

# 33 Croila Road Kingussie PH21 1PB

OFFERS OVER £215,000 are invited.

Attractive Two Bedroom Semi-Detached Bungalow Situated In Beautifully Maintained Garden Grounds



## FEATURES :

- Beautiful Property With Great Extended Accommodation
- Spacious Lounge/Dining Area & Modern Kitchen
- Full Double Glazing & Electric Economy Heating
- Driveway Providing Off-Street Parking & Detached Garage
- Great Location With Views Of Surrounding Hills

## CONTACT US :

CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH

[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)

01479 810 531





No 33 Croila Road is an attractive semi-detached bungalow, located on a modern development at the Northern end of Kingussie. The property has been altered internally to provide additional living space which now opens out into the lovely, landscaped garden grounds. The property also benefits from two good sized bedrooms, a spacious kitchen, family bathroom and dining area. This spacious, corner plot enjoys great views of surrounding hills, generous front and rear garden grounds and a single detached garage.

This affordable bungalow would make an easy to maintain family home or alternatively work as a holiday home within walking distance of local amenities and facilities.



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.



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. Viewing is highly recommended to appreciate the location and condition of this affordable property.



## Outside

The front garden is mainly laid to lawn and bounded by a low level timber fence. The driveway leads to a single detached garage which benefits from a separate storeroom. A path leads to the main entrance door.

The rear and side garden have been beautifully maintained and landscaped to include an abundance of plants, trees and shrubs. Numerous areas for enjoying garden furniture. Timber planters. Garden shed.

## INCLUDED

The property will be sold with the majority of the furniture. Personal items and photographs will be removed. All integrated kitchen appliances will also be included.

## SERVICES

Mains electricity, water and drainage.



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## COUNCIL TAX

Currently Band C (£1754 pa 2025/26), including water rates.  
Discounts are available for single occupancy.

## HOME REPORT

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

Postcode: PH21 1PB

Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=Wl4wICX6SCialsQ8tE0lrw%3d%3d>

