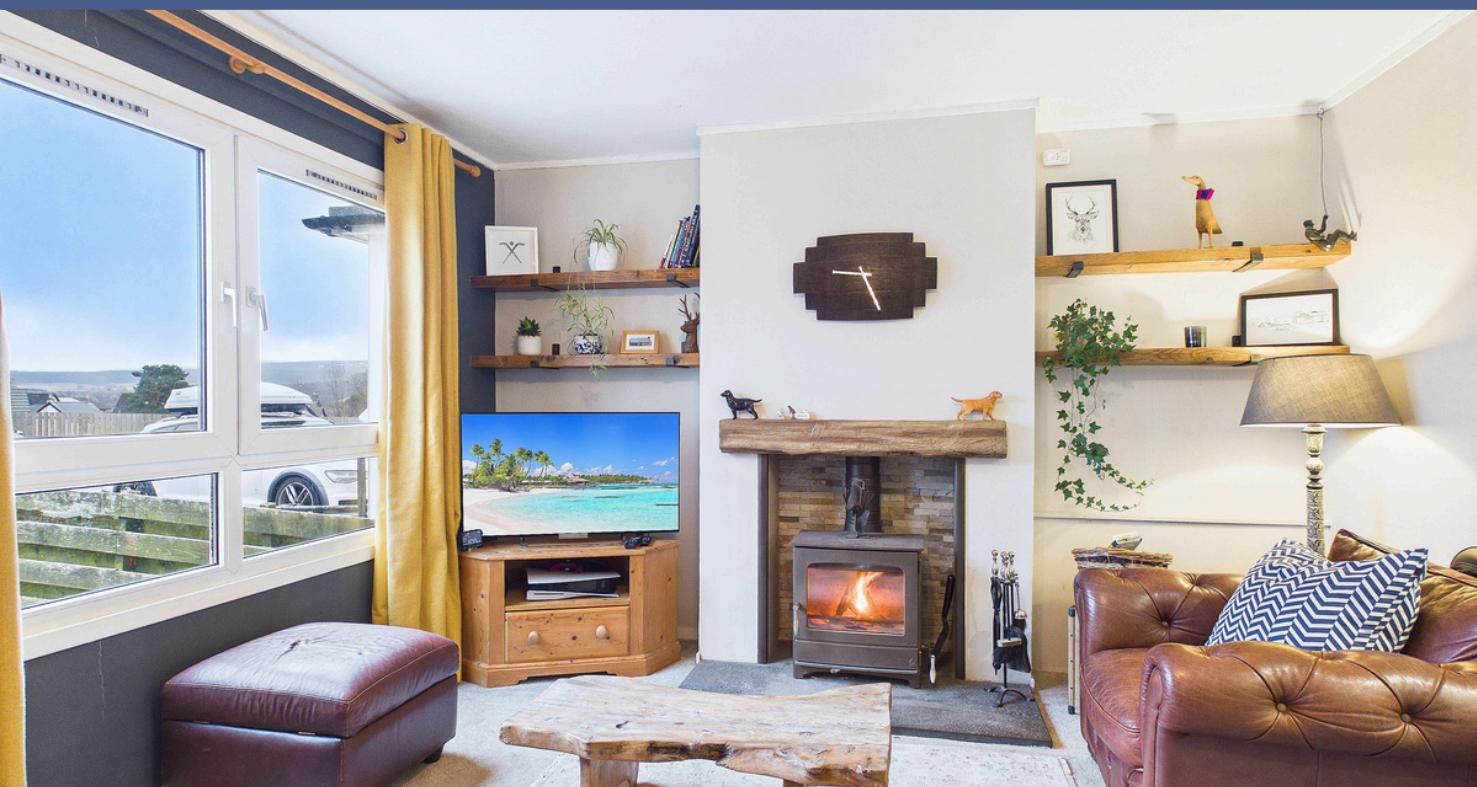


18 Cluny Terrace Kingussie PH21 1JW

Offers Over £175,000 are invited

Well Presented, Three Bedroom,
Semi-Detached Villa



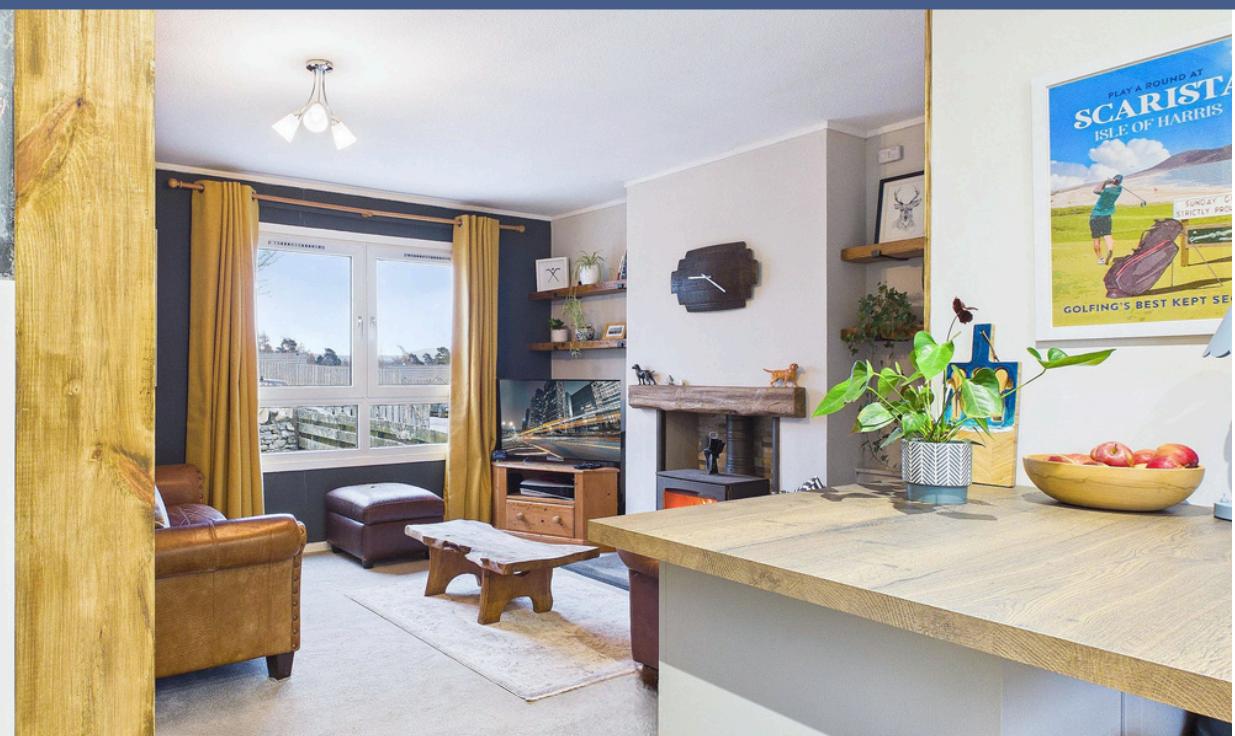
Features:

- Bright, Open Plan Kitchen and Living Area
- Contemporary Fitted Kitchen
- Elevated Position Offering Mountains Views
- Generous Garden Space and Secure Timber Shed
- Wood Burning Stove, UPVC Double Glazing and Electric Storage Heating
- Close To Local Amenities and Scenic Walking Trails

CONTACT US:
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531

18 Cluny Terrace is a well presented, three-bedroom property situated on a corner plot that enjoys an elevated position offering views to the Cairngorm Mountains. The property has recently been refurbished and features a beautiful open plan kitchen and living area with breakfast bar and wood burning stove. The kitchen benefits from an integrated oven, hob, extractor fan, fridge-freezer and dishwasher. There is a utility room with access to the back door.

