

32 Hillside Avenue
Kingussie
PH21 1PA

Offers Over £185,000 are invited

Two Bedroom Semi Detached
Bungalow in Sought After Residential
Area



Features:

- Contemporary Fitted Kitchen with Bosch Integrated Dishwasher
- Timber Double Glazing & Rointe Electric Economy Heating
- Off Street Parking for Two Cars
- Private Enclosed Garden Space & Timber Garden Shed

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH

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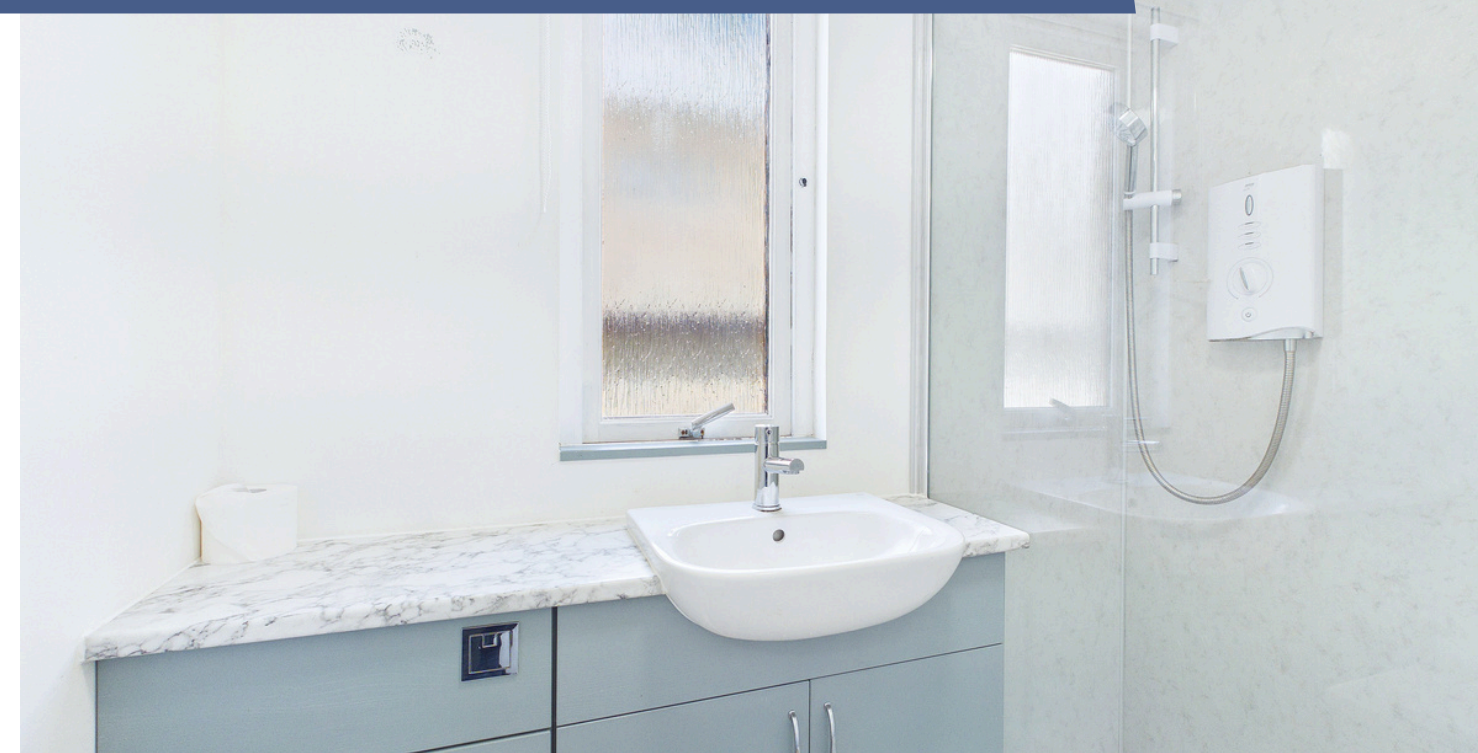
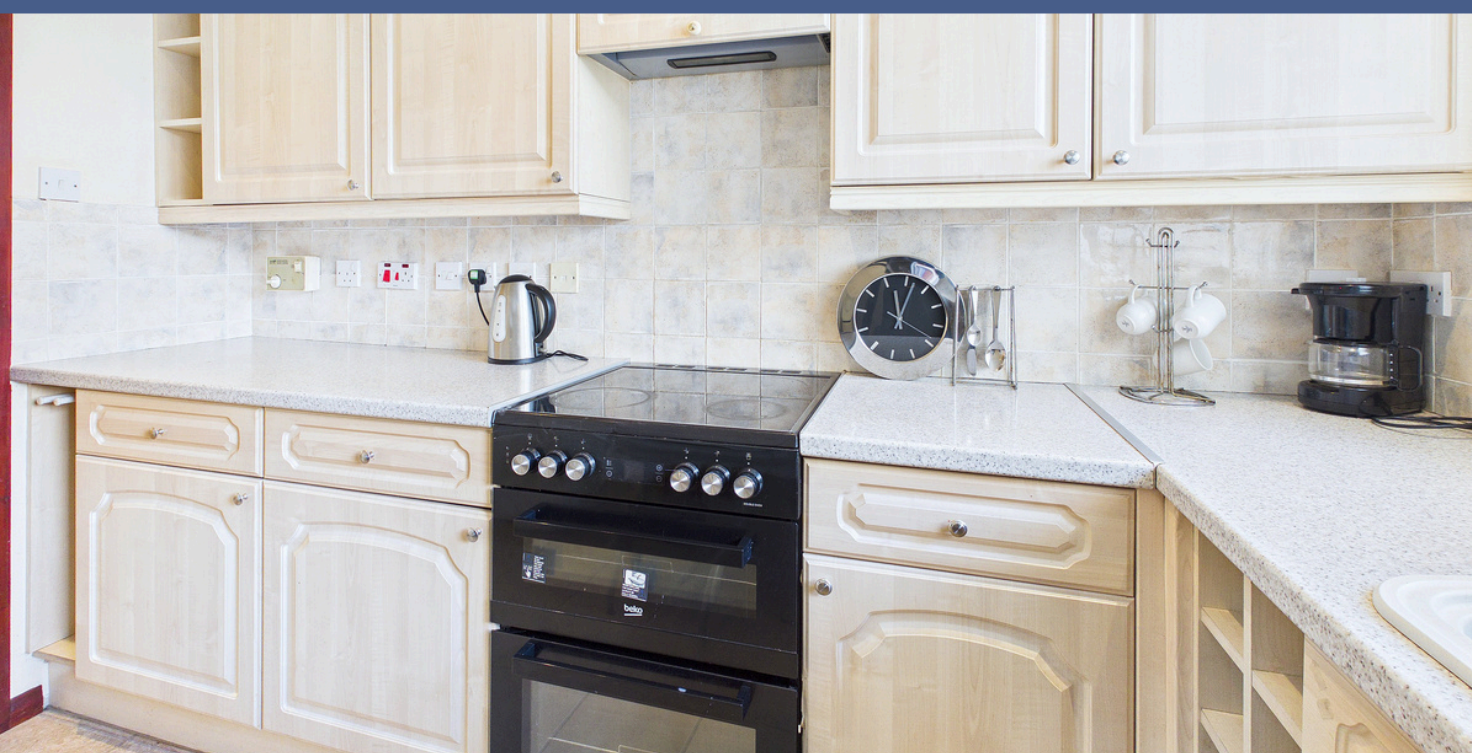
01479 810 531



