

# Ardmore Gynack Road Kingussie PH21 1ET

Offers Over £315,000 are invited.

Substantial 4 Bedroom Stone and Slate  
Semi-Detached Edwardian Villa



## Features:

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- Tastefully Finished With An Abundance Of Traditional Features
  - Open Plan Kitchen & Dining Area
  - Eco Friendly Air Source Heat Pump & Tesla Powerwall
  - Spacious Lounge With Wood Burning Stove
  - Great Views Of Surrounding Hills
- 

CONTACT US :  
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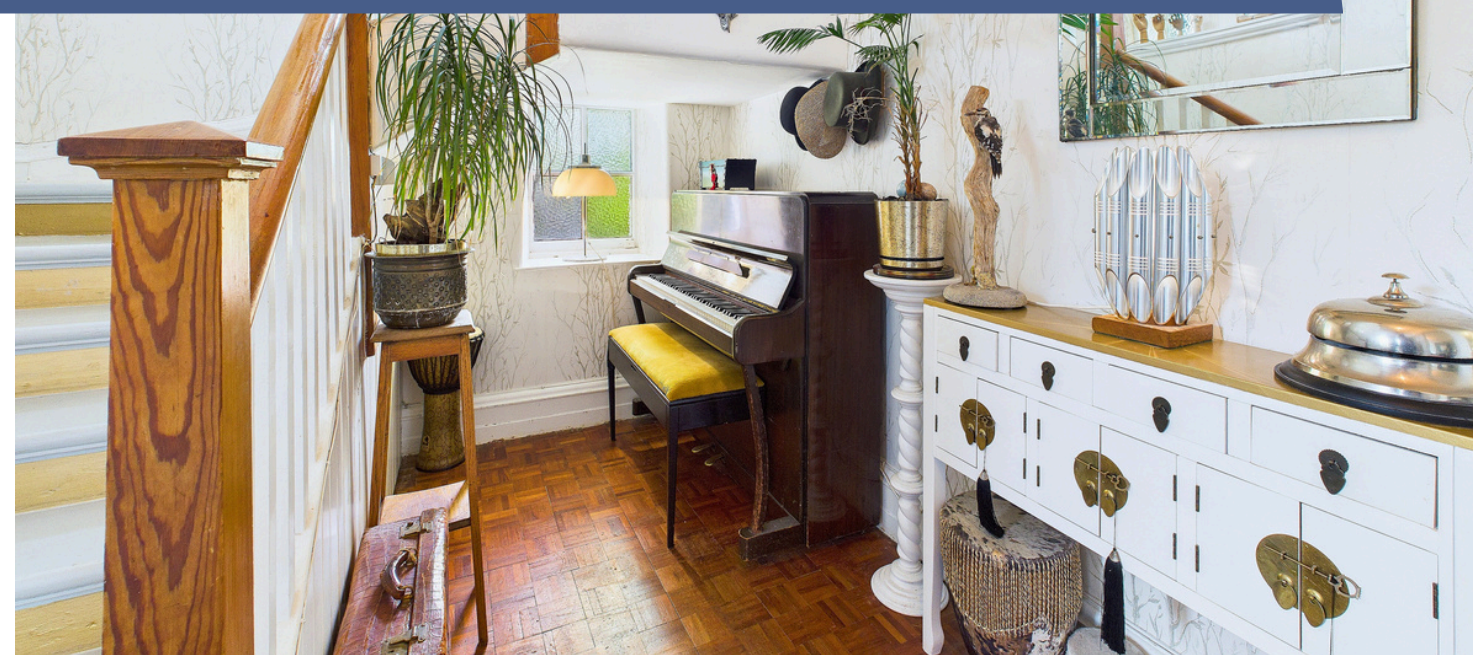
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Ardmore is a substantial stone and slate semi-detached Edwardian Villa with well proportioned accommodation laid out over three floors. Recently upgraded with new energy efficient heating system and additional insulation it also benefits from double glazing, Air-Source Heat Pump, Solar PV (4.2kW), Tesla Powerwall Battery (13.5kW) and wood-burning stove. There is a large en-suite bedroom on the top floor with views of the hills to both front and rear. There is potential to split this room into two. It has recently been available as self-contained holiday accommodation. This attractive property would make an ideal family home being within 100m of transport links to both North and South and local shopping facilities.

