



# Kildrummie

Newtonmore Road, Kingussie, PH21 1HF

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# Introduction

A beautifully presented and unique two-bedroom, C listed detached cottage situated in the popular market town of Kingussie in the Scottish Highlands.

Upgraded and modernised to an extremely high standard throughout.

Studio currently used as workroom / suitable as a guest bedroom.

Landscaped cottage garden grounds.



Formerly an architect's office in the grounds of a large house, Kildrummie is a charming C listed cottage built in 1902 and extended in 2014. The noted architects, Rural Design, oversaw the restoration and extension of the cottage and the result is a charming property recently renovated to create an inviting space with high ceilings, long windows and bright and spacious accommodation.

The outer walls are of a timber frame with timber cladding on the front set in an intricate clad façade with corrugated metal cladding to the sides and rear elevation. The extension is a timber frame with cladding. The cottage is fully double glazed with modern electric heating and a heat recovery system.

From the driveway, steps lead to a covered entrance with a storage cupboard. From the entrance a composite door opens to the hallway. To the right of the hall, a pocket door leads to the shower room which has a tiled floor with a WC, fully tiled shower cubicle and a sink which sits in a stylish vanity unit.

A door from the hall opens to bedroom two which is a double room with attractive panelling and a window to the rear overlooking the back garden.

An opening from the main hall leads to an inner hall which has built-in storage cupboards. To the left of the hall is the open plan sitting room and integrated kitchen.

The sitting room has dual aspect windows to the front and rear with views over the gardens. There is an inset multi-fuel stove on a slate hearth with a wooden mantle.

The kitchen area has an excellent range of modern floor and wall units with a quartz work surface and tiling to the splashbacks. There is an integrated fridge freezer, dishwasher and Hotpoint washing machine as well as a Hotpoint Flexi Duo induction hob.



Returning to the hall a door leads to the spacious master bedroom with two built in wardrobes and a window to the front overlooking the gardens.

The en-suite bathroom has a tiled floor, a bath which is fully tiled around with a mains shower over. There is a WC and sink set in a modern vanity unit with quartz surface.

#### External

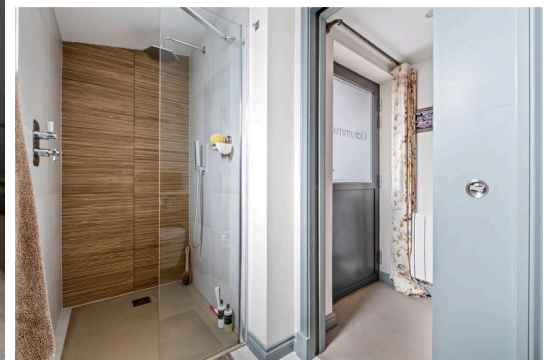
The property is approached from the public road via a driveway leading through a gateway where there is parking for vehicles. To the side of the property is a studio / workroom which is also used as a further bedroom for guests. This has painted wood panelling to all walls, French doors to the front and a window to the side. It also has power and hard-wired Wi-Fi connected to the house.

The front garden has been beautifully landscaped and has pretty perennials mixed with mature ornamental bushes and gravel pathways. The front garden is bounded by a drystone wall.

There is a deck area to the side of the property which has steps to the rear garden which is fully fenced creating a great deal of privacy. The garden is laid to lawn with ornamental bushes in the borders. There is a patio area with pergola. To the side are two good sized stores and log store.

There is approved listed building consent for a garden room extension. Details are available by request.