On the ground floor you can also find a modern four-piece family bathroom with a roll top free standing bath and rainfall shower. On the first floor there are three double bedrooms with integrated storage and access to a partially floored loft. The property benefits from UPVC double glazing and electric storage heating.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807965.

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.

OUTSIDE

Externally, the property boasts a generous garden area laid to lawn at the rear and side of the property. At the front of the house there is a patio and gravel area suitable for garden furniture. There is a large, secure timber shed for storing outdoor equipment. Washing line, outside tap, woodshed, coal bunker.

INCLUDED

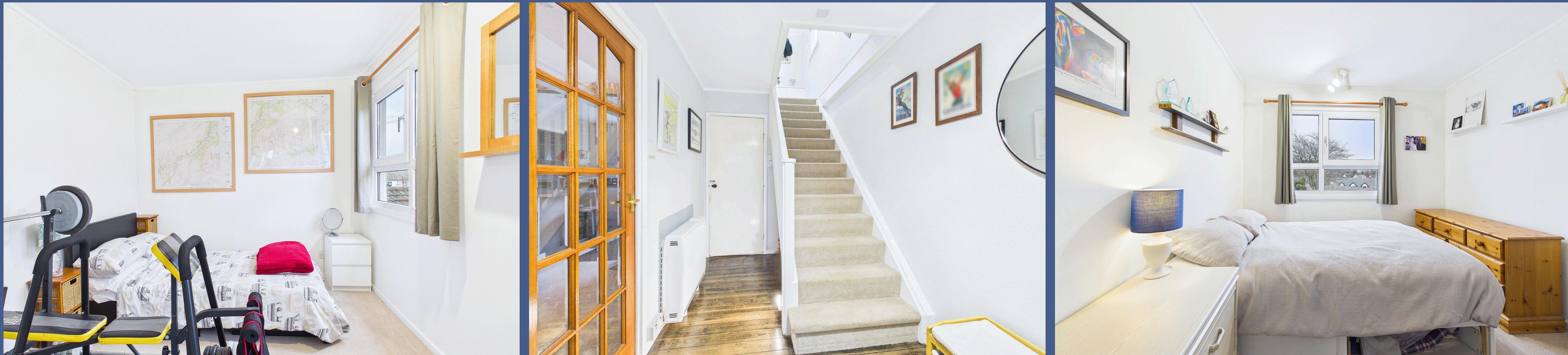
Fitted floor coverings, curtains, light fittings & integrated kitchen appliances.

