



masson
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CLOSING DATE Kildonan, East Terrace, Kingussie, PH21 1JS
POA

Contact us on 01479 874800 or visit www.massoncairns.com

solicitors and estate agents

SOLD - CLOSING DATE - FRIDAY 17 JUNE 2022 AT 12 NOON - A beautifully presented family home originally constructed to an exacting standard in 1905 with distinctive stone elevations, slate roofs and sash windows, Kildonan is a quintessential, period property offering a home with a wealth of character exquisitely combined with contemporary styling and beautifully landscaped gardens to suit modern lifestyles. Brimming with style and elegance, the substantial accommodation is arranged over two floors and retains many features including generously proportioned rooms, high ceilings, deep skirting boards and original ornate fireplaces. The cosy and bright sun porch gives way to the impressive entrance hall which leads to the spacious sitting room, rear bedroom with en-suite shower room and the extensive kitchen / dining / family room with solid wooden flooring, range of base wall and drawer units and centre island with breakfast bar. Finally spacious boot and fitted utility rooms open to the wonderfully presented and amenity laden rear gardens. The first floor continues to impress with a gorgeous principle bedroom with stunning views across to the historic Ruthven Barracks and rewilded forest of Killyhuntly whilst also enjoying a capacious walk in dressing room. There are a further two double bedrooms which are also flooded with natural light and with integral storage, in addition to a well proportioned home working / craft room and stylishly fitted family bathroom. Set in the centre of a sizeable plot extending to circa 0.5 acres, the gardens have been lovingly landscaped to offer a variety of outside living spaces with the added amenity of two timber outbuildings, electrical sockets, tap and wood stores. Appealing to a variety of purchasers, this complete and immaculate package must be viewed to be fully appreciated. Energy Performance Certificate Rating E, Council Tax Band G

POA £440,000



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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 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:- Granttown 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.

Situation

Occupying a prime spot within the thriving and friendly Highland community of Kingussie, the house sits in an elevated position which takes full advantage of the stunning views to the front with hill and big sky views a plenty coupled with the newly rewilded forest of Killyhuntly estate and historic Ruthven Barracks built by George II's government in the early 1700s, in plain sight. The gardens are frequented by numerous species of birds (we are informed, at least 8 different varieties at the last count), a family of red squirrel and a grumpy hedgehog. The house is within an easy walk to all of the towns plentiful amenities and shopping street as well as several beautiful walks, following the Gynack burn through the Birch woods up to the golf course, one can admire a spectacular vista of the Cairngorm Mountain Range within ten minutes of leaving the house, making it a special place to live.

Overview

With an emphasis on comfort and family living, this wonderfully upgraded and elegant home exudes peace and restfulness, making it an ideal oasis. The current owner secured stewardship of the property approximately five years ago and has embarked on a full and thorough improvement program to make the most of the original features whilst sympathetically providing the conveniences of modern living. The property enjoys quality floor coverings, lighting, kitchen, utility and bathrooms throughout which are combined with enhanced original features such as intricate ceiling cornices and coving, high skirtings, a decorative pine staircase, double glazing and oil fired central heating, all of which mean that the incoming owner has to merely adjust decor to suit.

Sun Porch

2.30m x 3.47m (7'6" x 11'4")

What better way to enter such a wonderful property than by this beautiful sun porch which is flooded with natural light from the expanse of glazing which wraps around to offer wonderful views of the pleasing front gardens and out to the hills beyond. The herringbone oak flooring creates a cosy and warm environment in which to locate a couple of arm chairs to sit and allow for a full appreciation of this tranquil oasis.

Entrance Hall

The impressive entrance hall provides a sign of things to come with a high ceiling, dado rail and recessed display shelf, solid wood flooring, doors to most of the ground floor living spaces and an ornate pine staircase which sweeps up to the first floor accommodation.

Sitting Room

6.00m x 4.40m (19'8" x 14'5")

A glorious space in which to relax and unwind that enjoys excellent levels of natural light from the large bay window which overlooks the front gardens and beyond. Centred around a stylish black slate fireplace with decorative mantle, the room is further enhanced with an intricate ceiling rose and coving in addition to inset display shelving which all combine to create a peaceful environment.

