exempt from the need to have a home report.

## Entry

By mutual agreement.

## Fixed Price

Fixed Price of £85,000

## 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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Tel: (01479) 874800  
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Email: [property@lawscot.com](mailto:property@lawscot.com)  
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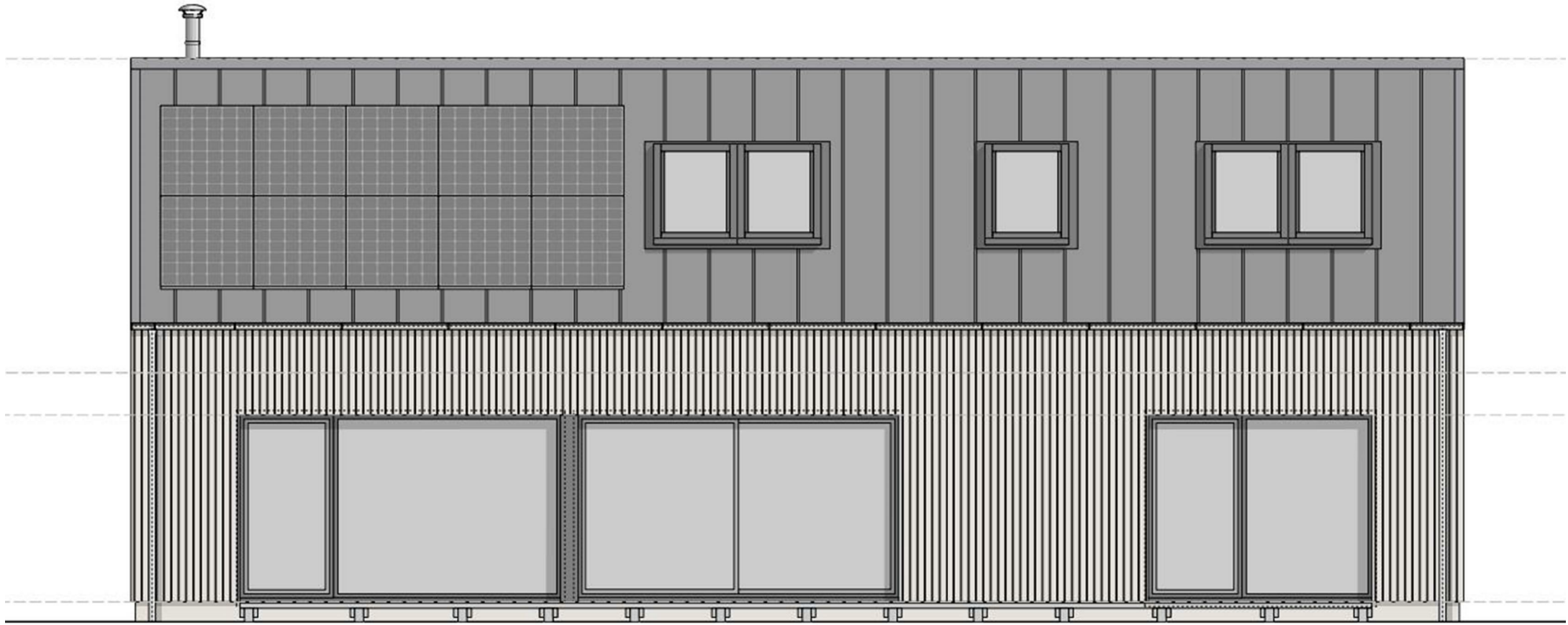
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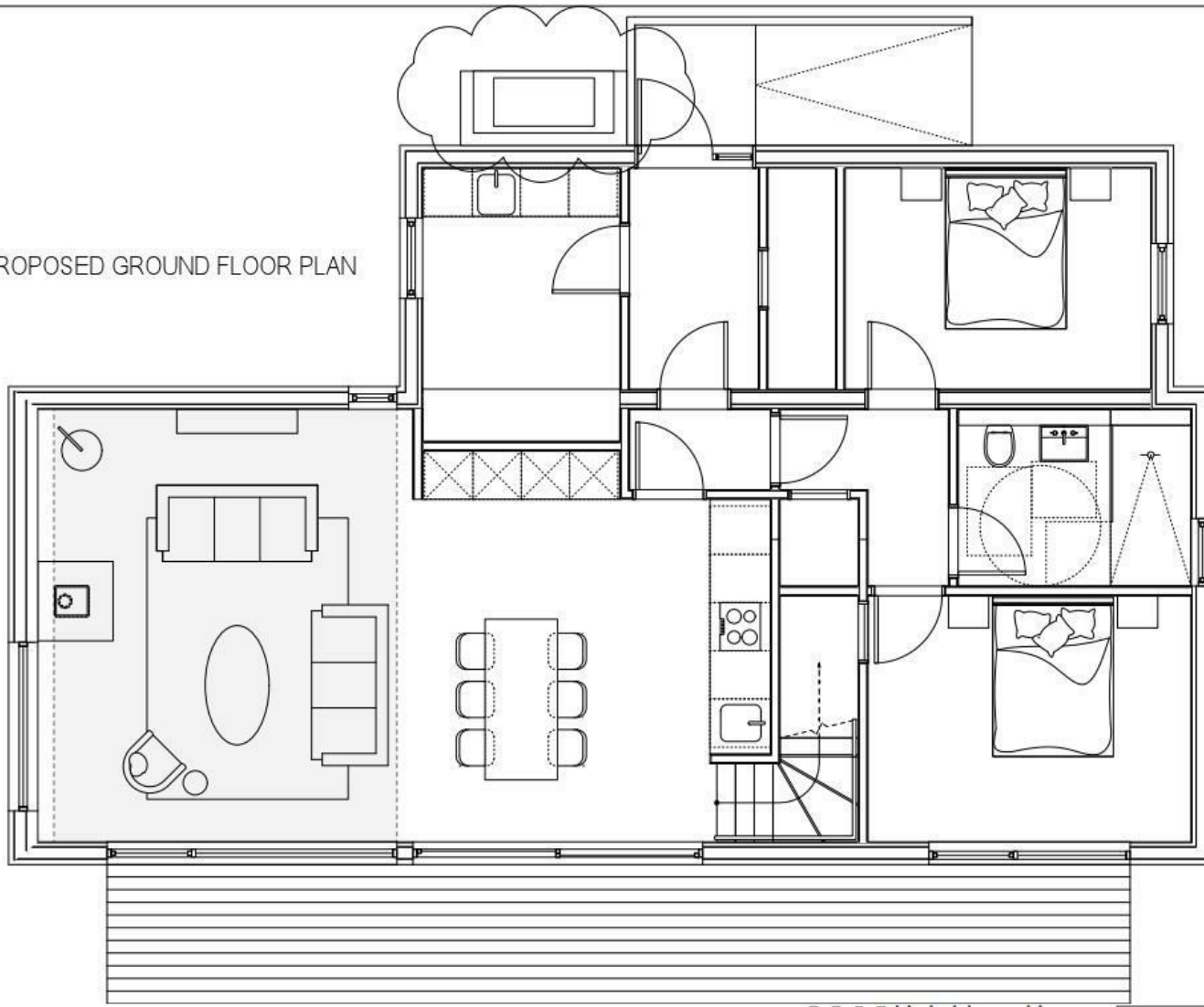
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PROPOSED GROUND FLOOR PLAN



