

40A High Street
Kingussie
PH21 1HZ

Offers Over £125,000 are invited

Attractive One Bedroom Apartment
in Central Town Location



Features:

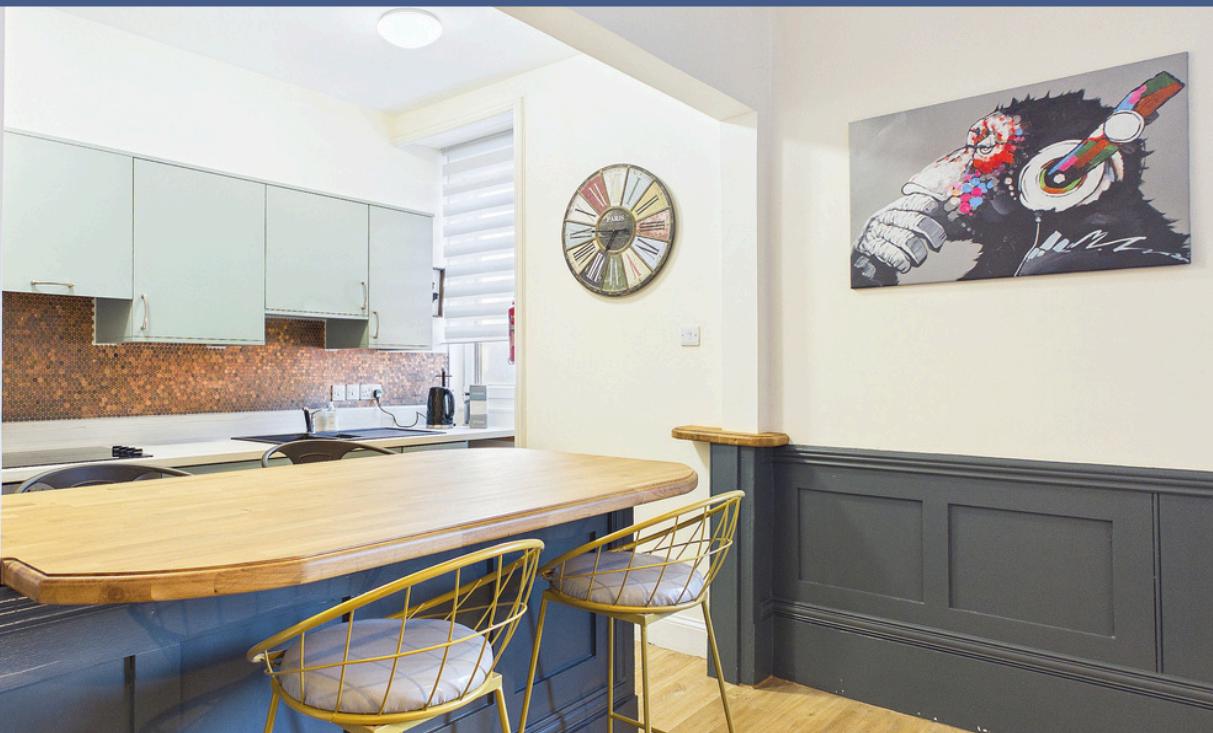
- Open Plan Kitchen, Dining and Lounge Area
- Traditional Features Including Ceiling Coving & High Ceilings
- Spacious Double Bedroom
- UPVC Double Glazing & Updated Electric Economy Heating
- Close to Local Amenities and Facilities

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

40A High Street is an immaculately presented first floor apartment in a traditional building. The apartment has been renovated to a high standard with a contemporary fitted kitchen with integrated appliances and a modern shower room. The property retains an abundance of character with traditional features including ceiling coving, high ceilings and tall windows. The spacious open plan kitchen, dining and living area is the centre of the home with a generous double bedroom off the entrance hall.

Located off a small close on the high street, the property also benefits from UPVC double glazing and updated electric economy heating.

This walk-in property will be ideally suited for a first-time buyer or second home.



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

The property is accessed off a small close on the high street with a shared stairwell.