Kitchen / Dining / Family Room

8.00m x 4.00m (26'2" x 13'1")

The heart of the home is the delightful space which has been thoughtfully laid out to make the most of family living and benefits from dual aspect windows to offer a bright and airy ambience. The cobalt blue kitchen benefits from a number of base wall and drawer units which are ideally complemented with solid wood worktops, a ceramic inset sink and display shelving and all focused around a superb central island with breakfast bar. The family / dining area flows from the kitchen area and again enjoys wonderful natural light from the large bay window to the front of the house. The combination of warm wood flooring and wood burning stove provide the ideal area for whatever suits, with ample space to site a large dining table in addition to sofa and chairs making it perfect for entertaining friends or socialising with family.

Bedroom Four

4.00m x 3.50m (13'1" x 11'5")

This spacious double ground floor bedroom has a large picture window to the side and has the benefit of a connected shower room with an additional small hall which can be shut off from the hall by way of a separate door. This provides a good degree of privacy and makes it ideal for multi generational living or with potential for additional income subject to the necessary consents.

Ground Floor Shower Room

2.67m x 1.80m (8'9" x 5'10")

A vibrant and generous shower room with shower enclosure, wc and pedestal wash hand basin. There is wood flooring, an extractor fan and an opaque window to the rear.

Boot Room

2.27m x 2.58m (7'5" x 8'5")

With access to the rear garden, this space allows ample storage for boots and outerwear before entering the main house. There are doors to the entrance hall, utility room and kitchen with quality oversized tile flooring.

Utility Room

1.65m x 2.13m (5'4" x 6'11")

This useful utility room is fitted with a base unit with separate shelved storage, ceramic Belfast sink with ornate chrome mixer tap and worktop space. There is a large picture window overlooking the rear garden and there is plumbing for a washing machine in addition to space for a tumble dryer as well as a ceiling hung clothes pully airer. A further opening leads to a cupboard housing the water cylinder.

First Floor Landing

The first floor landing provides spacious access to the first floor accommodation and there is a loft hatch in addition to a sizeable storage cupboard.

Principal Bedroom

4.60m x 4.40m (15'1" x 14'5")

Located at the front of the home to take full advantage of the superb elevated views across the valley, this is a bright and airy principle bedroom with the benefit of a large walk in wardrobe in addition to a press cupboard.

Walk In Wardrobe

1.43m x 2.90m (4'8" x 9'6")

Providing excellent amenity, this fitted walk in wardrobe offers extensive fitted shelved and hanging storage with a window to the front offering excellent natural light levels.

Bedroom Two

3.60m x 3.60m (11'9" x 11'9")

Another very generous double bedroom located at the front of the house with a high ceiling and outstanding hill views in addition to good integral storage.

Family Bathroom

1.80m x 3.60m (5'10" x 11'9")

A stylish and indulgent bathroom including timber flooring with underfloor comfort heating in addition to timber wall panelling and mosaic tiled splash backs which all



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combine to create a calm environment to soak your cares away in the deep bath. There is a bespoke vanity cabinet with circular wash hand basin and a feature chrome mixer tap in addition to a chrome towel radiator, oversized wall mounted mirror, shaver socket, wc and velux window.

Bedroom Three

3.40m x 3.40m (11'1" x 11'1")

Located at the rear of the house, this is a further well proportioned and light filled double bedroom with dual aspect windows including one which overlooks the gardens and a further velux. There is a large integral wardrobe with hanging and shelved storage.

Home Working Space

3.50m x 1.50m (11'5" x 4'11")

An ideal and cosy space in which to work from home as the current owner does at present or utilise as a craft / gaming room with a large window which overlooks the gardens and fills the room with natural light to create a warm and inviting ambience.

First Floor Shower Room

2.00m x 1.78m (6'6" x 5'10")

A fresh and stylish shower room with a shower enclosure with rainforest head coupled with a further spray head, wc and pedestal wash hand basin. There is an opaque window to the rear.

