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solicitors and estate agents

Mo Dhachaidh, Manse Road, Kingussie, PH21 1JF  
Offers over £255,000

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



Mo Dhachaidh (Mo Ghah-chee: meaning My Home), is a very attractive and beautifully presented modern four bedroom detached home located in a peaceful location only a short walk from the centre of the popular village of Kingussie. The property is immaculately presented throughout and is offered in walk in condition with spacious accommodation comprising of a bright lounge with wood burning stove, large and luxurious kitchen/dining, four double bedrooms (master ensuite shower room), utility room, family bathroom and double garage. Additional benefits include double glazing throughout, solar panels that provide a very economical source of energy and private gardens. With high specification finishes throughout the property is ideal as a family, second or retirement home in an excellent location within the Cairngorms National Park. The home is also ideally positioned for transport links to the North and South by Rail and Trunk road with air travel available from Inverness. Viewing is essential to fully appreciate the quality of accommodation on offer. Energy Performance Certificate Rating E, Council Tax Band E

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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 aerobic 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.

## Entrance Vestibule

1.50m x 1.54m 4'11" x 5'1"

Approached via a paved pathway to an undercroft entrance with timber and glazed door with glazed side panel opening to the entrance vestibule. There is a timber and glazed door with glazed side panel to the hallway, carpet flooring and ceiling lighting.

## Hallway

A generous L-shaped hallway provides access to all of the properties accommodation. There are two

cupboards with double sliding doors, one is a cloak cupboard with internal shelving and ample hanging storage and the other is an airing cupboard which houses the Santon Premier Plus water cylinder and provides shelved storage. There is carpet flooring, a storage heater and two ceiling lights.

## Lounge

4.10m x 5.60m 13'5" x 18'4"

A welcoming and well proportioned lounge with a large bright window to front and a delightful Morso squireel multi fuel stove provides a warming and cosy ambience. There are double timber glazed doors leading to the kitchen / dining room and there is carpet flooring and ceiling lighting.

## Kitchen / Dining Room

3.58m x 6.73m 11'9" x 22'1"

The impressive and spacious open plan kitchen/ dining room is comprehensively equipped with a range of walnut veneer wall, base, drawer and display units with complementary marble effect work surfaces and mood lighting. There is a single sink with drainer, ceramic hob with illuminated extractor, integrated Bosch double oven and Lamona microwave in addition to the integrated dishwasher. There are two windows overlooking the rear garden and there is quality Karndean Art Select flooring and recessed down lighting.

The dining area provides ample space for a 6 person dining suite and features glazed patio doors opening to the rear garden and double timber and glazed doors to the lounge continuing the open plan theme.

## Utility Room

2.30m x 1.87m 7'7" x 6'2"

Accessed from the kitchen, this sizeable utility room is fitted with a range of wall and base units with complementary work surface with integrated inset single round sink and there is plumbing for a washing

machine, space for a tumble drier and space for fridge / freezer. A timber and glazed door provides access into the garden and a window to the rear allows the natural light to flow in. The electrical and solar panel switchgear are situated in a high level cupboard and there is Karndean Art Select flooring and ceiling lighting.

## Master Bedroom

3.49m x 3.89m 11'5" x 12'9"

A spacious master en-suite bedroom benefitting from a twin window to the front flooding the room with natural light and benefitting from a double wardrobe with mirrored sliding doors providing ample hanging and shelving storage. There is carpet flooring, a charming three point ceiling light and a panel heater.

## En-Suite

2.27m x 1.76m 7'5" x 5'9"

A sumptuous en-suite shower room finished with a contemporary three piece suite comprising Roca WC, shower cubicle with mains pressure shower and Roca wash hand basin with mixer tap set in white vanity units with mirror placed above and fabulous storage provided underneath. There is an opaque window to rear, tile effect vinyl flooring, a chrome heated towel rail, extractor shower light and four down lighters.

## Bedroom Two

3.00m x 3.30m 9'10" x 10'10"

An inviting double room enjoying a window to rear overlooking the private garden grounds. A double wardrobe with sliding doors provides fantastic hanging and shelving storage and there is carpet flooring, ceiling lighting and a panel heater.

## Bedroom Three

3.00m x 3.29m 9'10" x 10'10"

A spacious peaceful double benefitting with a window to rear enjoying views over the lovely private garden. A



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#### **Bedroom Four**

3.47m x 2.29m 11'5" x 7'6"

A comfortable double room enjoying a window to front allowing in lovely natural light and benefitting from a double wardrobe with sliding doors providing ample hanging and shelving storage. There is carpet flooring, ceiling lighting and a panel heater.