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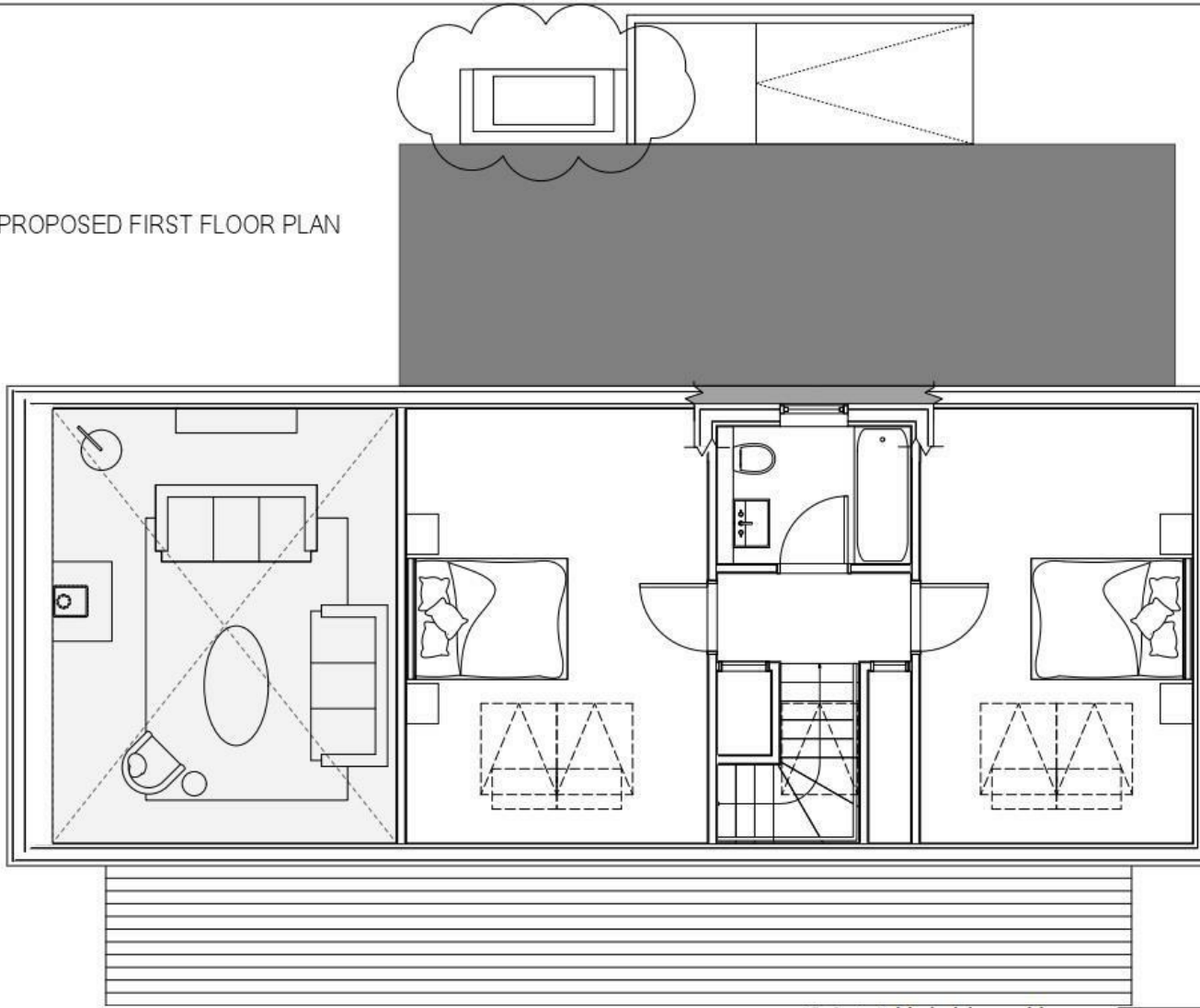
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PROPOSED FIRST FLOOR PLAN



