



Attractive traditional four bedroom cottage

In the beautiful Cairngorm National Park village of Kingussie



I Station Cottages

Ruthven Road, Kingussie, Highland, PH21 1EW



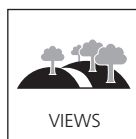
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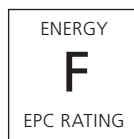
4 BED



1 BATH



VIEWS



ENERGY

F

EPC RATING



Kingussie Golf Course, Creag Dhuhub, River Spey, Loch Gynack

Kingussie is the capital of Badenoch in the Highlands. It's a lovely lively town beside the River Spey in the midst of the beautiful Cairngorms National Park.

1 Station Cottages is well placed for all services with the highly regarded Kingussie High School across the road and the local primary school a few yards further up the street. Needless to say the local railway station is a minute's walk away with its regular commuter services to Inverness & the central belt. In addition Kingussie has retained many locally owned shops & businesses with an excellent choice of bars and restaurants.

For those seeking invigorating activities, experience climbing, rambling, pony trekking, water and winter sports. Kingussie has a challenging 18-hole hillside golf course, established in 1891 and

rising to 1000ft above sea level it offers spectacular views of the National Park. For those seeking Highland peace and tranquillity there are glorious riverside walks, fishing and bird watching as well as a pleasant walk from the town to the ruins of Ruthven Barracks.

Out and about there is plenty to keep you busy, The Cairngorm National Park provides so much to see and do, a short drive can take you to some of the most amazing parts of Scotland, areas such as Loch Ness, Fort William, Inverness, Speyside and Ben Nevis are all within an hours drive of the village.

Inverness, the Highland capital city provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness Airport provides scheduled flight to many UK & overseas destinations.

Ruthven Road, Kingussie





This is a rare chance to purchase a traditional detached cottage situated in an attractive location in the Cairngorms National Park village of Kingussie. It is thought to have been originally built for the local stationmaster in 1870 and has been updated in past years to provide a pleasant and inviting modern home. The setting gives scenic views across to the nearby Cairngorm Mountains.

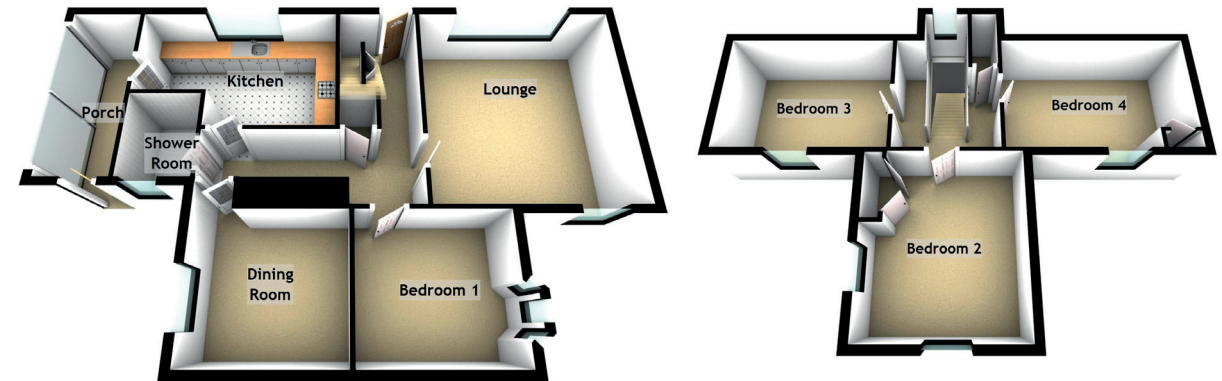
The property has been maintained to a high standard with the living space provided over two floors and offers a versatile layout that could be tailor made to match a variety of life-styles. The accommodation on the lower floor comprises of

L-shaped hallway, lounge, kitchen, sun-room, dining-room, bedroom and shower room. The upper accommodation consists of three further bedrooms. There is additional loft storage which is easily accessed via a fitted loft ladder. The property benefits from dual fuel central heating with the modern oil-fired boiler complemented by solid fuel if required. The property is also double-glazed. The wrap around garden is fully enclosed and dog & child proof. There is off-road parking provided with the remainder of the charming garden enjoying a mixture of lawn, mature shrubs and trees. This beautiful residence would also make a desirable holiday or retirement home.





Specifications



APPROXIMATE DIMENSIONS (Taken from the widest point)

Lounge	4.50m (14'9") x 4.20m (13'9")
Dining Room	3.60m (11'10") x 3.20m (10'6")
Kitchen	4.60m (15'1") x 3.00m (9'10")
Bedroom 1	3.20m (10'6") x 3.00m (9'10")
Bedroom 2	4.00m (13'1") x 3.20m (10'6")
Bedroom 3	4.00m (13'1") x 2.90m (9'6")
Bedroom 4	4.50m (14'9") x 2.90m (9'6")
Shower Room	2.00m (6'7") x 1.70m (5'7")

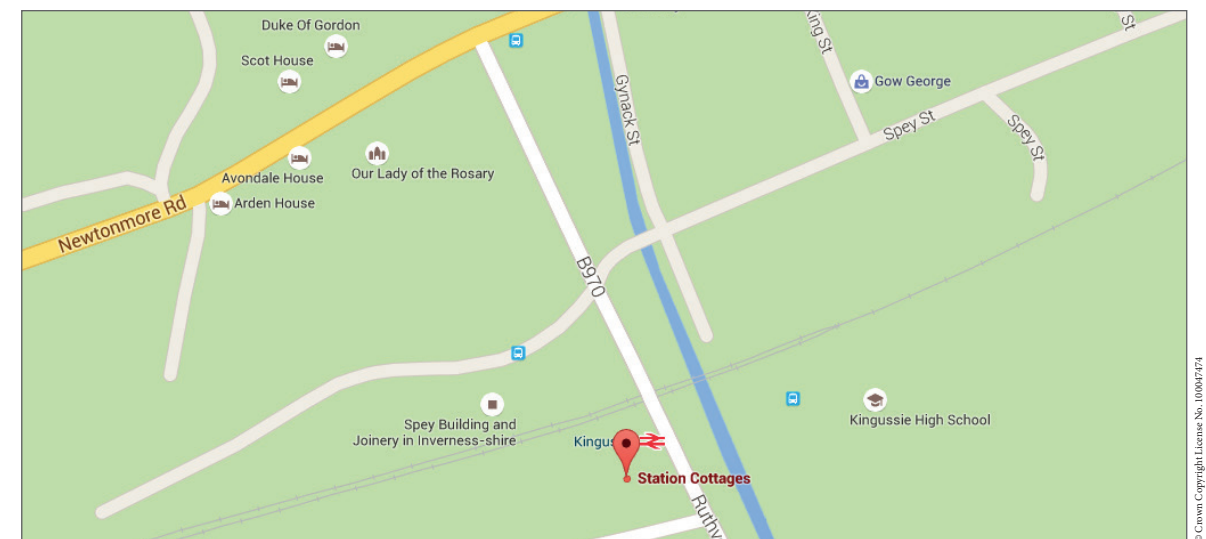
GROSS INTERNAL FLOOR AREA (M²)

125

EXTRAS

(Included in the sale)

Integrated electric oven & hob.





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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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