

Innis Collie Newtonmore Road Kingussie PH21 1HD

OFFERS OVER £180,000

Two Bedroom Detached
Bungalow Set On An Elevated
Position Offering Great Views



FEATURES :

- Spacious Bungalow With Great Sized Accommodation
- Private Parking and Attached Garage
- Full Double Glazing, Multifuel Stove & Oil Central Heating
- Outstanding Views Across The Valley
- Great Location On The Edge Of The Village

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



“Innis Collie” is an attractive two bedroom detached bungalow, situated on an elevated position, offering incredible panoramic views of surrounding hills. It’s located on the outskirts of the village close to local amenities and facilities. The property itself needs some refurbishment but offers great sized accommodation with an attached garage and off street parking. The accommodation includes a bright, south facing lounge, two bedrooms and a kitchen/dining area and a family bathroom. The property also benefits from oil central heating, a multifuel stove and full double glazing. The outside space includes a generous parking area, patio area with timber garden shed and a sloped front garden with mature trees, plants and shrubs.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981807965.



Kingussie, the capital of Badenoch, is part of the Cairngorm National Park with an abundance of wildlife and a diversity of year round recreational and sporting facilities such as hill walking, bird watching, golf, fishing and shooting to name but a few. There are many amenities available including shops, hotels, primary and secondary schools, as well as an 18 hole golf course, tennis courts, bowling green and other leisure facilities which include the newly completed one million pound sports and community complex. Kingussie is served by mainline rail and road links and is around an hour's drive from the nearest Airport.

ACCOMMODATION:

Front Vestibule

Timber glazed door with narrow glazed viewing panel opens to vestibule. Space for storage. Coat hooks. Pendant light. Fitted carpet. Glazed door opens to hall.

Hall 3.81m x 1.15m

“L” shaped hall with space for furniture. Built in storage cupboard with shelving and housing the electrical consumer unit. Loft hatch. Pendant light. Radiator. Fitted carpet. Doors to lounge, kitchen, bathroom and two bedrooms.

Lounge 5.48m x 3.94m

Bright and spacious south facing lounge with window to front offering natural daylight and excellent panoramic views of surrounding hills. Space for furniture. Feature multifuel stove set on a slate hearth. Pendant light. Fitted carpet.

Kitchen 5.24m x 2.65m

Double aspect kitchen with windows to the rear and side offering natural daylight. Solid wood worktop and fitted base units and offering space for dining. Belfast sink with mixer tap and oil fired “Aga” with extractor above. Space for freestanding appliances. Two pendant lights. Vinyl flooring. Door to rear garden.



WWW.CALEDONIAESTATEAGENCY.CO.UK



Bedroom 1 3.45m x 2.85m

Double bedroom with window overlooking rear garden. Built in wardrobe. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet.

Bathroom 2.00m x 1.66m

Three-piece white suite consisting of WC, pedestal basin and bath with electric Mira shower above and glazed side screen. Mirrored cabinet. Bathroom accessories. Dimplex blow heater. Heated towel rail. Vinyl flooring. Opaque window to the rear.

Bedroom 2 3.12m x 4.00m

Double/Twin bedroom with window to front offering natural daylight and great views of surrounding hills. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet.

OUTSIDE

Garden

The front of the property is mainly off street parking with access to the single garage. Steps on either side of the property lead to the rear garden. Brick built retaining wall with steep bank which has a mixture of plants, trees, and shrubs. Paved patio are to the side with space for timber garden shed.



WWW.CALEDONIAESTATEAGENCY.CO.UK



INCLUDED

Carpets, curtains, blinds & light fittings where fitted. The property will be sold with the current white goods and oil fired "Aga".

SERVICES

Mains electricity, water and drainage. Telephone.

HOME REPORT

The home report can be downloaded by using the following link:

·Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=tWpzDj7SOnPcJV3LgGTcww%3d%3d>

·Postcode: PH21 1HD

·Energy Performance Certificate Rating: Band F

PRICE

Offers Over £180,000 are invited for this property.

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

VIEWING

Viewing is by appointment through the Selling Agents.



WWW.CALEDONIAESTATEAGENCY.CO.UK





CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



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.

WWW.CALEDONIAESTATEAGENCY.CO.UK

