

11 Hillside Avenue Kingussie PH21 1PA

OFFERS OVER £180,000 are invited.

Affordable Two Bedroom Semi-
Detached Bungalow



FEATURES :

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

CONTACT US :

CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH

WWW.CALEDONIAESTATEAGENCY.CO.UK

01479 810 531



Hillside Avenue is a modern development of similar properties located on an elevated site on the edge of Kingussie. No 11 is an attractive semi-detached bungalow, located within a small cul-de-sac and enjoys great views of surrounding hills. The generous accommodation includes a bright lounge and dining room, kitchen, two double bedrooms and a family bathroom. Both kitchen and bathroom are in good decorative order, with the kitchen being recently upgraded and modernised. Other benefits include full double glazing and electric economy heating.

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

Externally, the property benefits from both front and rear garden grounds. The front is laid to lawn and open plan while the rear offers a paved patio area for enjoying garden furniture. Adequate space for parking numerous vehicles and a timber garden shed.

INCLUDED

Fitted floor coverings, curtains & integrated kitchen appliances. Fridge freezer, washing machine and dishwasher will also be included.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Band C (£1,754 pa 2025/26), including water rates. Discounts are available for single occupancy.



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HOME REPORT

A Home Report is available from www.caledoniaestateagency.co.uk or use the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=z%2bilNpgpJk7CZc%2fgM6QFHQ%3d%3d>
- Postcode: PH211PA
- Energy Performance Certificate Rating: Band D
- Home Report Value: £185,000

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.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewings are by appointment 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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