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.



HOME REPORT

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

- Ref: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH21 1JW
- Energy Performance Certificate Rating: Band D
- Home Report Value: £175,000

PRICE

Offers Over £175,000 are invited for this property.

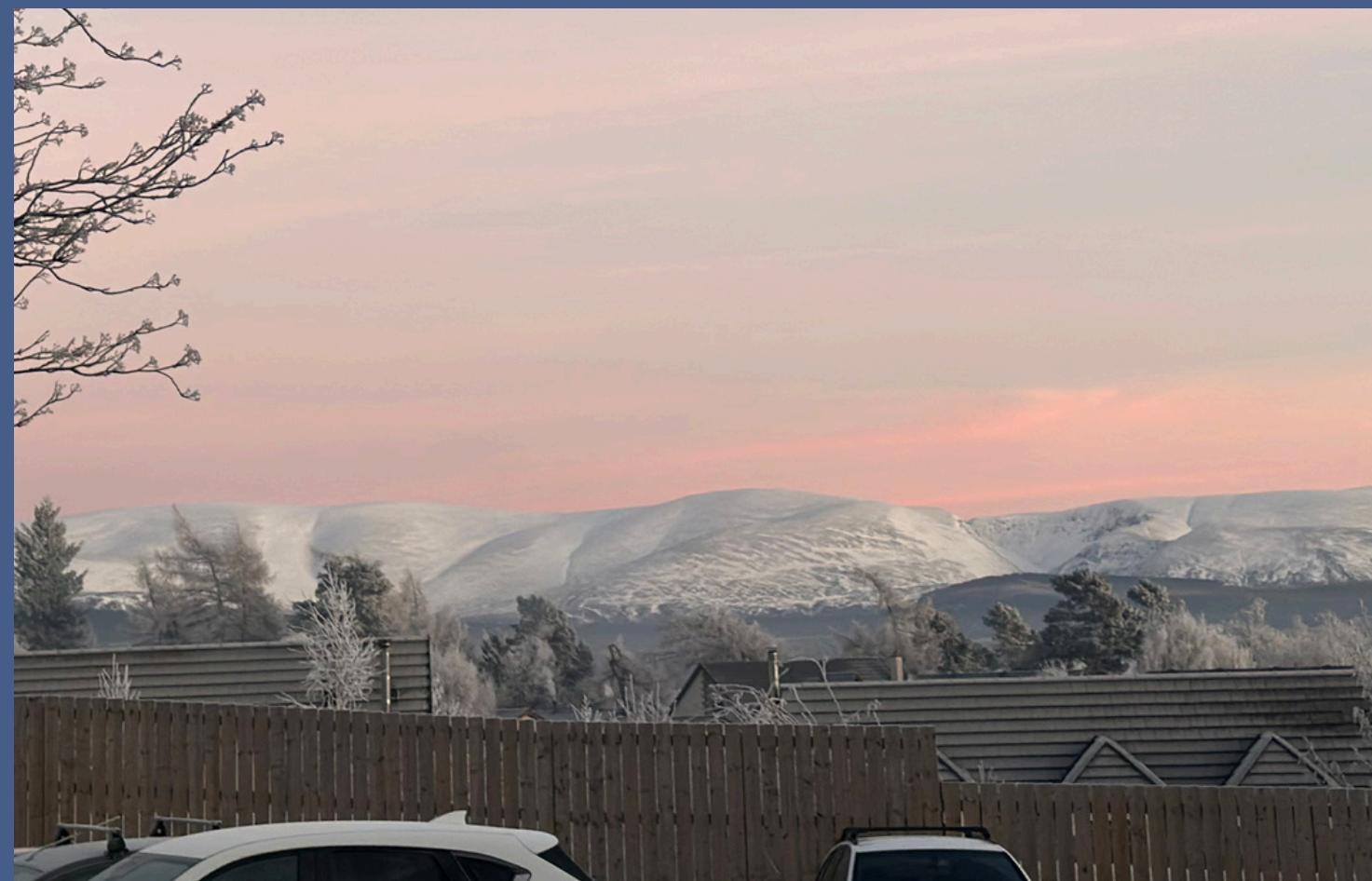
The seller reserves the right to accept or refuse a suitable offer at any time.

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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