

Columba Cottage
Kingussie
PH21 1NF

Offers Over £280,000 are invited

Traditional Four Bedroom
Semi Detached Villa in Central
Village Location



Features:

- Two Reception Rooms with Multi Fuel Stove & Period Working Fireplace
- Two Double Bedrooms with Period Working Fireplaces
- Air Source Heat Pump and 14 Solar Panels with 5kWh Solar Battery Storage
- Off Street Parking & Electric Vehicle Charging Point
- Private Walled & Terraced Garden

CONTACT US :
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Columba Cottage is a characterful four-bedroom linked-detached villa, quietly positioned on a peaceful street just a short distance from the heart of Kingussie.

The accommodation on the ground floor comprises two generously proportioned reception rooms, currently arranged as a cosy living room featuring a multi-fuel stove and a study with an open fireplace. There is also a well-appointed contemporary kitchen/diner, a modern shower room, a bright, welcoming front porch and understairs storage cupboard. The kitchen provides access via two external doors, leading to the side of the property and the rear garden.

On the first floor, there are two spacious double bedrooms, both benefiting from open fireplaces, along with two additional bedrooms—one a small double enjoying views towards Creag Bheag, and the other a single room. Three of the bedrooms feature built-in storage. A large family bathroom and a useful hall cupboard complete the upper level. The property further benefits from energy-efficient features including an air source heat pump, solar panels with battery storage, and UPVC double glazing throughout.

This property would make a fantastic family home within walking distance of the town's amenities and close to local walks and bike trails.



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 property features a small but functional fully enclosed, terraced garden, predominantly laid to lawn and complemented by paved pathways. A timber lean-to area provides an ideal space for outdoor seating. The rear garden also includes a useful timber outbuilding, perfect for storing logs and garden equipment.

To the side of the property, there is a gravelled off-street parking area suitable for one vehicle, along with the convenience of an electric vehicle charging point. The air source heat pump is also housed in this area.

INCLUDED

Fitted floor coverings, curtains, blinds and light fittings. Kitchen appliances including oven, hob, American style fridge/freezer and washing machine included.

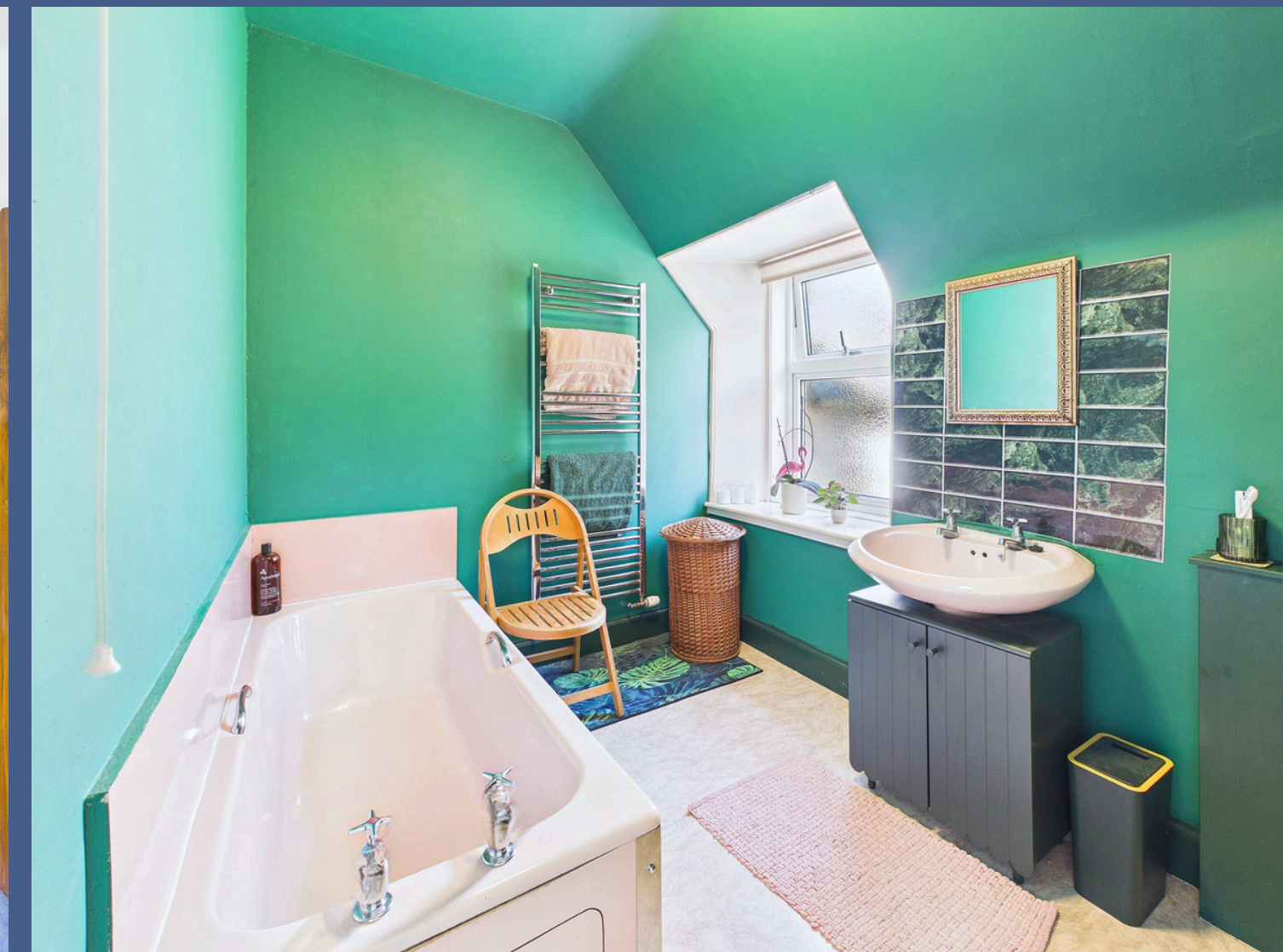
SERVICES

Mains electricity, water & drainage.

COUNCIL TAX

Currently Band E (£2944.16 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 D

Home Report Value: £280,000

Post Code: PH21 1NF

PRICE

Offers Over £280,000 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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