Outside

The property is approached by a gravelled driveway leading to a timber garage and with further parking through a timber gate. The beautifully manicured gardens have been lovingly landscaped to offer a simply enjoyable variety of areas from lush green lawns to well stocked beds, mature shrubs and ornate tree planting. There is a timber outbuilding (approx 3.7m x 3.7m) currently utilised as a gym and a further shed in addition to patio areas, outside mood lighting, electrical sockets, tap and wood stores. There is also a timber garage (approx 5.4m x 3m) offering excellent storage for a vehicle, sports or garden equipment. The current owner, a medical herbalist, is an exceptionally keen gardener and landscaper. Five years ago the garden had been left overgrown for some 25 years. Kildonan's garden has since been landscaped and terraced, significant tree work has been carried out to remove non-native conifers and create light and the wooded areas have been re-wilded, existing plants and trees kept, but often moved to better spots. The garden has been planted with over eighty medicinal native plants, the majority of beds are weed membraned as the garden was designed for manageability and will continue to flourish without much effort.

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 where an online copy is available to download.

EPC Rating E

Entry

By mutual agreement.

Price

SOLD

CLOSING DATE - FRIDAY 17 JUNE 2022 AT 12 NOON

Viewings and Offers

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

Masson Cairns

Strathspey House

Granttown on Spey

Moray

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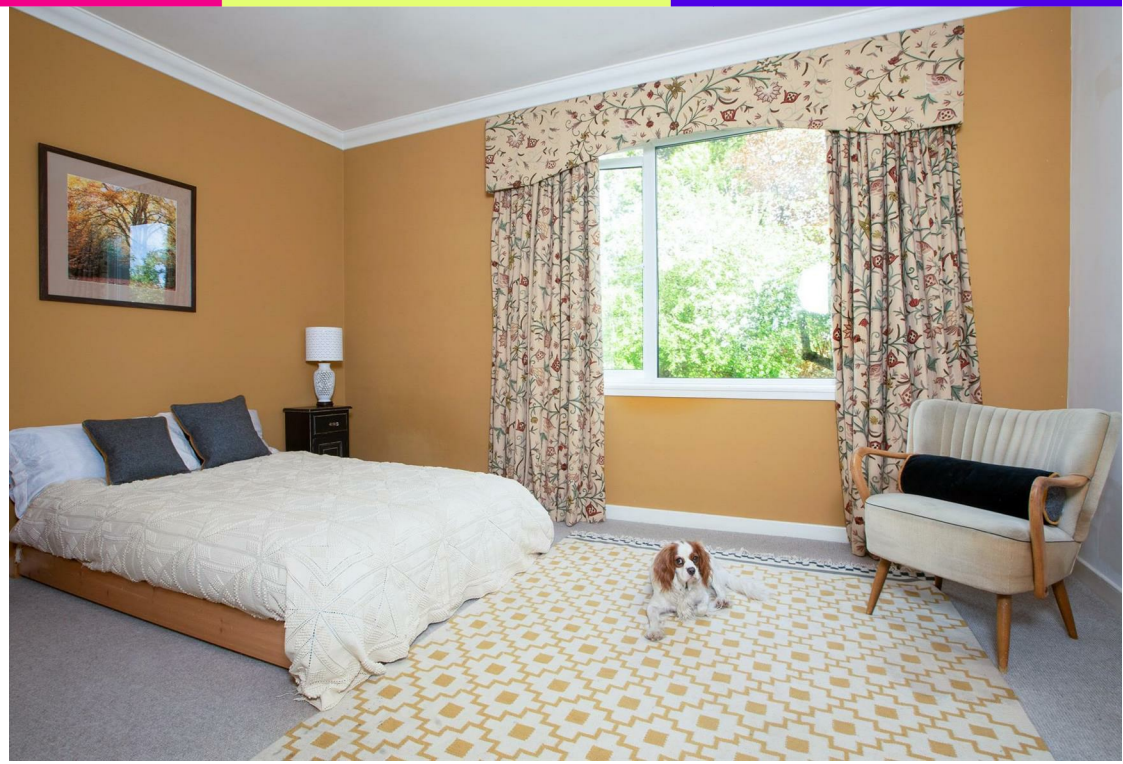
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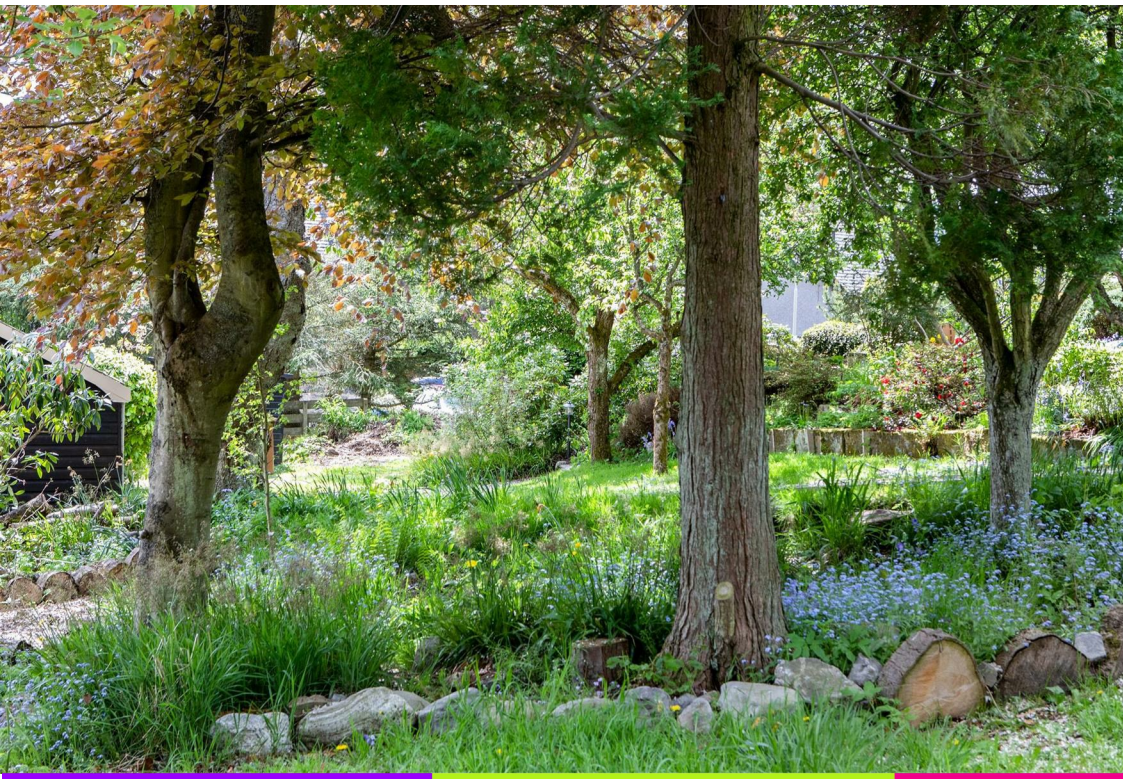
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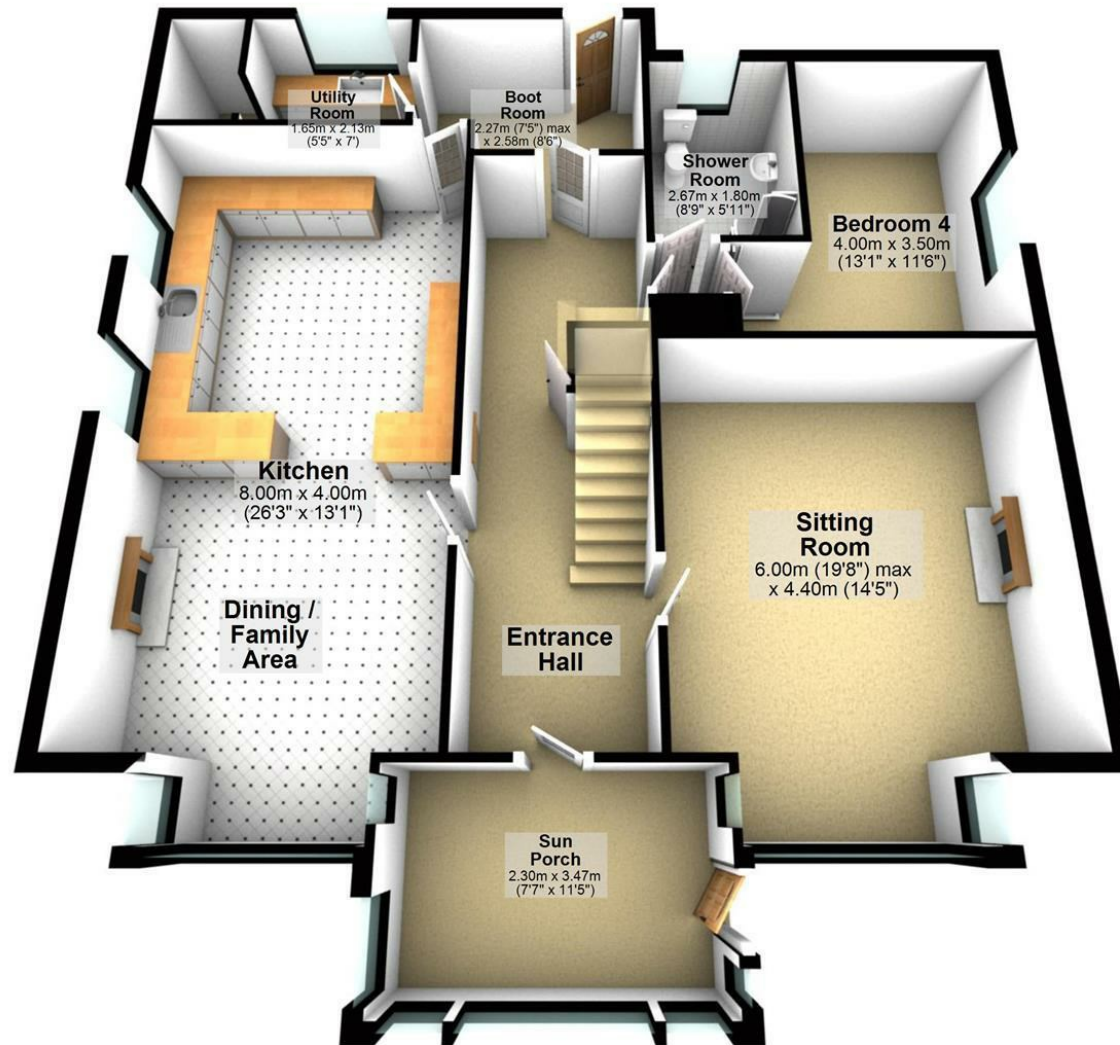








