

# 5 Ruthven Court Kingussie PH21 1HJ

OFFERS OVER £130,000 are invited

Affordable Two Bedroom First Floor  
Apartment Close To Local Amenities &  
Facilities



## Features:

- Spacious Lounge & Dining Area
- Fitted Kitchen & Family Bathroom
- Full Double Glazing & Electric Economy Heating
- Well Maintained Communal Garden Grounds
- Dedicated Parking Space
- Close To Local Facilities

CONTACT US :  
CALEDONIA ESTATE AGENCY  
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01479 810 531





No 5 Ruthven Court is a well presented, two bedroom apartment, located within a small cul de sac and a short walk from local amenities and facilities. The property – part of a block of 6 - benefits from upgraded kitchen with integral appliances, modern bathroom, full double glazing and energy efficient oil filled radiators. The spacious accommodation includes two double bedrooms, lounge/dining area, kitchen and family bathroom. Other benefits include good quality floor coverings, nice views of surrounding hills and designated parking.

The property also has a large loft accessed by a wooden ladder and generous sized hatch, a security entrance system and communal garden grounds.



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 is located within the Cairngorms National Park and is 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 cities and further afield. The surrounding countryside is a haven for wildlife with a wealth of excellent rural sporting activities nearby.

Kingussie has many facilities including a primary school, high school, medical practice, shops, restaurants, coffee shops, library, art gallery, sports centre, golf course, tennis courts, bowling green and many other activities, organisations and clubs for all age groups.



## Entrance

A glazed door with intercom opens into the communal hallway. There is also a rear entrance door. Take the stairs to the first floor, turn left and through the glazed door is flat 5.

## OUTSIDE

Well maintained communal grounds comprising of tarred road, generous parking and lawned areas complimented by trees and flowerbeds. Rotary clothes dryers. Communal bin store. There is a charge of £10 per month for maintenance of the grounds.

## INCLUDED

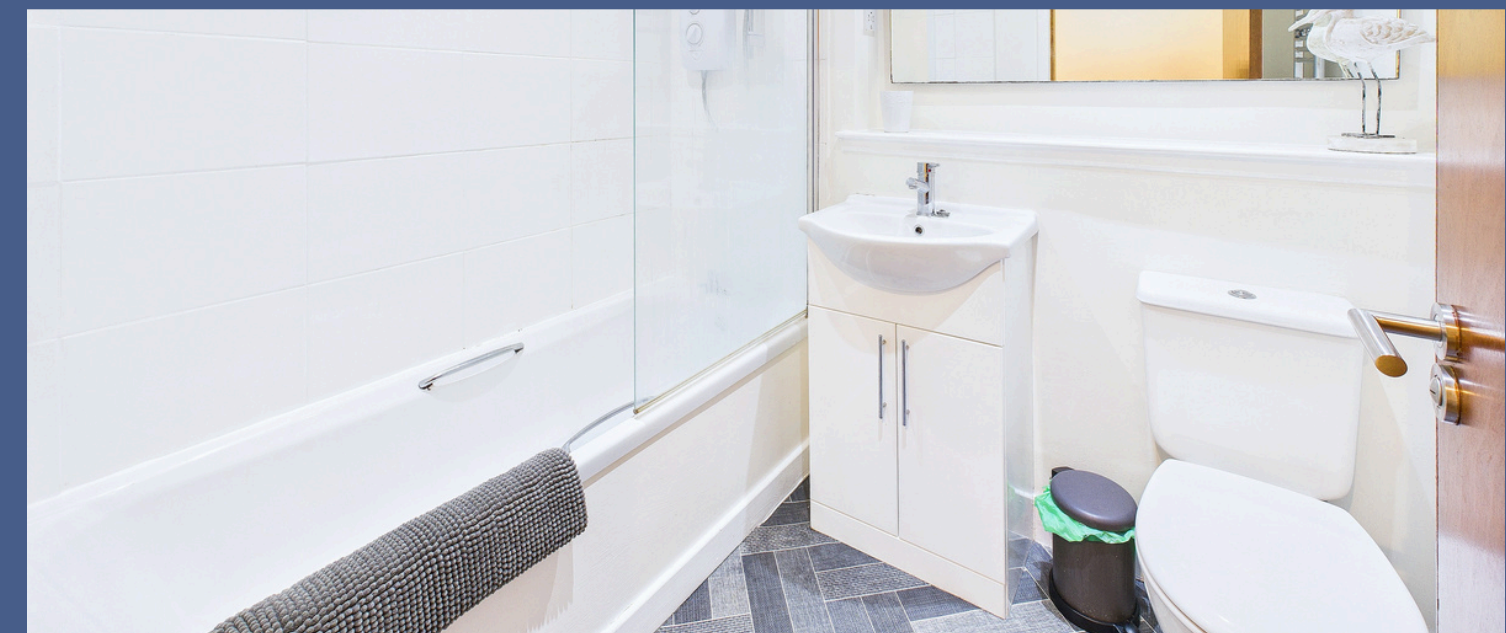
Carpets, curtains, blinds, light fittings all where fitted.

