

# 13 Campbell Crescent Kingussie PH21 1JR

Offers Over £155,000 are invited.

Affordable 2 Bedroom Semi Detached  
Villa Situated On A Popular Residential  
Cul-de-Sac.



## Features:

- Bright Lounge/Dining Area with Open Fireplace
- Good Sized Rooms Throughout
- Modern Fitted Kitchen
- Garden to Front and Rear
- Close To Local Amenities, Transport Links, And Scenic Walking Trails

CONTACT US :  
CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
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PH22 1RH  
[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)  
01479 810 531





13 Campbell Crescent offers a rare opportunity to purchase an affordable two-bedroom semi-detached home within a popular and quiet cul-de-sac in Kingussie. The property is well presented throughout with a bright lounge/dining area with fireplace, two spacious double bedrooms with built in storage and a family bathroom. A modern fitted kitchen leads to a back door and two large storage cupboards. Other benefits include full timber double glazing and electric economy heating.

Outside, the property has beautiful garden spaces with the rear garden offering a private escape laid to lawn on different levels, a small patio area and garden shed. The front is laid to lawn with a garden path and mature trees.

This desirable property offers a fantastic opportunity to purchase an affordable home in the heart of the Kingussie, close to 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.

The charming town of Kingussie, the capital of Badenoch, is located within the Cairngorms National Park, known as the outdoor capital of the North, 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 English cities and further afield. The surrounding countryside is a haven for wildlife, with red deer, badgers and squirrels amongst some of the abundant inhabitants. There is a wealth of excellent rural sporting facilities, such as stalking and grouse shooting, along with trout and salmon fishing. There are also many outdoor pursuits available within the National Park, such as hill walking, climbing, mountain biking, wind-surfing, skiing and snowboarding. There are also a number of renowned golf courses in the area - including the championship Spey Valley course in Aviemore - all within stunning countryside settings.



## OUTSIDE

Outside, the property has beautiful garden spaces with the rear garden offering a private escape laid to lawn on different levels, a small patio area and garden shed. The front is laid to lawn with a garden path and mature trees.

## INCLUDED

Fitted floor coverings & integrated kitchen appliances.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Currently Band B (£1654.71 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](http://www.caledoniaestateagency.co.uk) or use the following link:

- Ref: <https://caledoniaestateagency.sharepoint.com>
- Postcode: PH21 1JR
- Energy Performance Certificate Rating: Band F
- Home Report Value: £155,000

## PRICE

Offers Over £155,000 are invited for this property.