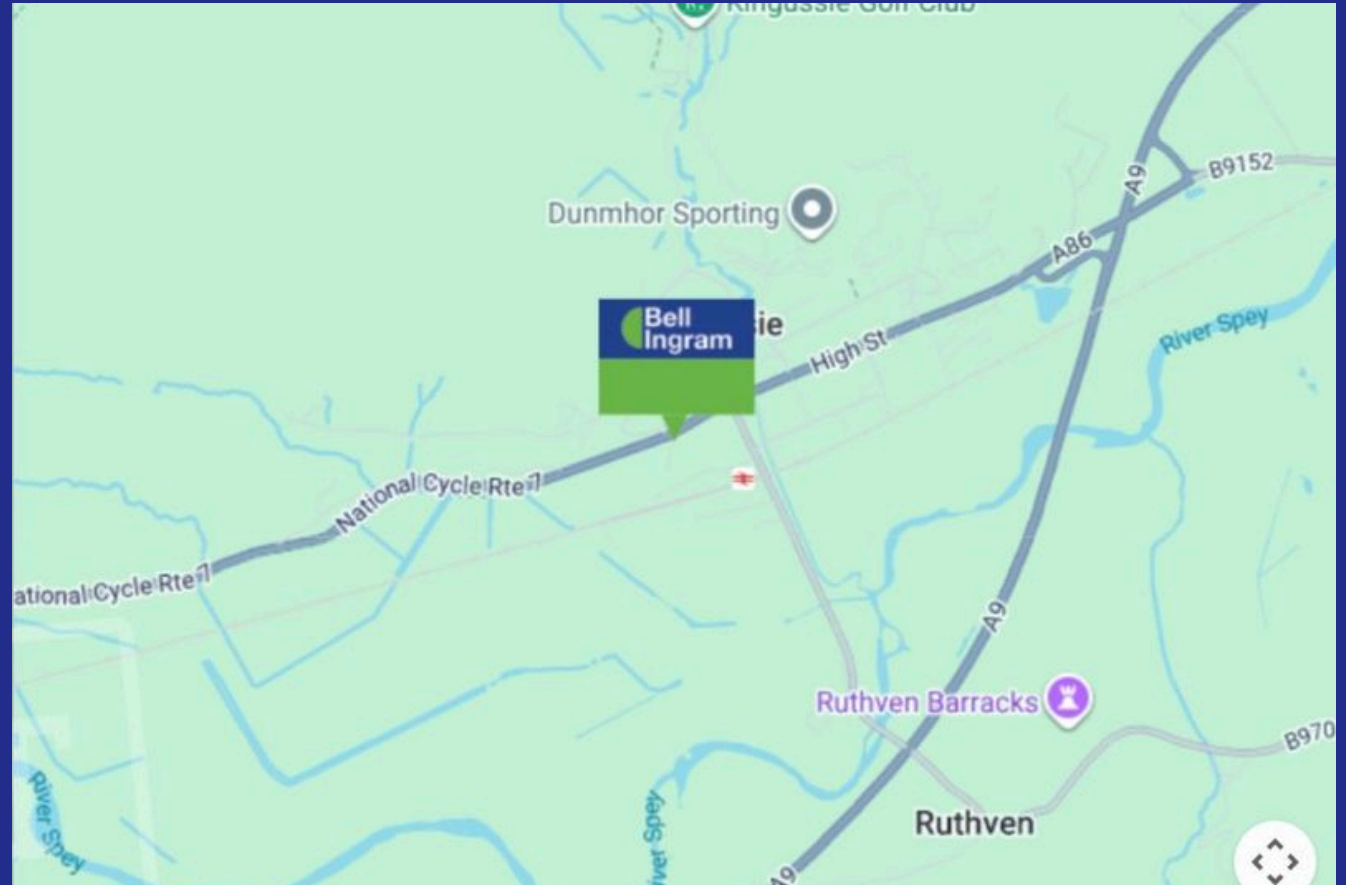


## Location

Kildrummie is a delightful cottage on the western fringes of Kingussie. The village has a good range of shops, a post office, schools, medical centre, a renowned Shinty team and amenities including a main line railway station. Inverness is an hour away by car and has all the facilities of a modern city including an airport with regular flights to the south and Europe.

With easy access to the A9 and its setting within the Cairngorms National Park, Kildrummie is ideally positioned to enjoy a wide range of rural pursuits. Within walking distance there is a spectacular golf course, the Monadhliath mountains, cycling paths and restaurants.

Close by are the Insh marshes, Loch Insh water sports centre, the Cairngorms, the Highland Wildlife Park and fishing on the Spey.