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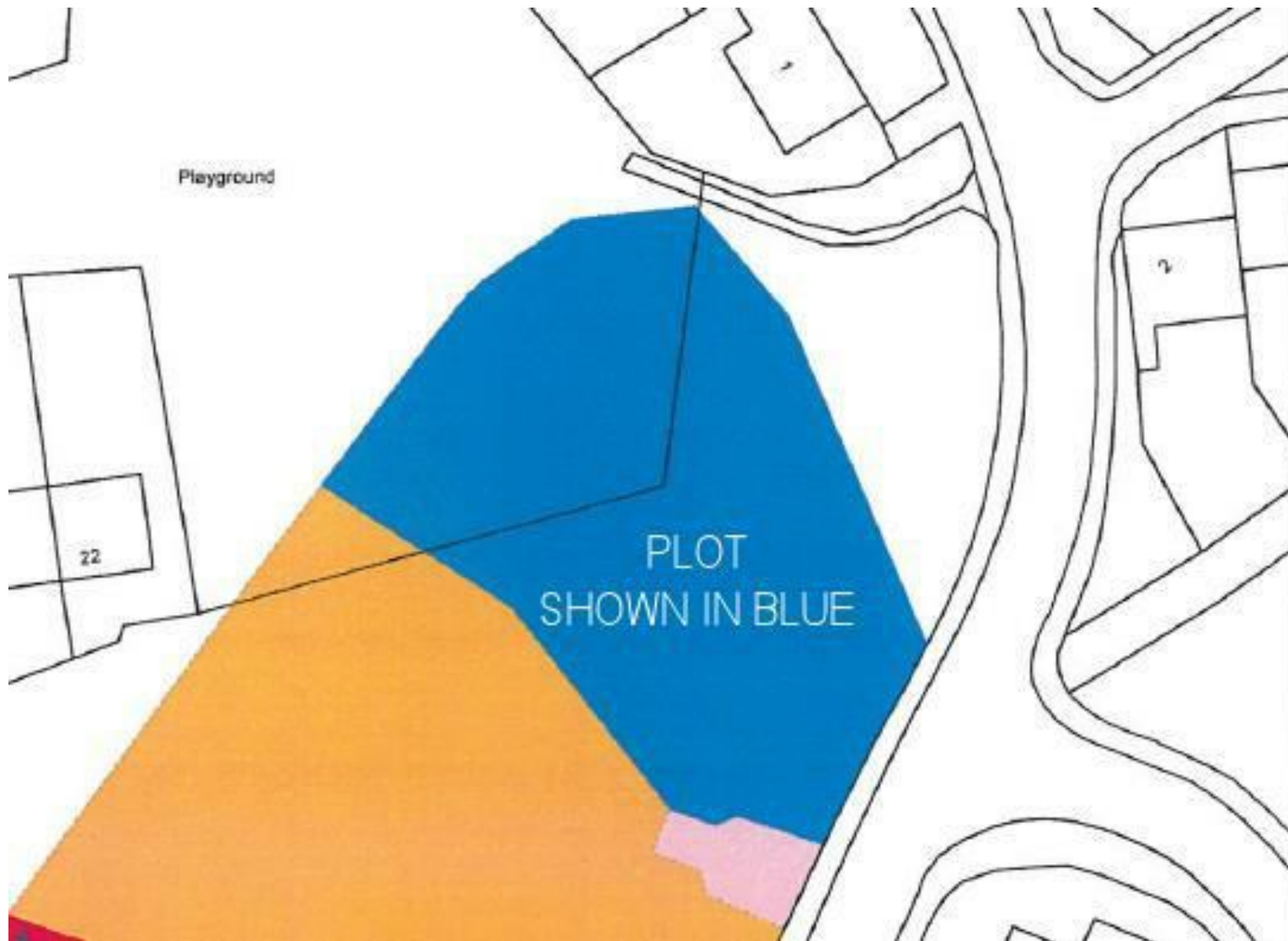
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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