32 Hillside Avenue is a two-bedroom semi-detached bungalow, ideally situated within a sought-after elevated residential area of Kingussie. The property comprises a bright living room, a contemporary fitted kitchen with an integrated dishwasher and space for dining, a modern shower room, and two generously sized double bedrooms. The principal bedroom benefits from built-in storage and direct access to the rear garden.

Further advantages include timber double glazing throughout and efficient Rointe electric economy heating.

This appealing property would make an excellent permanent residence or a strong buy-to-let investment opportunity.



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

The front garden is designed for low maintenance and is attractively planted with a selection of shrubs. To the side of the property, there is paved off-street parking for two vehicles, leading to a garden gate that provides access to the rear.

The fully enclosed rear garden offers a private and tranquil setting, bordered by timber fencing. It has been thoughtfully landscaped with a combination of gravel and paved areas, along with a decking space ideal for outdoor seating and entertaining. A timber shed provides practical storage for garden equipment, and additional features include an outside tap and a rotary clothes dryer.

INCLUDED

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

SERVICES

Mains electricity, water & drainage.

COUNCIL TAX

Currently Band C (£2032.28 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 or by using the following link:

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

EPC: Band E

Home Report Value: £185,000

Post Code: PH21 1PA

PRICE

Offers Over £185,000 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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