Ground Floor



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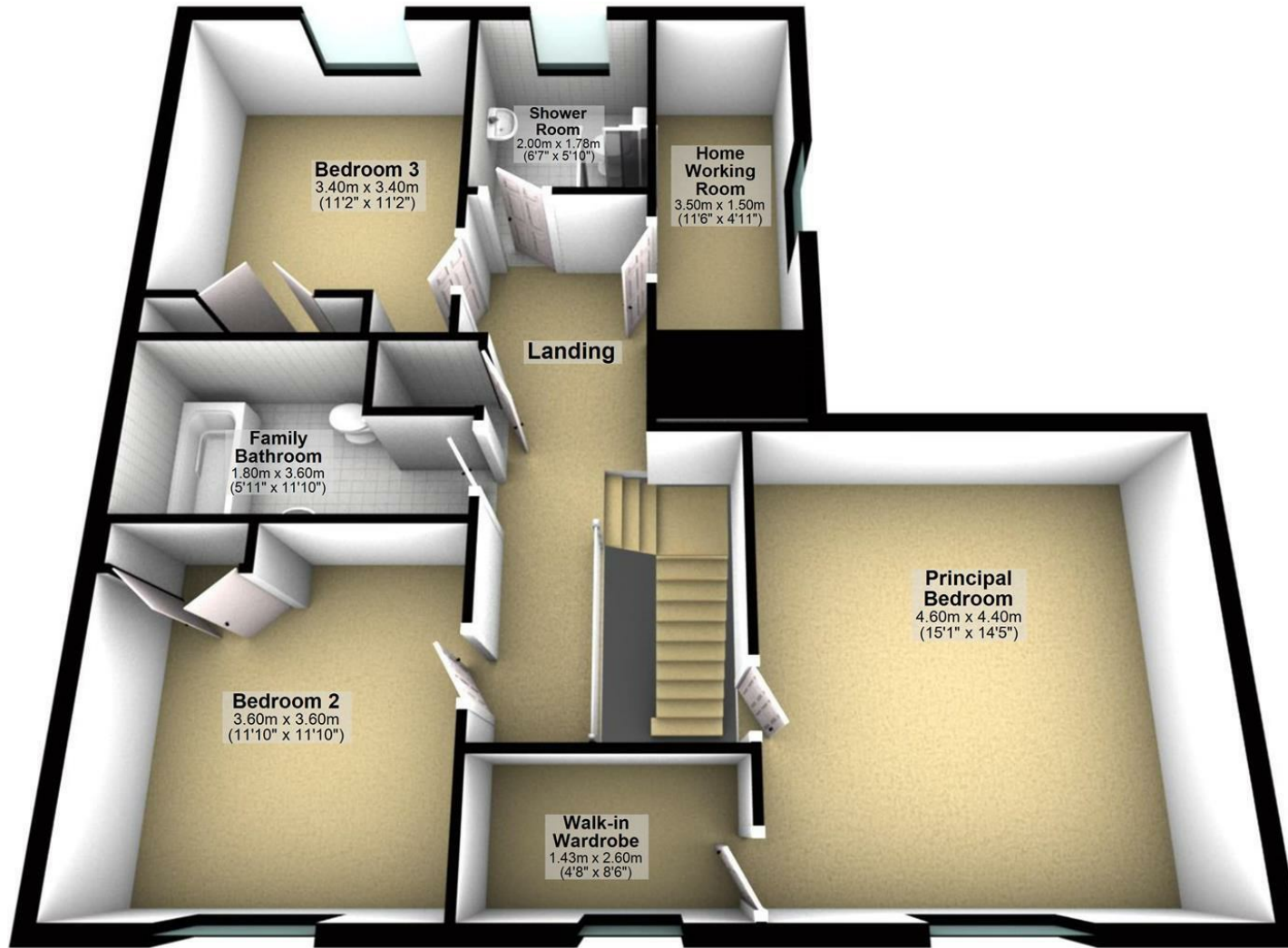
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First Floor



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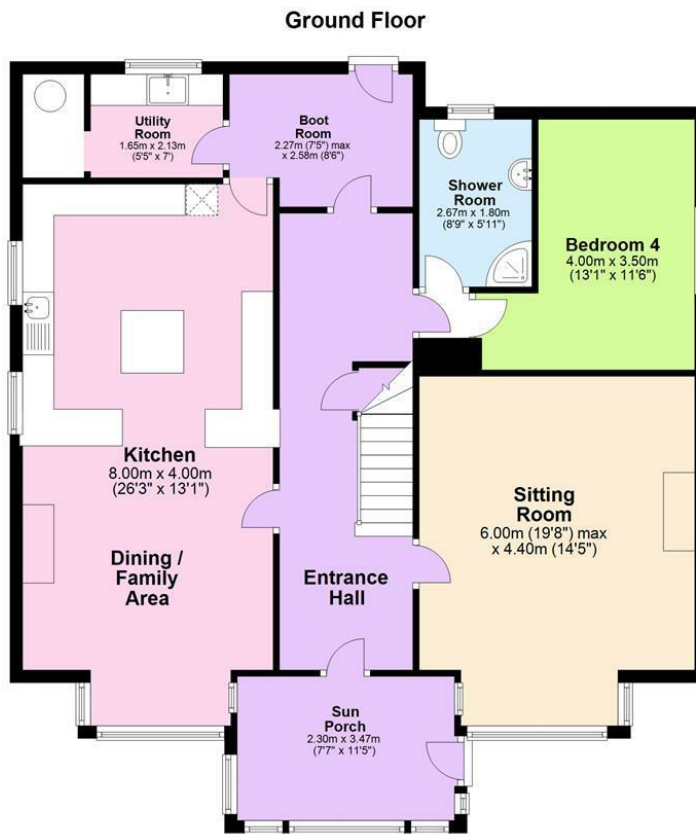
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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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