INCLUDED

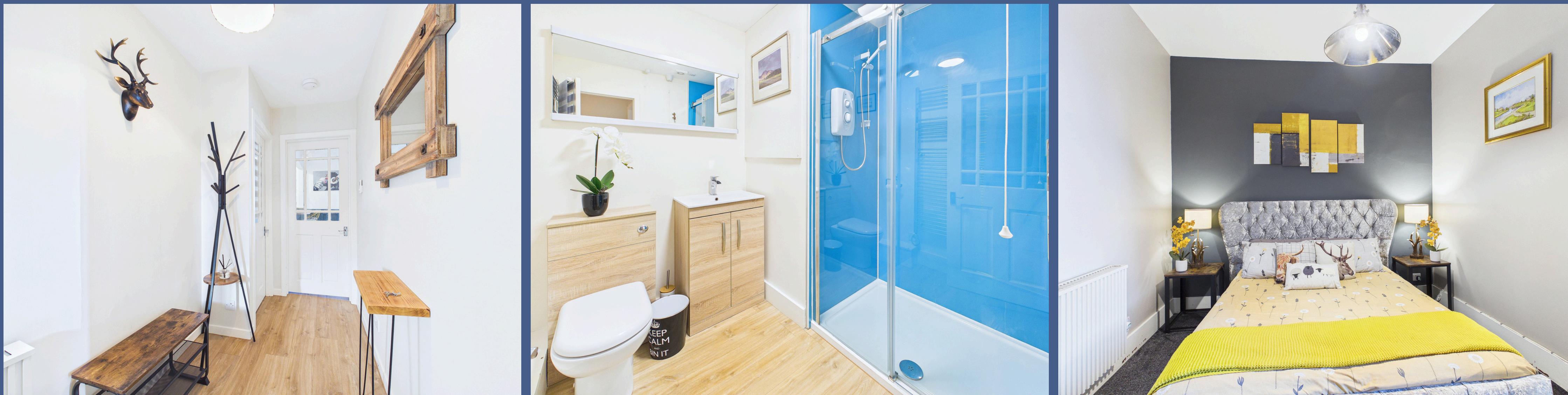
Fitted floor coverings, curtains, blinds, light fittings & integrated kitchen appliances. The furnishings, which are in excellent condition, may be available by separate negotiation.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Band A (£1418.32 p.a. 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://caledoniaestateagency.sharepoint.com>
- Postcode: PH21 1HZ
- Energy Performance Certificate Rating: Band F
- Home Report Value: £125,000

PRICE

Offers Over £125,000 are invited for this property.

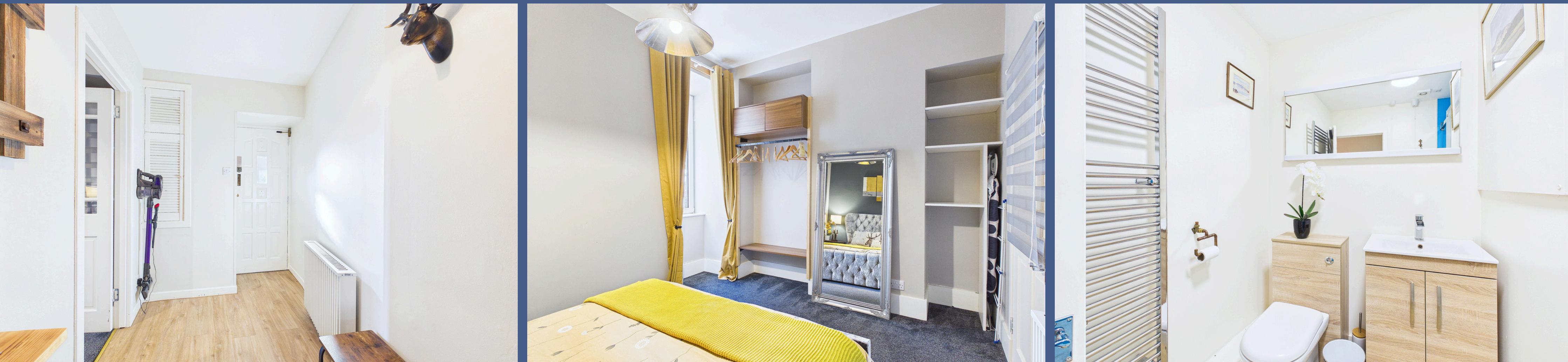
The seller reserves the right to accept or refuse a suitable offer at any time.

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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