Kingussie has many facilities, such as High School, Primary School, shops, restaurants, coffee shops, golf course, sports centre, library, tennis courts, bowling green and many more activities and clubs for all ages. There are a variety of path networks from the house including the recently upgraded Creag Bheag circular. Ardmore is a short walk from all these local facilities and enjoys a pleasant outlook over the River Gynack and the surrounding hills.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.

The charming town of Kingussie, the capital of Badenoch, is located within the Cairngorms National Park, known as the outdoor capital of the North, in one of the most accessible parts of the Highlands having excellent links to both North and South via the A9 trunk road and the main line railway. The airport in Inverness is approximately 50 miles away, giving access to all the main English cities and further afield. The surrounding countryside is a haven for wildlife, with red deer, badgers and squirrels amongst some of the abundant inhabitants. There is a wealth of excellent rural sporting facilities, such as stalking and grouse shooting, along with trout and salmon fishing. There are also many outdoor pursuits available within the National Park, such as hill walking, climbing, mountain biking, wind-surfing, skiing and snowboarding. There are also a number of renowned golf courses in the area - including the championship Spey Valley course in Aviemore - all within stunning countryside settings.



## ACCOMMODATION:

### Entrance Porch

Glazed entrance door and side screens. Marble flooring. Bay window to the side and high level window with coloured glass panels to hallway. Storm doors into vestibule.

### Vestibule

Window with deep sill to the front. Glazed door with top screen opens into the reception hall.

