

# Craiglea Kingussie PH21 1EY

Offers Over £490,000 are invited  
Traditional Four Bedroom Villa on  
Generous Elevated Private Plot



## Features:

- Original Features including Sash Windows, Ceiling Cornicing & Panelled Window Shutters
- Kitchen with Adjoining Dining Room and Utility Room
- Characterful Dual Aspect Living Room with Bay Window & Open Fire Place
- Oil Fired Central Heating
- Off Street Parking for Multiple Cars
- Timber Double Garage and Summer House with Power
- Generous Established Garden with Decking Area for Garden Furniture

CONTACT US :  
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01479 810 531

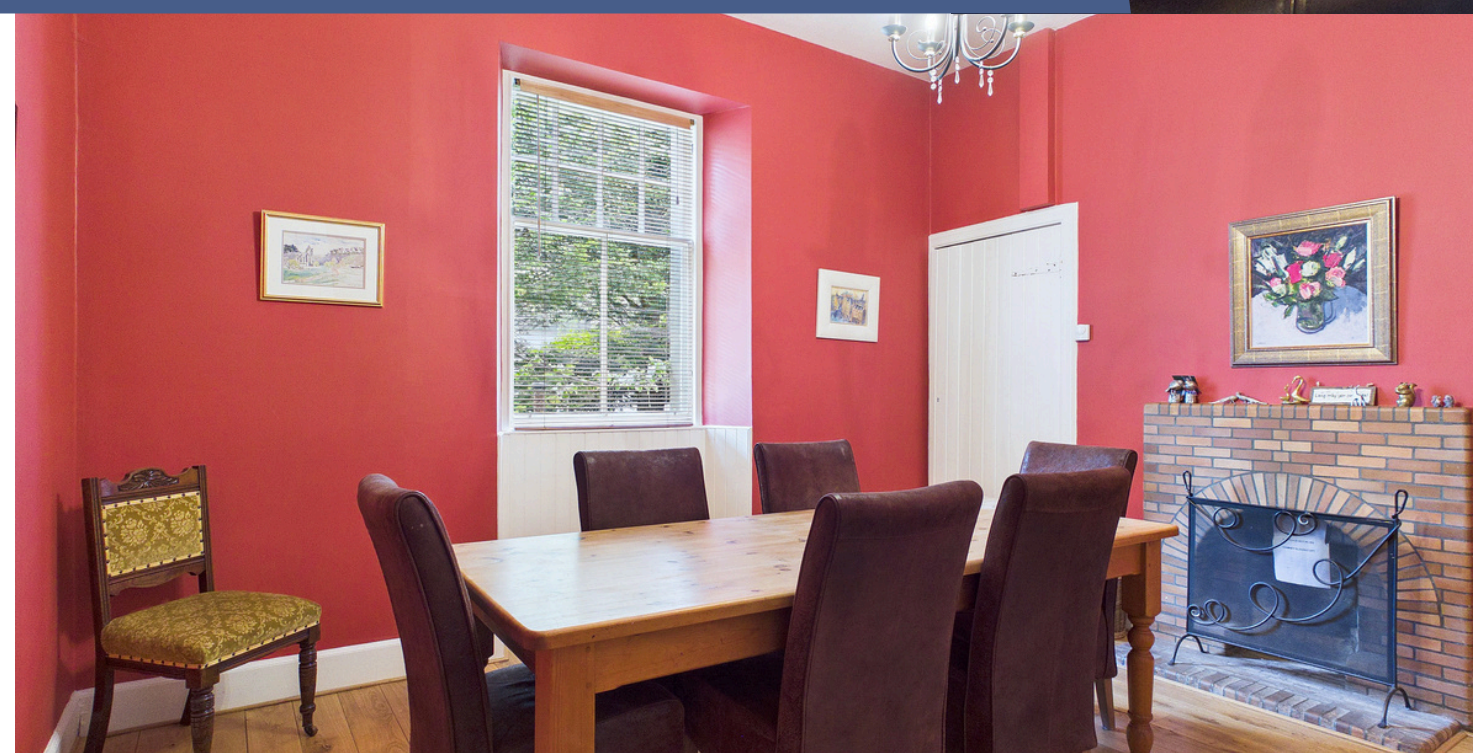
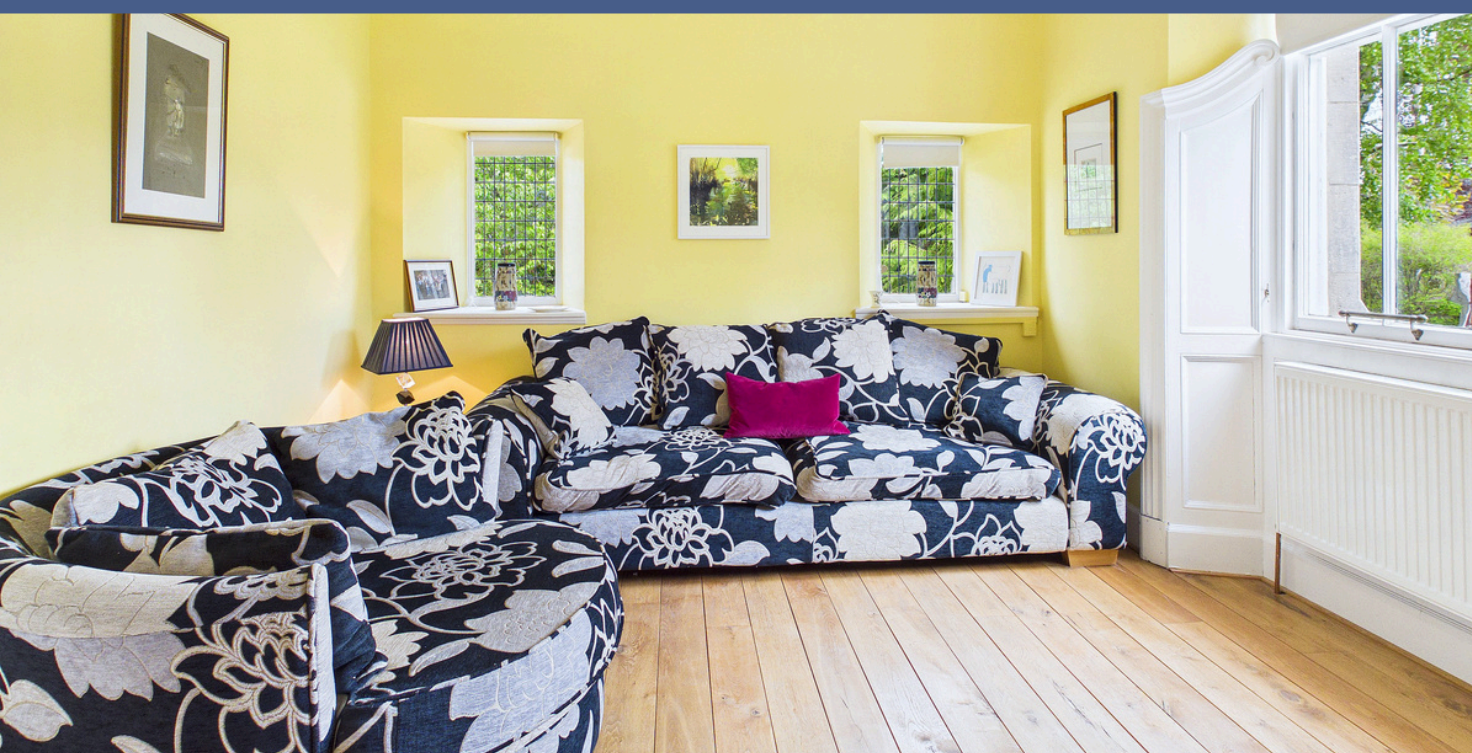


