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Birch Cabin, Insh
Offers over £295,000

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

Birch cabin is set in wooded grounds extending to approximately 0.646 acres and is a large spacious house with a self contained annexe. There is also a double garage with an adjoining large roofed, open storage area. The main house is of a timber construction and comprises kitchen, dining room, lounge, day room and three bedrooms, one of which is en-suite, separate shower/WC, utility room and ample storage space. The house also benefits from a self-contained annexe comprising an open plan lounge/kitchen-diner and bedroom with en-suite shower room. The annexe is currently used for year round holiday lets but could be used as part of the main house. Located in an idyllic rural location offering stunning views to the Monadhliath mountains. Viewing is highly recommended to appreciate this desirable property.

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Kincraig and Insh

The village of Insh close to Kincraig is situated at the south end of Strathspey just off the B9152 Kingussie to Aviemore Road and offers a tranquil village lifestyle in a beautiful rural location within the Cairngorms National Park. In addition to the many leisure pursuits available in the area, Kincraig itself offers a range of local amenities including local Primary School, Post Office/Village Store, Hotel, tearooms and water sports centre and salmon fishing at Loch Insh. Kingussie, 6 miles away, is one of the most attractive and popular towns of Strathspey with a first class shopping centre, hotels, guest houses, medical facilities and primary and secondary schools offering education to University entrance standard. Sporting facilities in the area include 18 hole golf courses, excellent salmon and trout fishing on the River Spey and other waters, tennis courts, bowling green and children's recreation park. 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 and the sandy

Insh is a quiet Highland hamlet situated in the magnificent scenery along the Insh Marshes Nature Reserve and within the Cairngorms National Park. Loch Insh and the River Spey are both within walking distance and the Cairngorm Mountains are within easy reach.

Entry

Through timber and glazed door to hallway.

Hallway

Wood flooring. Recessed spot lights. Opening to dining room and kitchen.

Dining room 5.45 x 3.38

Twin windows to sides. Two radiators. Pendant ceiling light. Space for dining table and chairs. Carpeted stairs to lounge. Wooden staircase to master bedroom. Door to utility room.

Utility room 2.76 x 1.76

Vinyl flooring. Ceiling light. Window to side. Access hatch to loft area. Shelving. Trianca Redfure oil boiler. Plumbed for washing machine. Vented for tumble dryer. Space for freezer.

Lounge 5.45 x 4.03

Bright spacious room with twin windows to front and patio doors to side. Open fire on tiled hearth. Carpet. Two radiators. Integral storage unit.

Master bedroom 3.57 x 3.06

Twin windows to side and patio doors to balcony offering spectacular views over the grounds to the surrounding countryside. Radiator. Carpet. Ceiling light. Door to ensuite bathroom

Ensuite bathroom 1.79 x 2.73

Coloured three piece suite comprising WC, wash hand basin set in vanity unit with

cupboards below and mirror and shaver light above and bath. Three recessed ceiling lights. Radiator. Window to front. Door to large wardrobe with shelving, hanging rail and ceiling light.

Kitchen 4.17 x 2.88

Range of base, wall and drawer unit with co-ordinating work surfaces and complementary tiling. Integral Hygena oven. Integral Diplomat ceramic hob. Space for fridge. Plumbed for dishwasher. Stainless steel sink and drainer. Four spot strip light and two recessed halogen spots. Vinyl flooring. Window to front. Wooden panelled walls. Radiator. Integral cupboard with shelving.

Dayroom 3.28 x 5.40

Twin window to rear. Window to front. Timber and glazed door to front. Carpet. Ceiling light. Coal Brookdale woodburning stove on tiled hearth and feature stone surround. Wooden panelled walls and ceiling.

Bedroom 2 - 3.30 x 2.40

Carpet. Ceiling light. Window to rear. Radiator. Shelving unit.

Bedroom 3 - 3.30 x 2.40

Carpet. Ceiling light. Window to rear. Radiator. Built-in wardrobe with shelving and hanging.

Shower room 3.19 x 1.88

Coloured three piece suite comprising WC, wash hand basin and recessed shower area



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with mains pressure shower and respotex surround. Recessed medicine cabinet. Radiator. Dimplex extractor fan. Carpet. Ceiling light. Loft hatch.

Annexe

Entry

Through timber and glazed door to vestibule with carpet, recessed ceiling light, shelving and coat hooks. Opening to open plan kitchen/lounge

Kitchen / lounge 3.00 x 5.42

Kitchen area:

Range of wall, base and drawer units with complementary work surfaces and tiling. Integral Proline electric oven with integral Whirlpool electric hob over. Stainless steel sink with mixer tap and drainer. Space for fridge. Window to front. Three spot cluster light. Extractor fan. Carpet. Space for dining table and chairs.

Lounge area:

Window to side. Patio door to rear. Radiator. Three wall lights. TV point. Door to bedroom 4

Bedroom 4 - 3.27 x 3.31

Carpet. Ceiling light. Window to rear. Radiator. Built-in wardrobe with shelving and hanging rail. Door to en-suite shower room.

En-suite shower room 2.84 x 2.00

Three piece suite comprising WC, wash hand basin with shaver light and socket above,

recessed shower area with Mira Sport electric shower and respotex surround. Window to front. Carpet. Radiator. Ceiling light. Extractor

Outside

The most pleasant and secluded large garden is filled with mature native and decorative trees and shrubs. Integral Garage. Car port. Wood store. Timber storage shed. Outside tap. Oil tank. Mature trees and shrubs. Patio area

Services

It is understood that the property has mains water, drainage and electricity.

Entry

By arrangement

Price

Offers over £295,000 are invited

Viewings and offers

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

Masson Cairns

Strathspey House

Grantown on Spey

Moray

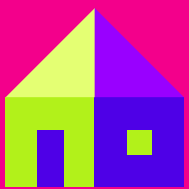
PH26 3EQ

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Email: property@lawscot.com

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Ground Floor



Plans not to scale, for illustration only



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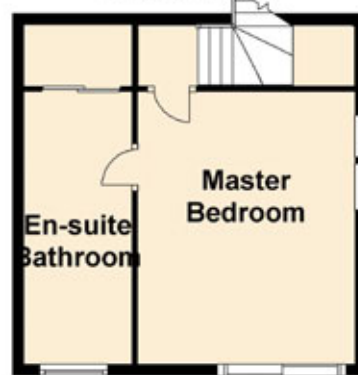
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First Floor



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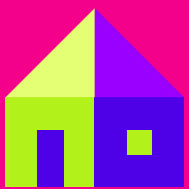
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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