



Brier Grove
Ardbroilach Road, Kingussie

A handsome, detached stone-built home positioned within the scenic landscape of the Cairngorms National Park

Character and period charm are on offer, with vintage features aplenty. The well-proportioned accommodation is arranged over two floors and the property inspires with potential to further enhance the interiors to fulfil 21st century aspirations. A raft of amenities are close at hand, with the house on the outskirts of the town yet nestled in a generous and tranquil plot.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS & WC



GARAGE & STORES



APPROX. 0.5 ACRES



FREEHOLD



TOWN



2,143 SQ FT



OFFERS OVER £470,000



The property

Brier Grove has an appealing façade providing a sense of anticipation for the characterful living environment within. Two spacious reception rooms lie to either side of the elegant reception hall where the striking stairway takes centre-stage and the rich hues of antique woodwork give a flavour of the home's heritage. The relaxed sitting room and the formal dining room both feature vintage tiled fireplaces (fireplace in the dining room is not currently working) and walls are embellished with historic panelling. Providing the perfect sociable space for entertaining family and friends, the classic dining room has a door offering a convenient link to a kitchen/breakfast room. Sympathetically contrasting the old and a degree of newer styling within the home, the kitchen is fitted with contemporary cabinetry and the fresh neutral décor ensures an airy, light-filled room. A large island unit, with sink, offers a breakfast bar with casual dining, whilst just beyond a utility provides a hide-away for white goods. There is a further lower floor room adjacent to the kitchen with options for use as an office for home-workers, or perhaps a playroom.

Historic detail continues on the first floor, where rooms comprise three spacious bedrooms and a smaller fourth room. Again, pretty fireplaces are in evidence, although not working, and the landing also gives access to a roomy bathroom with shower over the tub and tongue-and-groove wall panelling. Completing the accommodation is an additional cloak facility on the upper level and a ground floor shower room.

Outside

Set back from the lane, the property is secluded behind picket-fencing, specimen trees and mature shrubs at the frontage with timber gates marking the access onto the driveway leading to the home. Low level stone walls border the sides and rear of the property. There are areas of lawn in the wrap-around gardens and wide gravelled pathways which encircle the house. Outbuildings are various offering outdoor storage and garaging.



Location

Located within the Cairngorms National Park, the small town of Kingussie combines a thriving community spirit with a good range of amenities, including shops, restaurants, cafés, pubs, and both primary and secondary schools and railway station. Nearby Aviemore offers further day to day facilities, while Inverness, the Highlands' main commercial centre, provides extensive shopping, leisure, and entertainment, together with excellent road, rail, and air links to the rest of the UK and Europe. Despite its scenic Highland setting, transport links are excellent: the A9 connects north to Inverness and south to Perth and Edinburgh, while Kingussie station offers regular services to regional centres and London, including the Caledonian Sleeper.

Distances

- Newtonmore 3.4 miles
- Aviemore 12.6 miles
- Inverness City Centre 58.5 miles
- Inverness Airport 52 miles

Nearby Stations

- Kingussie

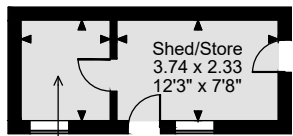
Key Locations

- Kingussie Golf Course
- Highland Wildlife Park
- Loch Insh Water Sports Centre
- Cairngorm Mountain

Nearby Schools

- Kingussie Primary School
- Kingussie High School
- Strathallan Independent School (Perthshire)
- Gordonstoun Independent School (Elgin)





2.33 x 2.07
7'8" x 6'9"

Utility
3.52 x 1.56
11'7" x 5'1"

Boiler Room
1.87 x 1.56
6'2" x 5'1"

Office/Study
3.30 x 2.00
10'10" x 6'7"

Kitchen
4.82 x 3.82
15'10" x 12'6"
(Maximum)

Sitting Room
F/P 6.35 x 3.86
20'10" x 12'8"
(Maximum)

Dining Room
6.35 x 3.82 F/P
20'10" x 12'6"
(Maximum)

Bedroom 3
4.98 x 3.91
16'4" x 12'10"

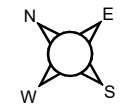
Bedroom 2
4.86 x 3.92
15'11" x 12'10"

Bedroom 4
3.55 x 1.58
11'8" x 5'2"

Principal Bedroom
4.98 x 3.92
16'4" x 12'10"

Garage
4.92 x 3.72
16'2" x 12'2"

Store
4.82 x 1.86
15'10" x 6'1"



Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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Floorplans

House internal area 2,143 sq ft (199 sq m)
Garage internal area 197 sq ft (18 sq m)
For identification purposes only.

Directions

Post Code: PH21 1LD
what3words: ///trainers.closed.nicknames

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity, water and drainage, oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Currently has a rateable value of £4,550 however benefits from small business rates relief.

EPC Rating: F

Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale. Further items may be available subject to separate negotiation.

Other: To note there is an area of Japanese Knotweed to the rear of the garden which is under an ongoing treatment plan.

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Inverness

Castle House, Inverness, IV2 6AA

01463 719171

inverness@struttandparker.com
struttandparker.com



@struttandparker

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