Energy Performance Certificate Rating: Band D

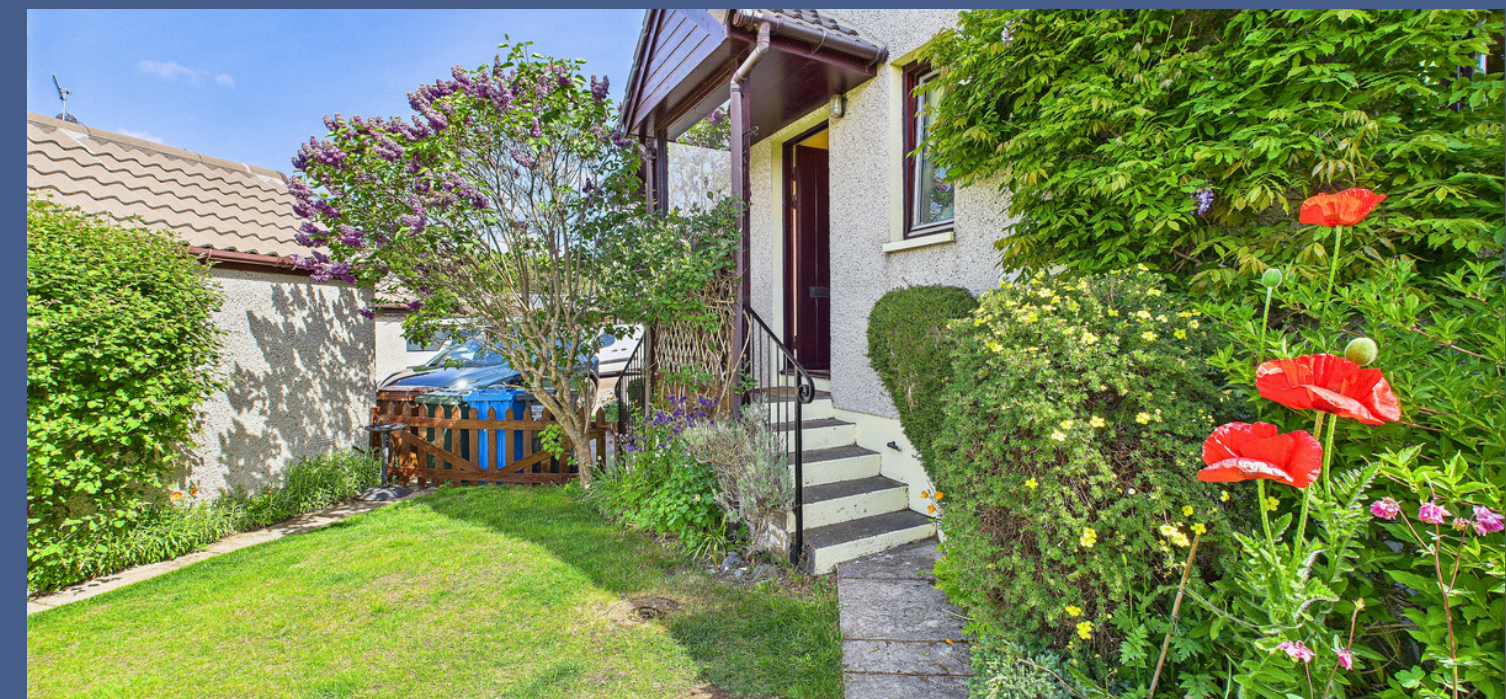
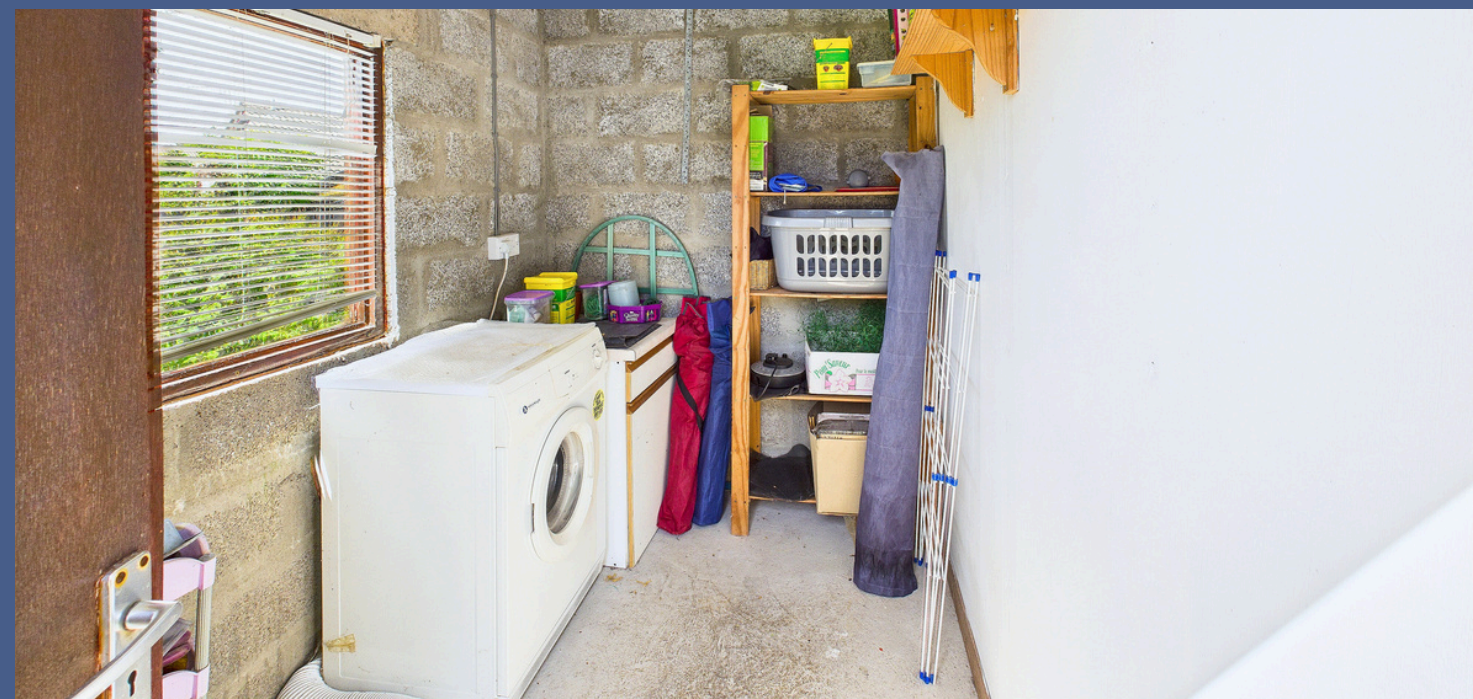
## PRICE

Offers Over £215,000 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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