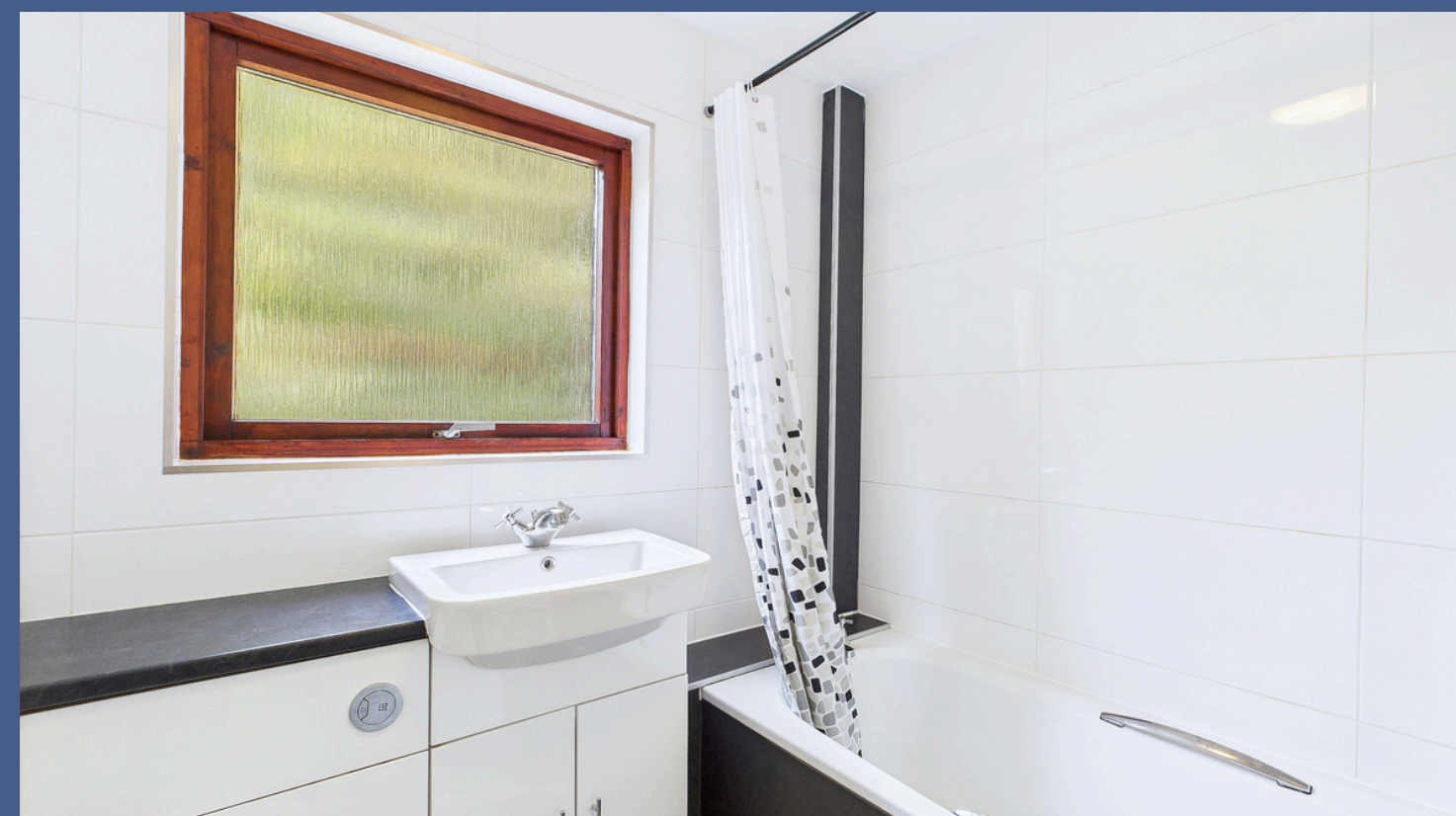
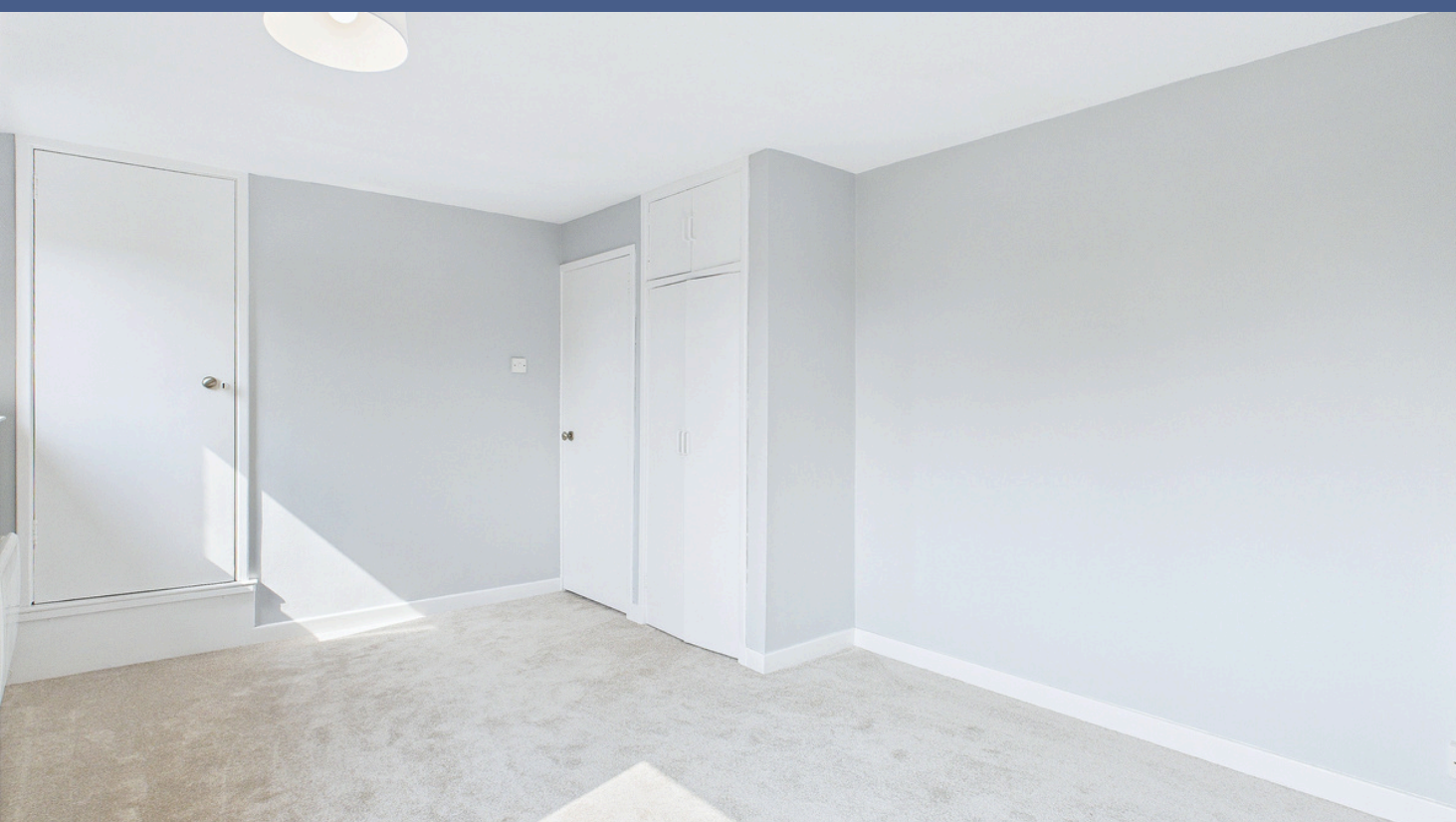
The seller reserves the right to accept or refuse a suitable offer at any time.

## 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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