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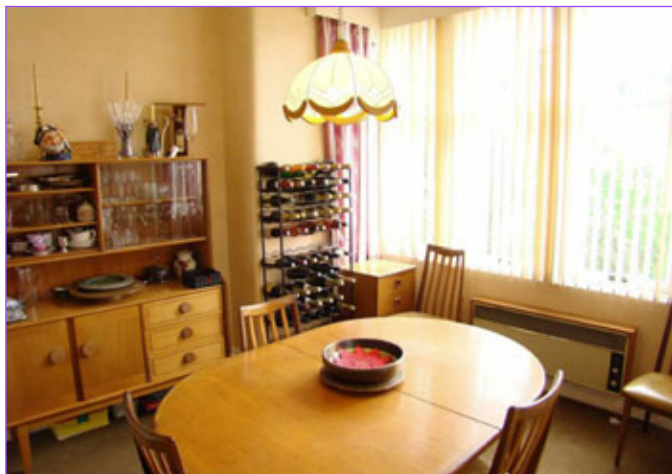
solicitors and estate agents

Ardmore, Gynack Road, Kingussie
Fixed asking price £249,950

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

Ardmore is a substantial traditional stone and slated semi detached villa located within easy reach of all amenities. The property retains many period features including an elegant stairway, high ceilings, cornicing and mouldings. Accommodation consists of lounge, dining, kitchen with AGA range, utility, conservatory, three double bedrooms and a fourth master suite with shower room, family bathroom, attic room, attractive front garden and rear garden with storage sheds and timber garage to rear of property. Ardmore offers the potential to acquire a delightful family home or, subject to the necessary consents, provides an opportunity to run a bed and breakfast business located in the heart of the Cairngorm National Park.

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FOR SALE

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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 Highland Folk Museum. 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.

ENTRY 2.76m x 1.50m

Timber door with glazed panel. Through double storm doors. Ceiling light.

INNER HALL 1.94m x 1.60m

Double timber storm doors. Window to front. Timber and glazed door to entrance vestibule.

ENTRANCE VESTIBULE

Stairs to first and second floor. Decorative wooden banister. Radiator. Ceiling light. Carpet. Window to side. Doors to lounge, dining room, kitchen. Understair storage.

LOUNGE 4.19m x 5.34m

Carpet. Ceiling light. Decorative coving. Bay window. Radiator. Living flame gas fire, stone surround, timber mantle and tiled hearth. TV and telephone point.

DINING ROOM 4.04m x 3.65m

Large bay window to side. Ceiling light. Carpet. Decorative coving. Door to conservatory. Myra electric convector heater.

CONSERVATORY 3.63m x 3.02m

Tiled floor. French doors to garden. Ceiling light and fan. Dimplex electric control panel. TV point.

KITCHEN 4.87m x 3.67m

Oil fired AGA enamelled cooker with twin hot plates. Range of base, wall and drawer units with co-ordinating work surfaces and tiling. Stainless steel sink with mixer taps and drainer. Plumbed for dishwasher. Space for fridge / freezer. Twin windows to rear. Pressed cupboard. Space for dining table and chairs. Fluorescent lighting. Door to utility. Carpet.

UTILITY 3.25m x 2.21m

Oil fired boiler and feeder tank. Sunvic electronic thermostatic control. Window to side. Stainless steel sink with taps. Space for tumble dryer. Carpet. Access to attic room with Ramsay ladder. Fluorescent strip light.

SHOWER ROOM

WC, wash hand basin and enclosed shower cubicle with mains shower. Window to side. Ceiling light.

ATTIC ROOM 2.19m x 4.13m

Twin windows to side. Timber floor. Wall light.

FIRST FLOOR LANDING 4.37m x 1.18m

Carpet. Ceiling light. Radiator. Doors to bedrooms 1, 2, 3 and bathroom. Electrical control gear. Thermostatic control.

BEDROOM 1 4.83m x 4.08m

Triple window to front. Decorative coving. Deep skirtings. Radiator. TV point. White sink and mirror above with shaver socket and light. Ceiling light. Carpet.

BEDROOM 2 3.73m x 4.26m

Twin window to rear. White sink and mirror above with shaver socket and light. Quad spotlight. Radiator. Pressed cupboard. Decorative coving.