#### **Bathroom**

2.28m x 2.17m 7'6" x 7'1"

A luxurious family bathroom with fresh modern wall tiling, equipped with a contemporary three piece suite in white comprising WC, wash hand basin with mixer tap and bath with mains shower and a glazed screen over. There is an opaque window to the side, tile effect vinyl flooring a chrome heated towel rail and ceiling lighting.

#### **Attic**

Accessed via a loft ladder in the hallway the attic is floored and insulated and enjoys ceiling lighting.

#### **Garage**

6.29m x 5.0m 20'8" x 16'5"

A fantastic addition to the property is this considerable double garage with double metal up and over door providing entry at the front. A timber and glazed access door to the rear allows entry to the garden. There is concrete flooring, power and light and further security lighting to the front and rear.

#### **Garden**

Established and private garden grounds are situated to the front and rear of the property. A gravel chipped driveway sweeps past the property turning in towards the garage with ample parking for 2 cars. The grounds

to the front are laid to lawn, surrounded by a low level timber fence, with mature borders and a sheltered patio which continues to a paved pathway which leads around and ending at the access door to the rear of the garage. The garden to the rear is again laid to lawn and bounded by hedging and gravel borders. There is a large green house, timber garden shed measuring 1.5m x 2.5m providing good storage, an outside tap and a security light.

#### **Services**

It is understood that the property has mains water, drainage and electricity. The property also benefits from Solar photo voltaic panels for additional electric supply.

#### **Home Report**

To obtain a copy of the home report, please visit [www.massoncairns.com](http://www.massoncairns.com) where an online copy is available to download.  
EPC Band E

#### **Entry**

By arrangement

#### **Price**

Offers over £255,000 are invited

#### **Viewings and Offers**

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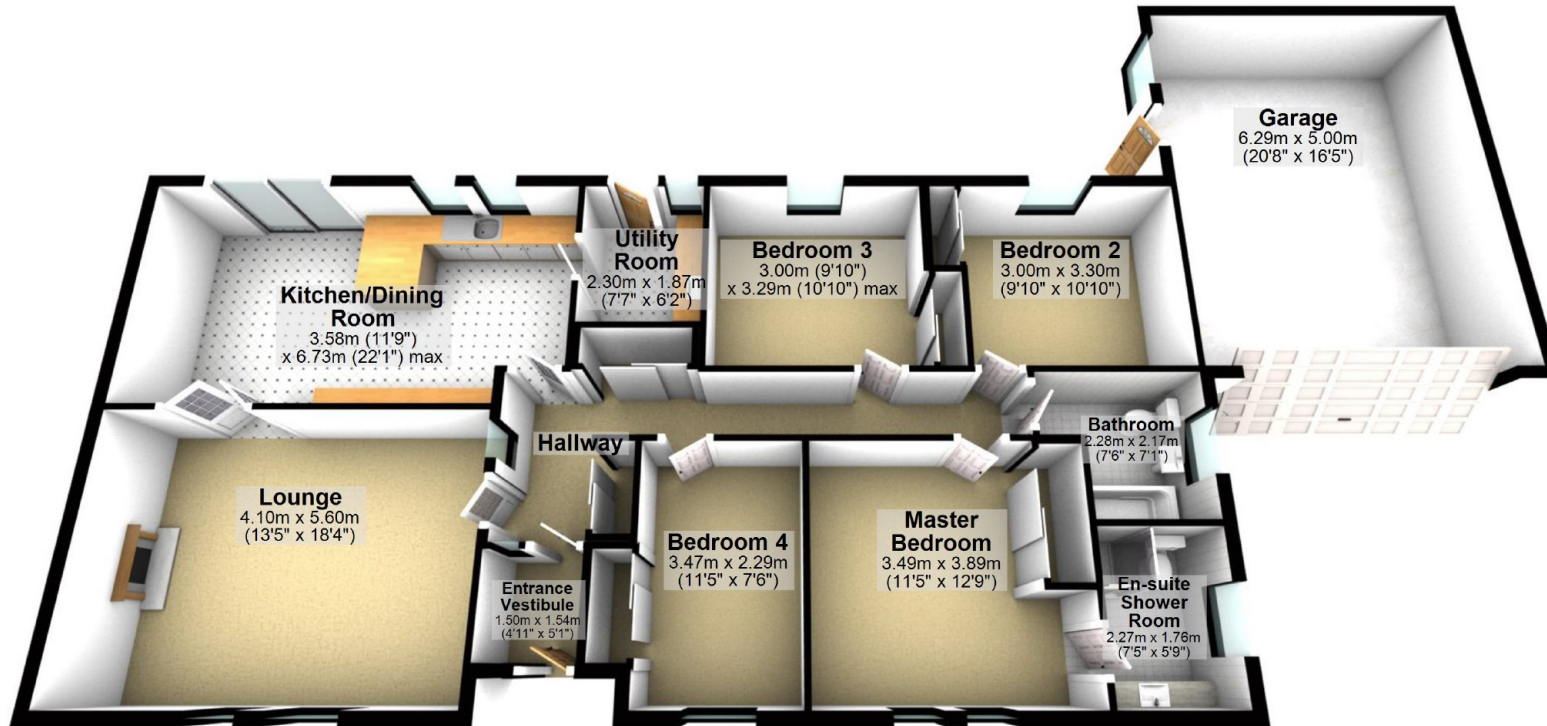








