

# Hillfoot Insh Kingussie PH21 1NU

Offers Over £245,000 are invited.

Three Bedroom Converted Bungalow  
Situated In A Stunning Location  
Offering Panoramic Views



## Features:

- Bright & Spacious Lounge
- Modern Kitchen & Dining Area
- Three Double Bedrooms/1 Bathroom/1 Shower room
- Oil Fired Central Heating & Full Double Glazing
- Stunning Rural Location Offering Incredible Views
- Front & Rear Garden With Shared Driveway & Attached Garage
- Close to local Woodland Walks & Bike Trails

CONTACT US :  
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01479 810 531



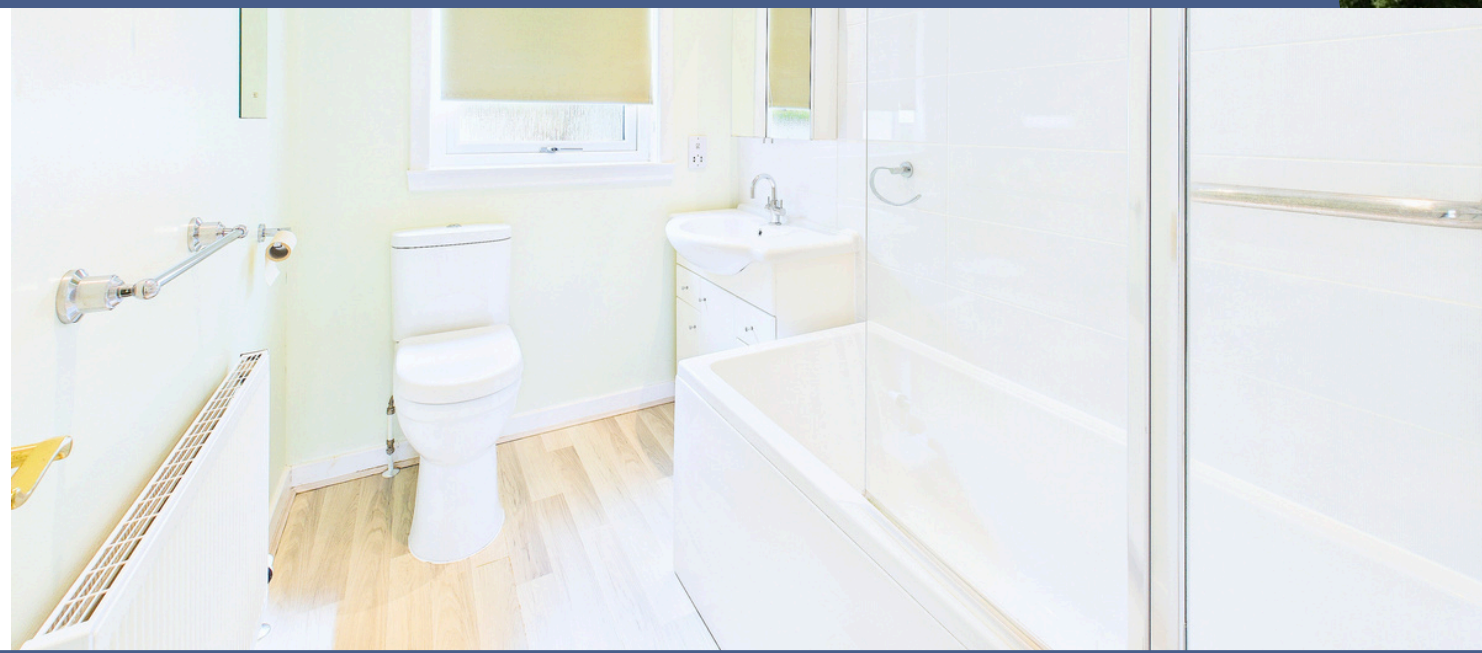


A charming and spacious three-bedroom converted bungalow, Hillfoot enjoys an elevated position in one of Insh's most sought-after settings, offering panoramic views of the surrounding countryside.

This well-presented semi-detached home is ideal for families or those seeking a peaceful Highland retreat. The accommodation includes three generous double bedrooms, a family bathroom and an additional shower room, offering comfort and flexibility for modern living.

The heart of the home is a bright open-plan kitchen and dining area, ideal for entertaining, complemented by a spacious lounge that takes full advantage of the stunning outlook. A utility area adds practicality. The property also benefits from oil fired central heating and full double glazing.

Located in a quiet and picturesque corner of Insh, Hillfoot offers the rare combination of tranquillity, scenery, and accessibility, making it perfect for a young family or those looking to downsize in a rural setting.



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.

Insh is a quiet highland village set within the spectacular scenery of the Cairngorms National Park in the heart of the Highlands. Located on the B970 between Kingussie and Kincaig, Insh Village is close to Insh Marshes National Nature Reserve – one of the most important wetlands in Europe – and Loch Insh Water sports centre, a popular holiday and sporting destination.