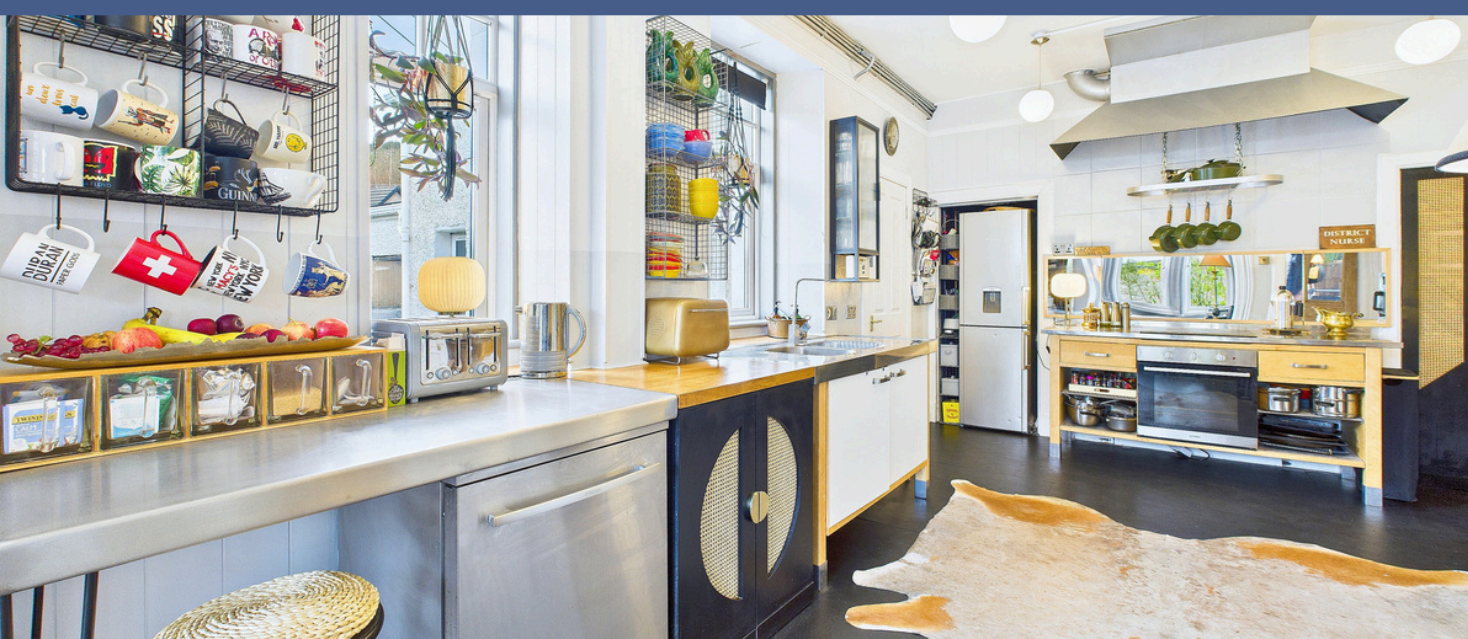
### Reception Hall

Bright reception hallway with parquet flooring and attractive staircase to first floor. Window with coloured glass to the side. Understairs storage cupboard. Coat hooks. Telephone point. Smoke alarm. Large wall mirror. Brass effect wall lights and Chandelier. Doors off to lounge, kitchen and dining room.

### Lounge

Bright and spacious room with bay window to the front overlooking the garden towards the river.

Wood-burning stove with Caithness stone hearth, wooden mantel and display recess. Recess at one side of the fire with log store and glass fronted display cupboard. TV and telephone points. Triple brass effect ceiling light. Central heating radiators. Decorative ceiling coving and mouldings.



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### Kitchen Dining Room

Spacious room with a bay window to the side giving some views of the hills. Rise and fall ceiling light. Central heating radiator. Two windows to the rear overlooking the garden. Free-standing base units, ceramic hob & electric oven, dishwasher. Freestanding fridge-freezer. Doors to external patio and utility room.

### Patio

Situated at the rear of the house with an external door opening into the garden. Views over the garden to the local park and woodland beyond.

### Utility Room

Fitted base unit with storage cupboards, stainless steel sink and drainer, washing machine. Central heating radiator. Stairs to drying room / office. Door to WC. Glazed door and window to rear garden.

### Attic Room

Two windows to the side with views to the hills.

### WC

WC, compact wash hand basin with lever taps and recess area containing HWC. Wall mirror. Opaque window to the side.

### FIRST FLOOR

An original pitch-pine staircase with two opaque windows to the side leads up to the first floor landing.

### Landing

Doors to Bedrooms 1, 2 & 3 and Bathroom. Central heating radiator. Smoke alarm. Electricity meter and fuses.

### Bedroom 1

Spacious bedroom with triple window to the front overlooking the garden, river and with views to the distant hills. Central heating radiator.

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### Bedroom 2

Double window to the rear with views to the local park and woodland beyond. Built-in shelved storage cupboard.

### Bedroom 3

Double window to the side giving some views of the hills. Shelved display recess. Four piece chrome effect spotlight rack. Control panel for Tesla battery.

### Bathroom

Newly fitted bathroom with three piece white suite comprising bath, pedestal wash hand basin and WC. Tiled above wash hand basin. Heated towel rail. Shaver point. Wood effect vinyl flooring.

