

Camusfearna
Kingussie
PH21 1HE

Offers Over £288,000 are invited

Two Bedroom Detached Bungalow
Offering Fantastic Views Of The
Countryside



Features:

- Bright, south-facing double-aspect lounge offering direct access to the garden
- Spacious kitchen with dining area, ideal for entertaining
- Principal bedroom with en-suite shower room
- Well-maintained landscaped garden grounds
- Private driveway with ample parking & single detached garage

CONTACT US :
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Occupying an elevated position on the sought-after Newtonmore Road, Camusfearna is a charming two-bedroom detached bungalow enjoying wonderful views across the surrounding countryside. Offering bright, well-proportioned accommodation and beautifully maintained garden grounds, this delightful home is perfectly suited to those seeking peaceful Highland living while remaining within easy reach of local amenities. The welcoming south-facing lounge is flooded with natural light thanks to its attractive double-aspect windows, creating a bright and inviting space from which to enjoy the outlook. The spacious kitchen and dining area provides the perfect setting for everyday family life and entertaining guests, complemented by a practical utility room offering additional storage and workspace. There are two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room, while a well-appointed family bathroom serves the remainder of the accommodation.

Early viewing is highly recommended to fully appreciate the location, views and lifestyle on offer at Camusfearna.



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

Set within the popular town of Kingussie, in the heart of the Cairngorms National Park, Camusfearna offers an excellent opportunity to acquire a beautifully positioned home in one of the Highlands' most desirable locations. With spectacular scenery, outdoor pursuits and excellent transport links all close at hand, this is a property that will appeal to a wide range of purchasers. 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.

OUTSIDE

Externally, the property is surrounded by generous landscaped garden grounds, providing attractive outdoor spaces to relax, garden or simply enjoy the peaceful surroundings. A private driveway leads to a single detached garage, offering ample off-street parking and excellent storage.

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 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: £288,000

Post Code: PH21 1HE

PRICE

Offers Over £288,000 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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