BEDROOM 3 3.59m maximum x 3.65m

Twin window to side. Recessed display shelving. White sink and mirror above with shaver socket and light. Carpet. Quad spotlight. Decorative coving. Radiator.

FAMILY BATHROOM 1.44m x 3.16m

Twin opaque window to front. Three piece suite in Champagne comprising wash hand basin, WC and bath. Complementary tiling. Carpet. Ceiling light. Heated chrome towel rail. Radiator. Fitted mirrors.

STAIRS TO SECOND FLOOR

LANDING

Carpet. Window to side. Wall light. Loft hatch. Storage cupboard.

MASTER SUITE 4.01m x 6.65m

Carpet. Two ceiling lights. Two radiators. Two TV points. Telephone point. Twin windows to front and rear. Door to ensuite.

ENSUITE 4.18m longest x 2.50m widest

Storage cupboard housing Heatrae Sadia hotflow system. One and half shower enclosure with Triton T80 electric shower and complementary tiling, wash hand basin, WC and bidet. Window to side. Carpet. Extractor fan. Ceiling light. Radiator.

OUTSIDE

Front garden
Path to front door. Mainly laid to lawn with mature trees and shrubs.
Rear Garden
Mainly laid to lawn. Oil tank. Two storage sheds. Three concrete storage sheds. Gas bottles and connection.
Timber garage to rear of property.

HOME REPORT

A Home Report is available for this property, please copy and paste the following link:

<https://memberportal.espc.com/HomeReports/ViewPublishedHomeReport.aspx?HrId=L2V0aGc3eDBUazJxcnBiQIQ2M3NGUT09.pdf>

PRICE

Fixed Price £249,950

ENTRY

By arrangement

VIEWING AND OFFERS

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

Masson Cairns
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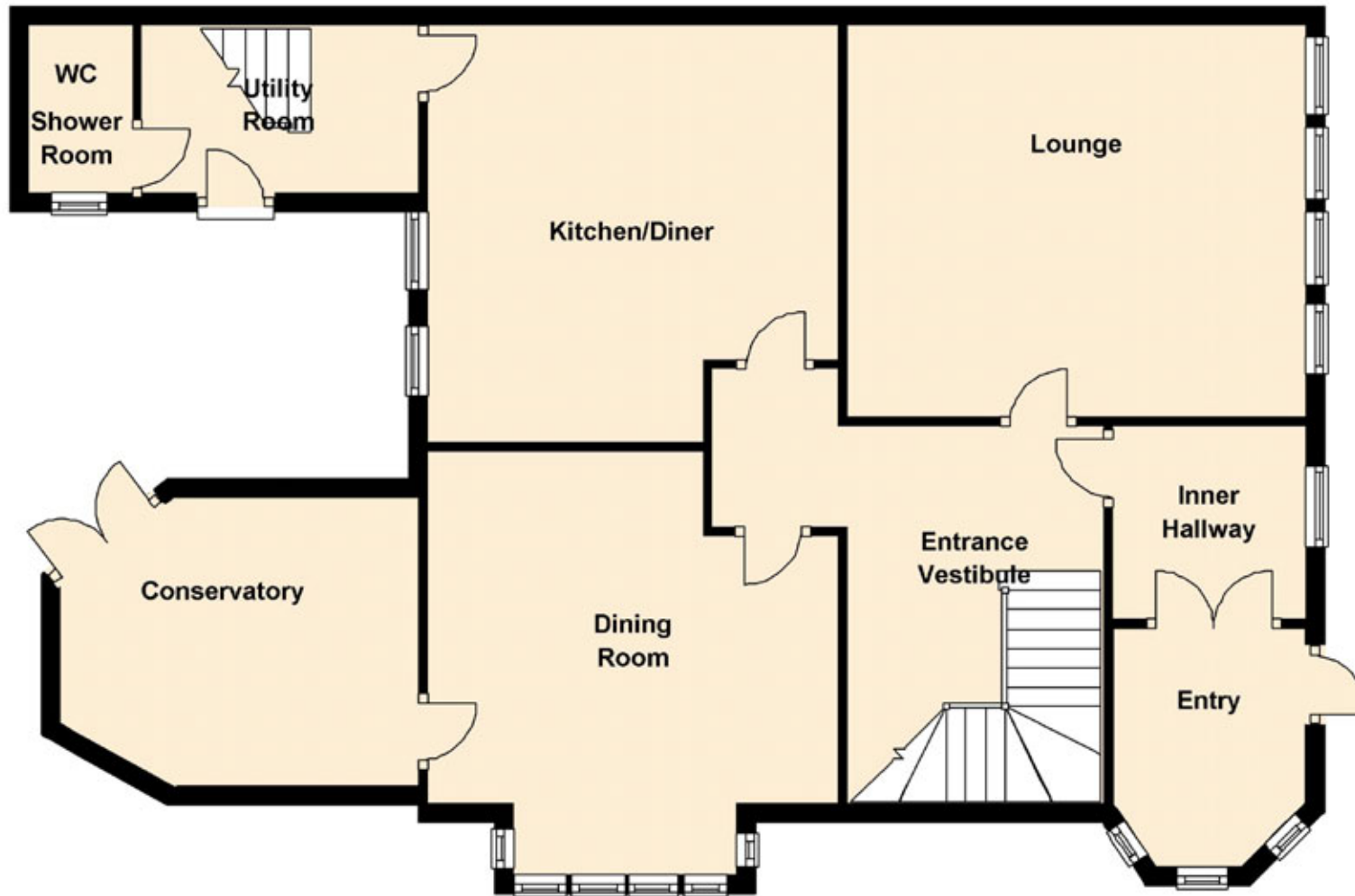
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Ground Floor