## SERVICES

Mains electricity, water & drainage. Satellite dish.

## COUNCIL TAX

Currently Band B (£1535 p.a. in 2024/25) Includes water rates.  
Discounts available for single occupancy.



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## HOME REPORT

A Home Report is available from our website:[www.caledoniaestateagency.co.uk](http://www.caledoniaestateagency.co.uk) or by using the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=eBk454JyNheASZp1kMjvpg%3d%3d>
- Post Code:PH21 1HJ
- Home Report Value: £130,000
- Energy Performance Certificate Rating: Band D

## PRICE

Offers Over £130,000 are invited for this property.

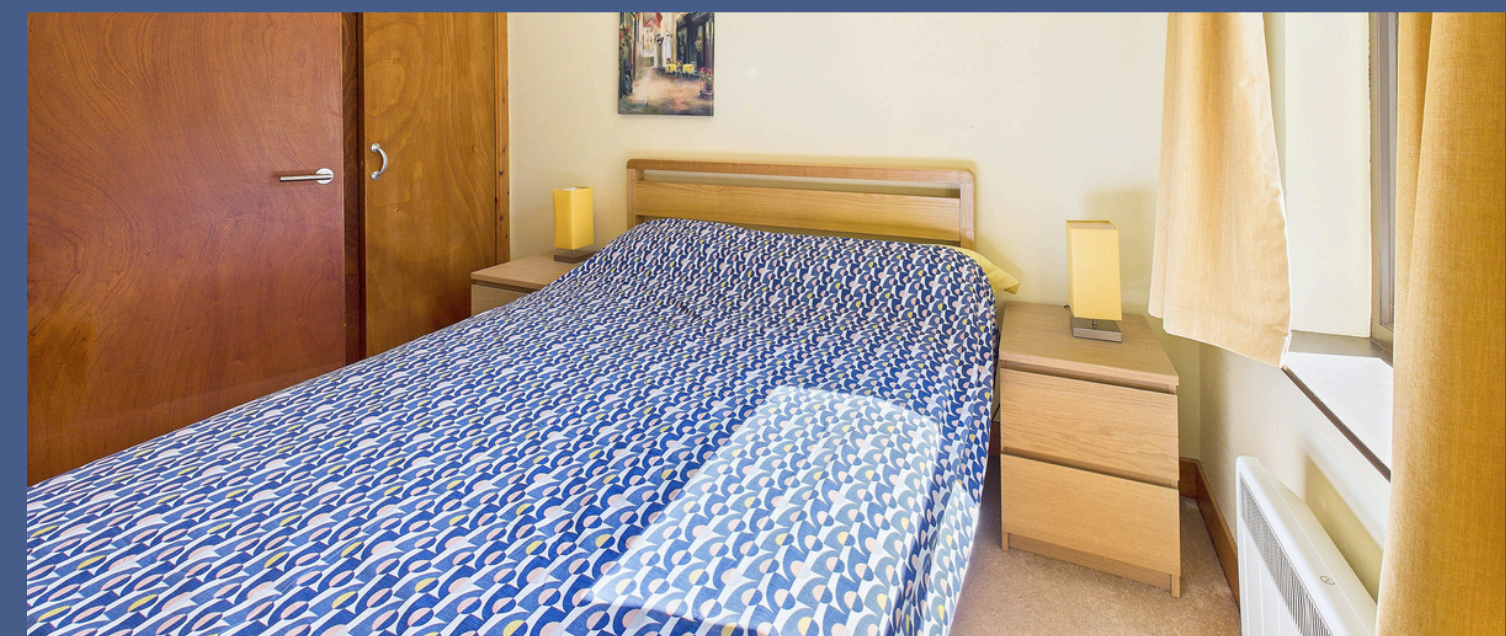
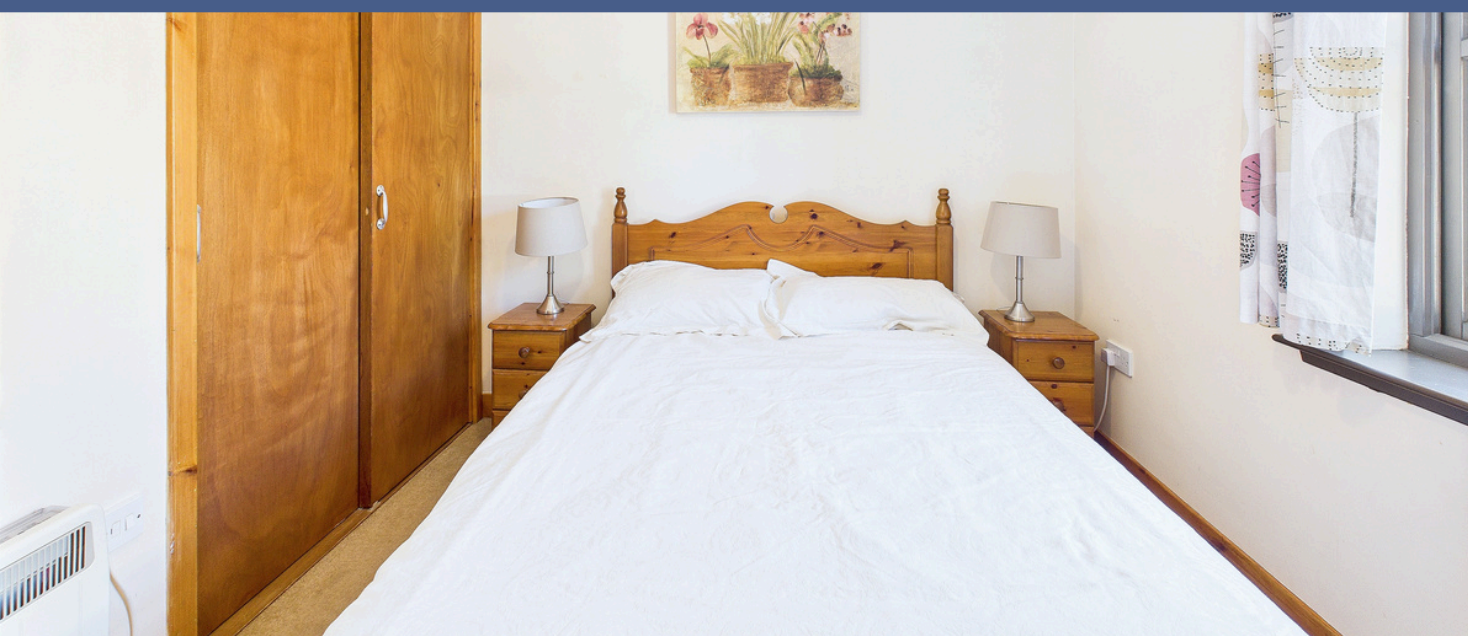
The seller reserves the right to accept or refuse a suitable offer at any time.

## VIEWING

Viewing is by appointment through the Selling Agents.