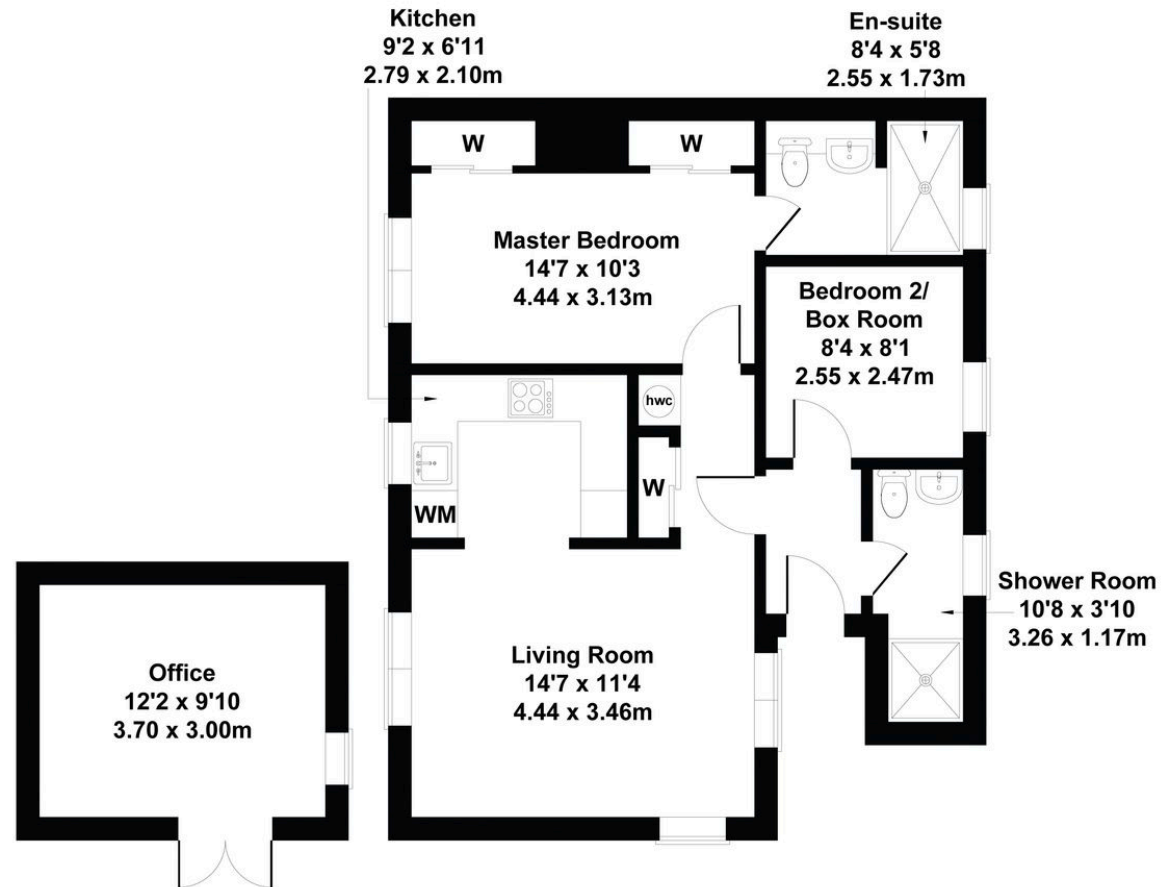


# Plans

70 sq m

## Kildrummie, Newtonmore Road, Kingussie, Highland, PH21 1HF

Approximate Gross Internal Area  
753 sq ft - 70 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

# Details

## Local Authority

Highlands and Islands Council

## Council Tax

Band = B

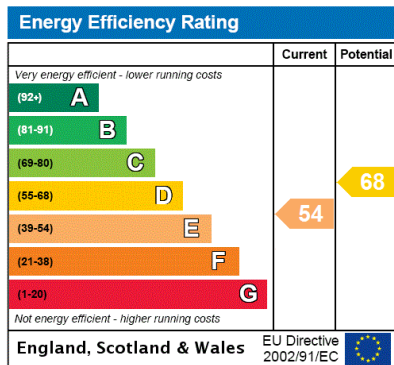
## Tenure

Freehold

## EPC

EPC Rating = E

Kildrummie



## Services & Additional Information

Mains water and drainage

Electric heating

High speed broadband

Sky satellite dish

### Directions

From Inverness travel south on the A9 for approximately 41 miles turning off at the Kingussie A86 junction. Proceed to the centre of Kingussie passing through the traffic lights. Pass the Duke of Gordon Hotel on the right and follow the road past the church on the left. You will see a red post box after the church and the driveway is directly after this.

What3Words///crossword.farmer.coupler

Newtonmore Road, Kingussie, PH21 1HF

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