## Ground Floor



Plans not to scale, for illustration only



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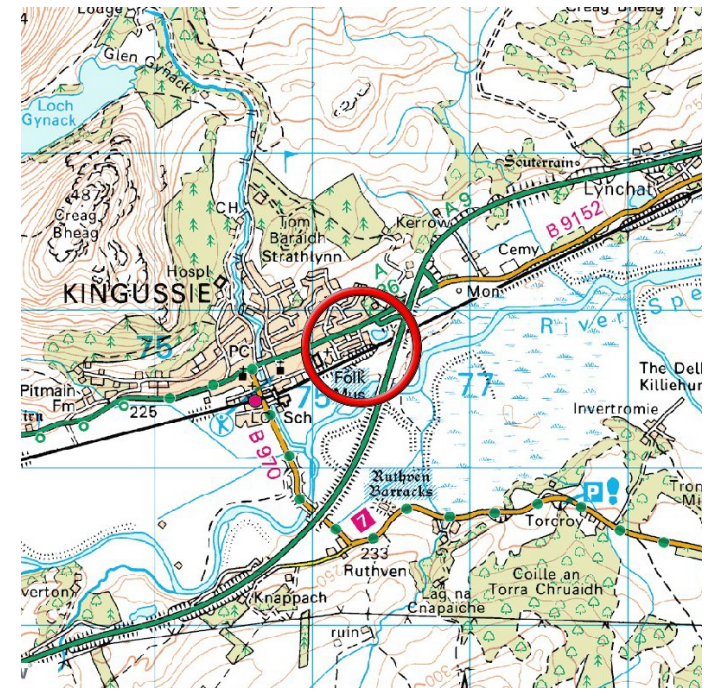
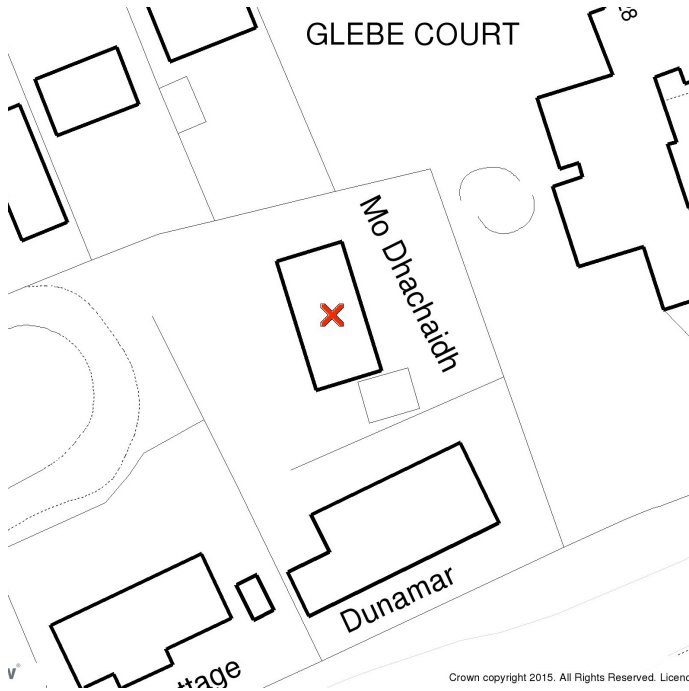
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While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters



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