## OFFERS

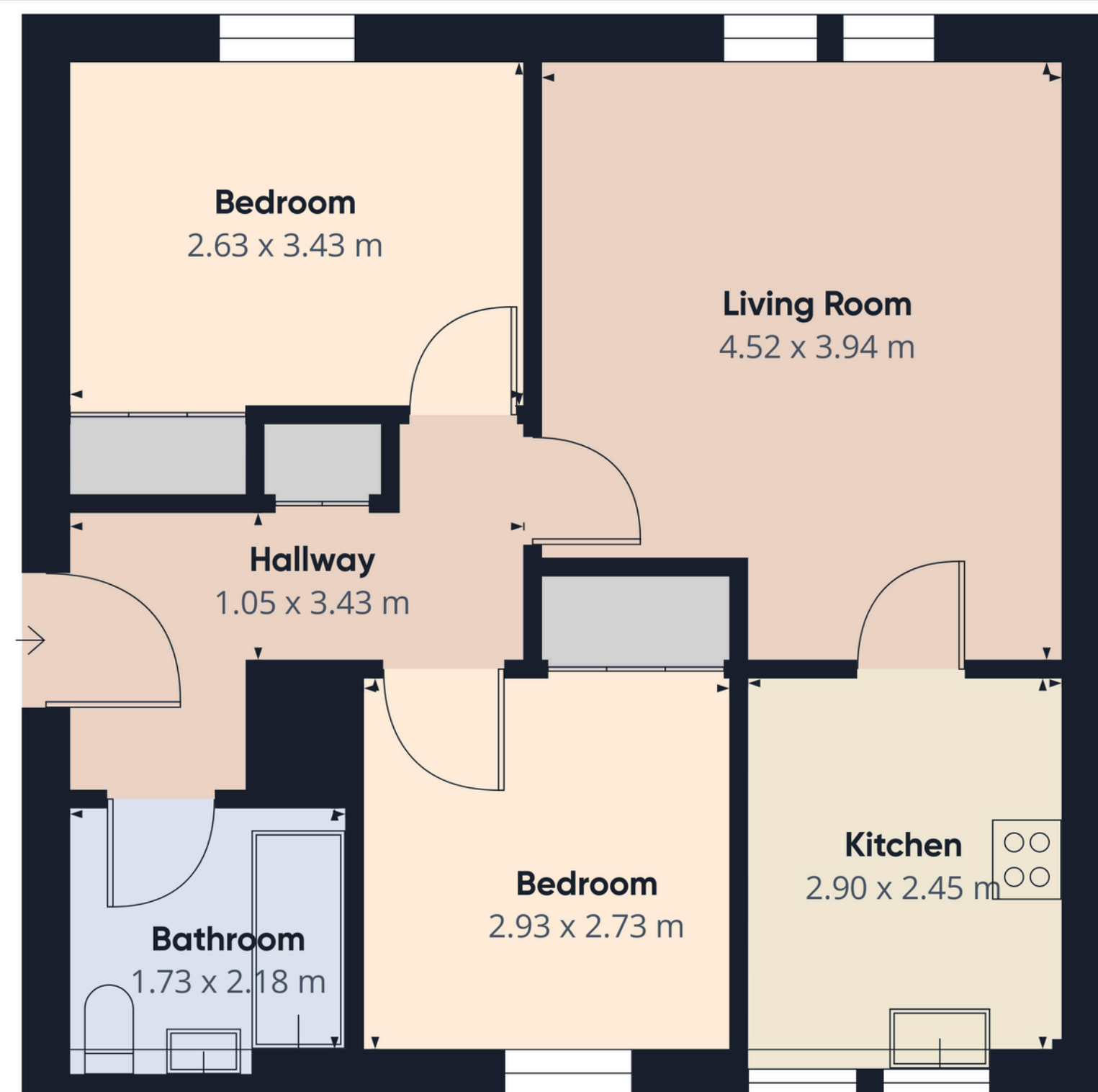
Formal offers should be submitted to our office in Aviemore.



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Approximate total area<sup>®</sup>  
52.86 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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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