Craiglea is a characterful four-bedroom traditional villa, set on an exceptionally generous and private plot with beautifully established gardens. Enjoying an elevated position on the highly sought-after Middle Terrace in Kingussie, the property benefits from lovely outlooks and a peaceful setting.

The accommodation includes a spacious dual-aspect living room, rich in period features such as a bay window, ceiling cornicing, wood panelling and an open fireplace, creating a warm and elegant atmosphere. A second reception room overlooks the front garden and is currently used as a family room, although it would lend itself equally well as a study or fifth bedroom. The well-appointed kitchen, with adjoining utility room, flows into a large dining room complete with an open fire, providing an inviting and sociable space ideal for both everyday living and entertaining. A shower room completes the ground floor.

Upstairs, there are four generously sized and characterful double bedrooms. One benefits from a dual aspect, while another features an open fireplace and traditional wooden window shutters. A deep laundry cupboard offers practical storage, and a stylish modern shower room with an Aqualisa rainfall shower is located on the half landing.

This is a rare opportunity to acquire a distinguished period home in the heart of the Cairngorms National Park. Early viewing is highly recommended to fully appreciate the charm, space and setting of this delightful family home.



For more information on this 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

Craiglea boasts a generous, private garden, predominantly laid to lawn and framed by mature trees and well-established shrubs. To the rear of the property, a spacious decking area provides an ideal setting for outdoor dining and relaxation, with lovely views across the garden. From here, further decking leads to a secluded timber summer house - an inviting and tranquil retreat perfect for enjoying the peaceful surroundings.

A garden gate at the rear offers access to countryside walks. The property also benefits from a large gravel driveway providing ample parking for several vehicles, along with a timber double garage equipped with power.