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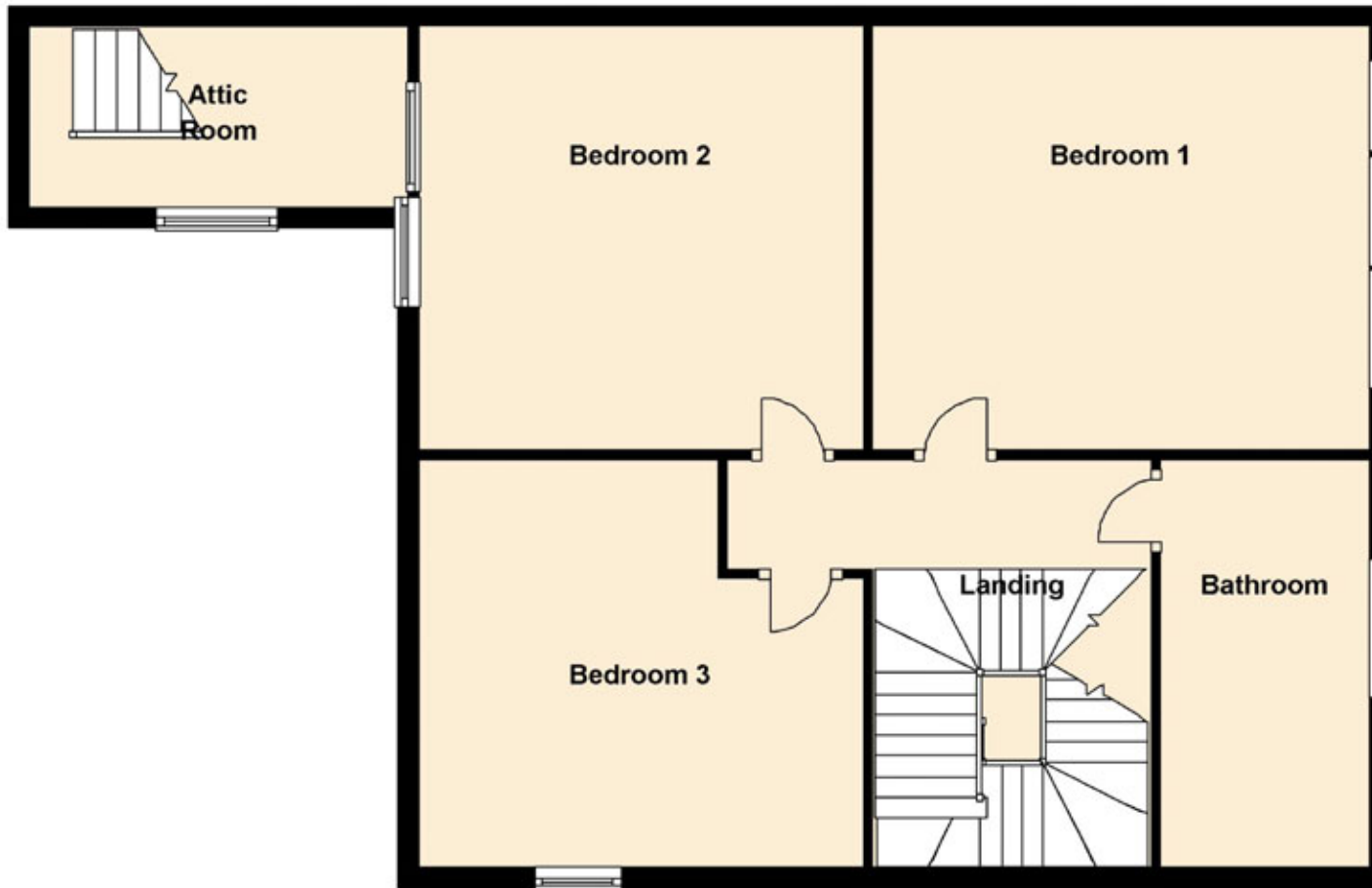
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First Floor