Kingussie, the capital of Badenoch, is approximately 4 miles away where local facilities can be found, such as schools (primary and high school), shops, restaurants, cafe's, community sports centre, doctor and dentist surgeries, bowling green, tennis courts and 18 hole golf course.



## OUTSIDE Garden

Outside, the property truly shines. Set within approximately a quarter of an acre, the beautifully landscaped garden grounds feature mature trees, a lawned area, and a sunny patio area offering space for garden furniture. An attached garage and ample private parking can be found to the side of the property.

## Directions:

From Aviemore, take the B9150 road to Kincaig. At Kincaig war memorial turn left, signposted for Feshiebridge/Inshriach/Insh. Follow the road for 4 miles and the property is just past the 30mph signs on your left as you come into the village.

## Included

Blinds, curtains and light fittings. The white goods can be left on separate negotiation with the seller.

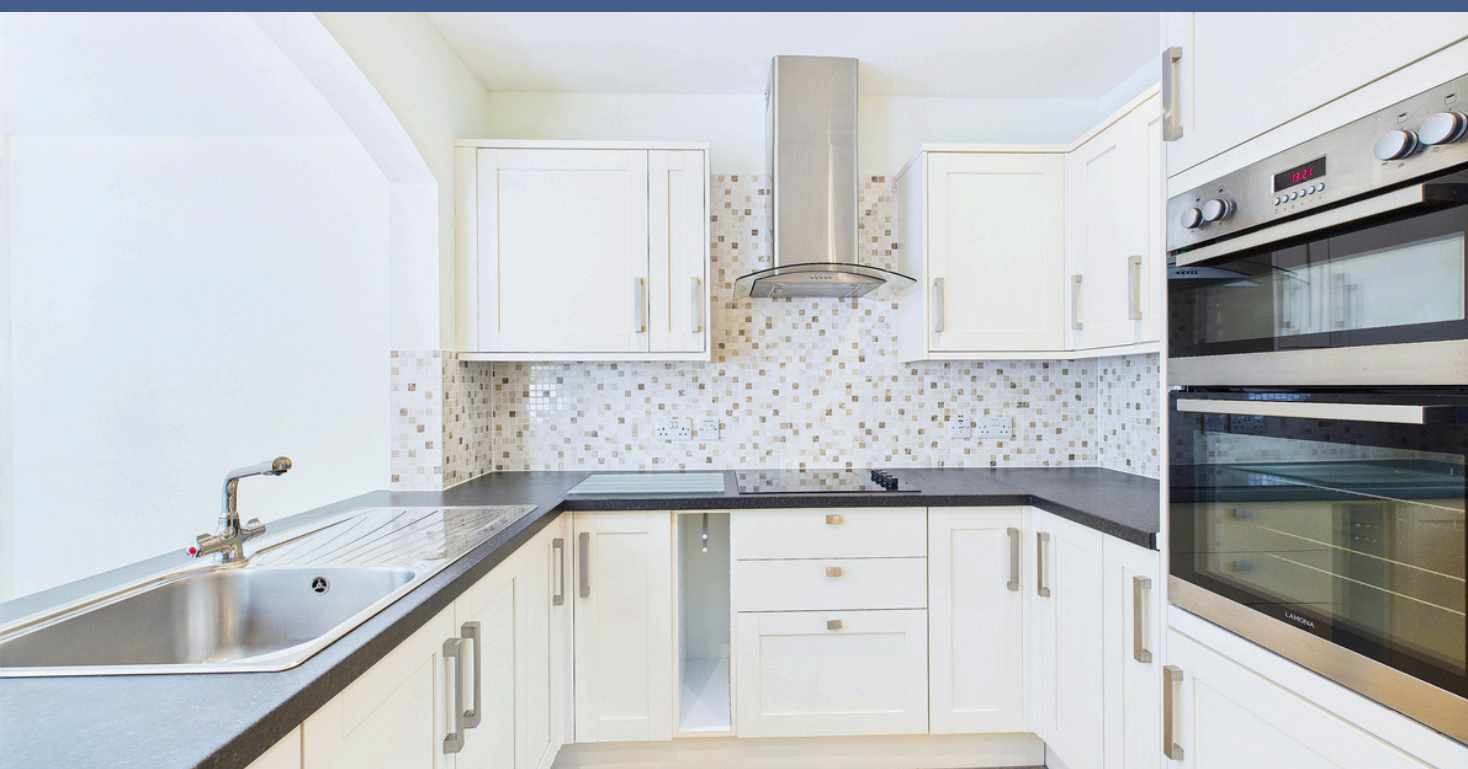
## Services

Mains electricity, water & telephone.

## Council Tax

Currently council tax band D (£1973 per annum) Including water rates.

Discounts available for single occupancy.



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## Home Report

Please use the following link to access to home report:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=JWH6XsGOX4zdkq2kZQDfWg%3d%3d>
- Postcode: PH21 1NU
- EPC Rating D
- Home Report Value: £245,000

## Price

Offers over £245,000 are invited.

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

## Offers

Formal offers should be submitted to Caledonia Estate Agency office in Aviemore.

## Viewing

Viewing is 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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