Additional outdoor features include a children's playhouse, a wood store, an oil tank, and an external water tap, making the garden both practical and family-friendly.

## INCLUDED

Fitted floor coverings, curtains, blinds and light fittings. All integrated kitchen appliances will also be included.

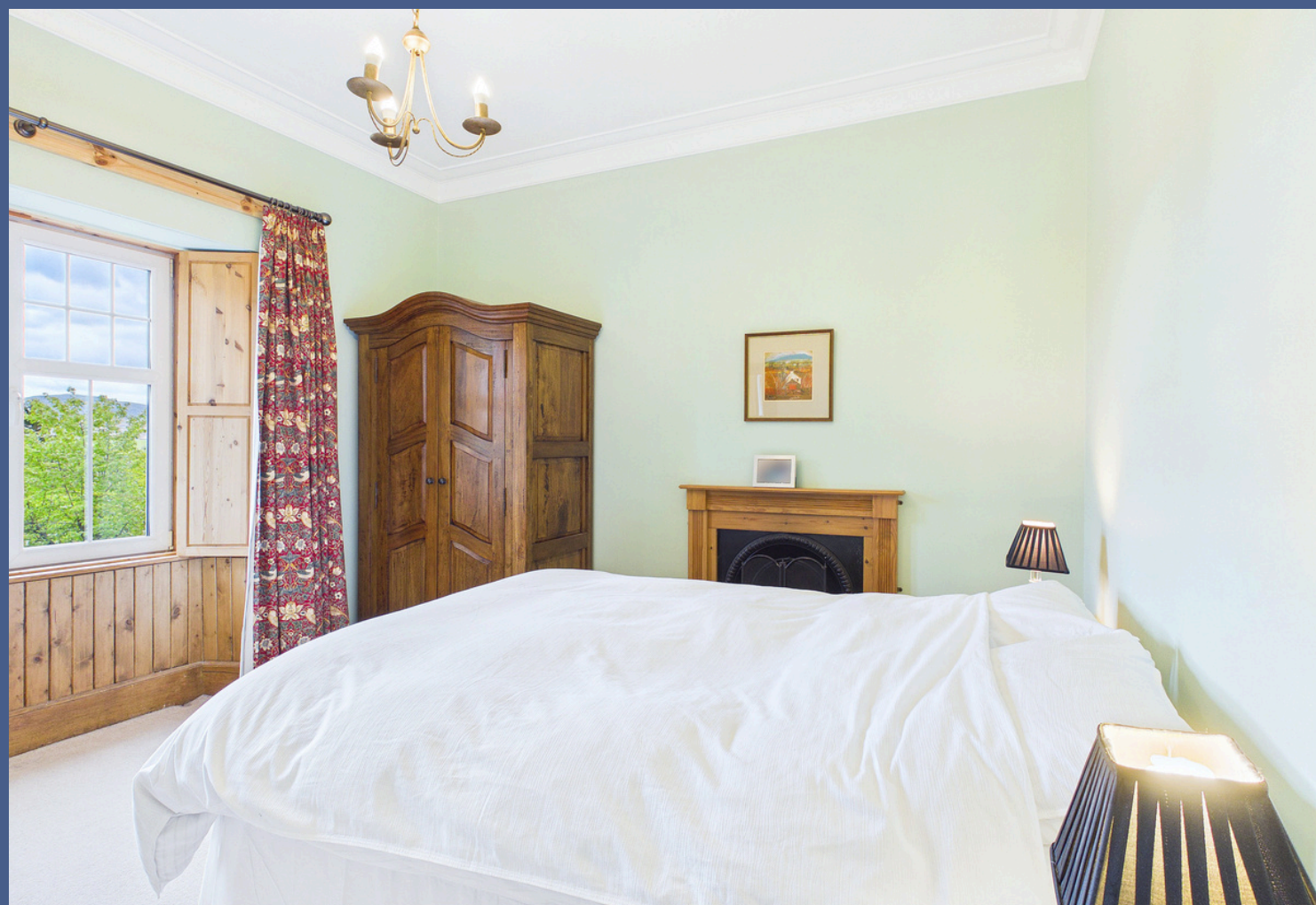
## SERVICES

Mains electricity, water & drainage.

## COUNCIL TAX

Currently Band G (£4287.10 p.a. in 2026/27).

Discounts available for single occupancy.



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## HOME REPORT

A Home Report is available from our website: [www.caledoniaestateagency.co.uk](http://www.caledoniaestateagency.co.uk) or by using the following link:

Ref: <https://app.onesurvey.org/Pdf/HomeReport>

EPC: Band E

Home Report Value: £490,000

Post Code: PH21 1EY

## PRICE

Offers Over £490,000 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

Viewing is strictly 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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