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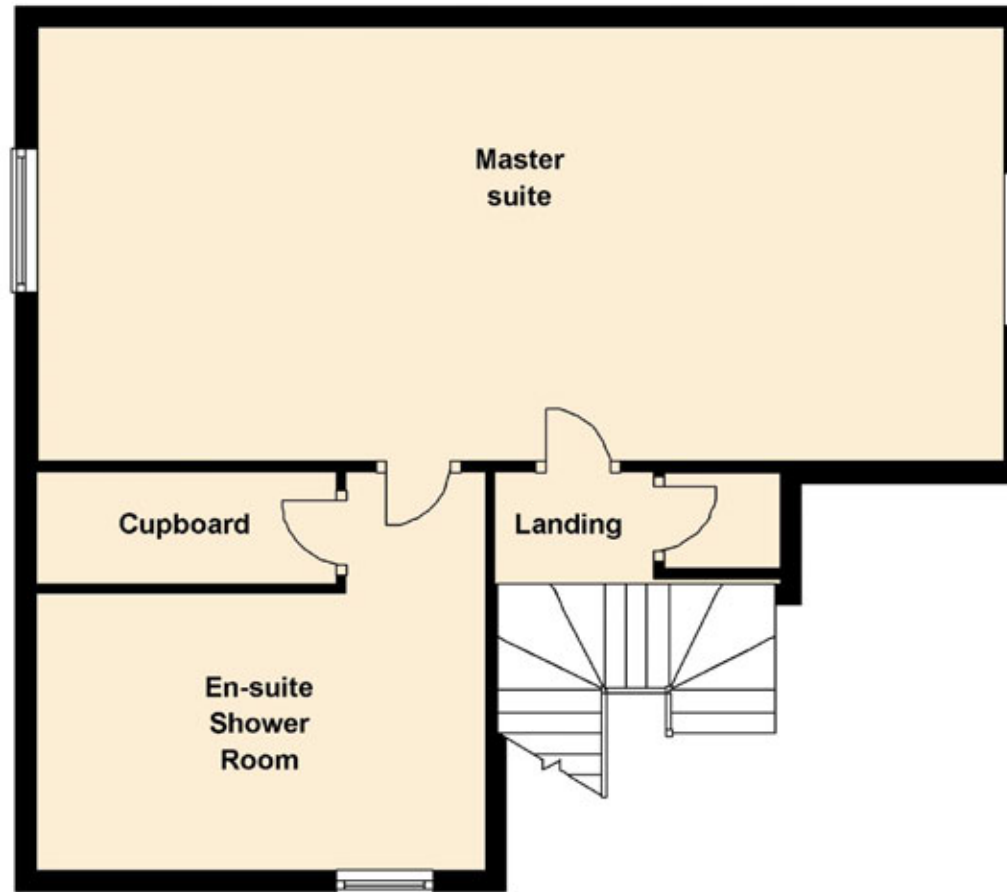
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Second Floor



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