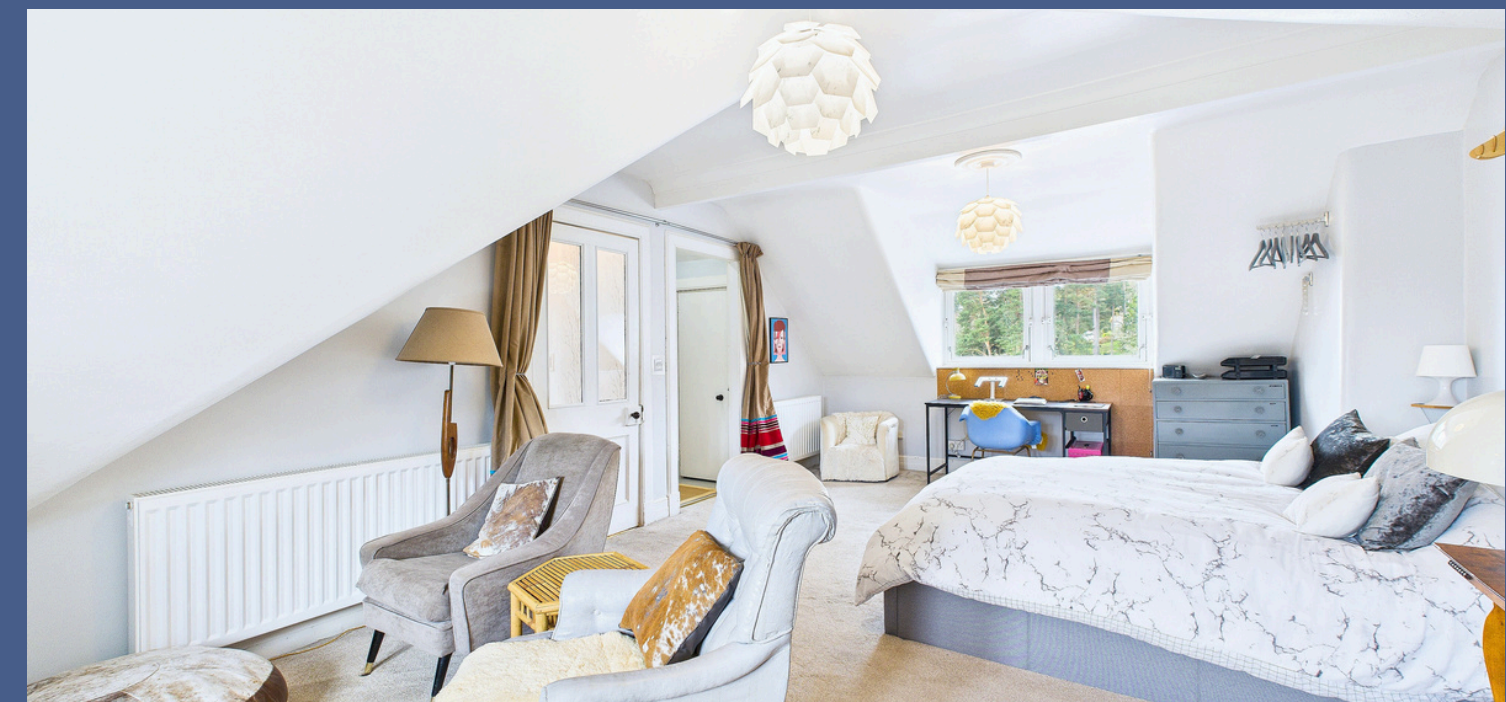
## SECOND FLOOR

### Landing

Small landing with loft hatch, smoke alarm and door to Master Bedroom suite. Window on staircase giving views to the hills.

### Master Bedroom

Extremely large, double aspect room with views of the hills to both front and rear. Coombed ceilings. Two central heating radiators. Telephone point. Two TV points. Two brass effect wall lights. Door to en-suite.



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### En-Suite Shower Room

Four piece coloured suite comprising pedestal wash hand basin, WC, bidet and shower cubicle with “Triton T80” instant shower. Window to the side with views of the hills. Built-in storage cupboard housing the Heatrae Sadia hotflow system. Central heating radiator.

### OUTSIDE

The front garden is mainly laid to lawn with mature trees and shrubs. A paved path leads to the front door and round the side to the rear. The rear garden is enclosed with wooden fencing and has a gate to the rear, giving access to Ardvonie car park where the timber garage is situated.

There are five storage sheds, three of which are attached to the rear of the house and the other two in a separate outhouse. There is also a garage with generous storage space outwith the property on the edge of Ardvonie Car Park.

### INCLUDED

Fitted floor coverings, light fittings, kitchen appliances. Other items may be available by separate negotiation.

### SERVICES

Mains electricity, water and drainage.



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## COUNCIL TAX

Currently Band E.(£2542 per annum 2025/26) Discounts are available for single person occupancy.

## HOME REPORT

A Home Report is available. Please use the following link:

[www.packdetails.com](http://www.packdetails.com)

- Postcode: PH21 1ET
- Reference: 982857
- Energy Performance Certificate Rating: Band D

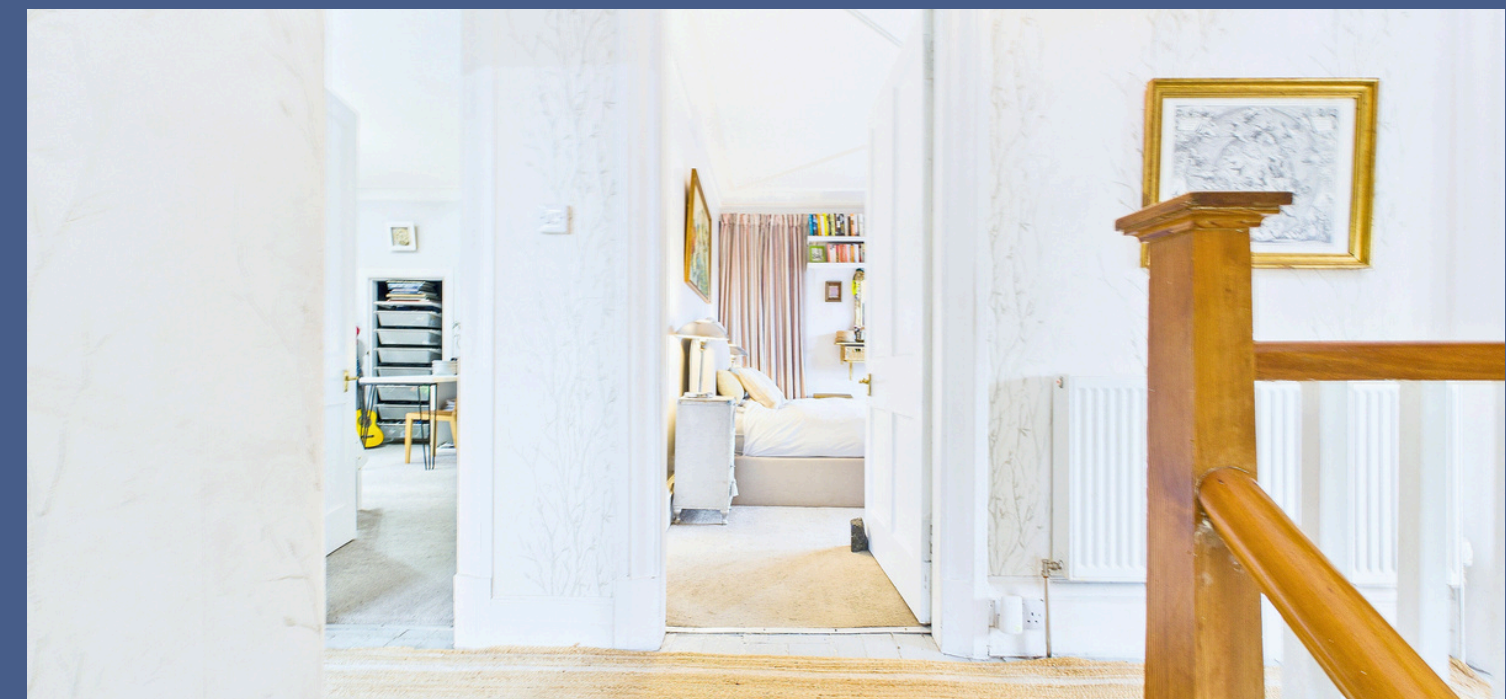
## PRICE

Offers over £315,000 are invited for this property.

The seller reserves the right to accept or refuse a suitable offer at any time.

## VIEWING

Viewing is strictly by appointment only through the Selling Agents.



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#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

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