

52 High Street
Kingussie
PH21 1HZ

Offers Over £160,000 are invited

Traditional Three Bedroom
Town House Benefiting from
Original Features



Features:

- Open Plan Living and Dining Room with Open Fireplace
- Mountain Views from Rear of Property
- Electric Economy Heating and Full Double Glazing
- Garage and Shared Garden Space
- Shared Off Street Parking

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



52 High Street is a traditional three-storey townhouse occupying a central position in the heart of Kingussie. Offering three bedrooms and a wealth of original character, the property retains many original features, including decorative ceiling coving, high ceilings, tall sash windows, and beautifully refurbished stained-glass windows that create a striking focal point on the staircase.

The accommodation is arranged over three floors and includes a spacious open-plan living and dining room with an attractive open fireplace, a separate kitchen, and a cosy snug. The second floor hosts two double bedrooms, a single bedroom, and a family bathroom. To the rear, the property enjoys lovely views towards the surrounding mountains.

The ground floor comprises an entrance hall with a front door opening onto the High Street and a rear door providing access to the shared garden area. Additional features include a useful under-stair storage cupboard and a small traditional cellar, historically used for storing coal and firewood. The property also benefits from UPVC double glazing and electric storage heating throughout.

Combining period charm with a convenient central location, 52 High Street would make an excellent family home or 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 rear door on the ground floor opens onto a shared lane, providing access to a communal garden area and a garage, ideal for storing bicycles and outdoor equipment. The property also benefits from shared parking, conveniently accessed via an archway directly from the High Street.

INCLUDED

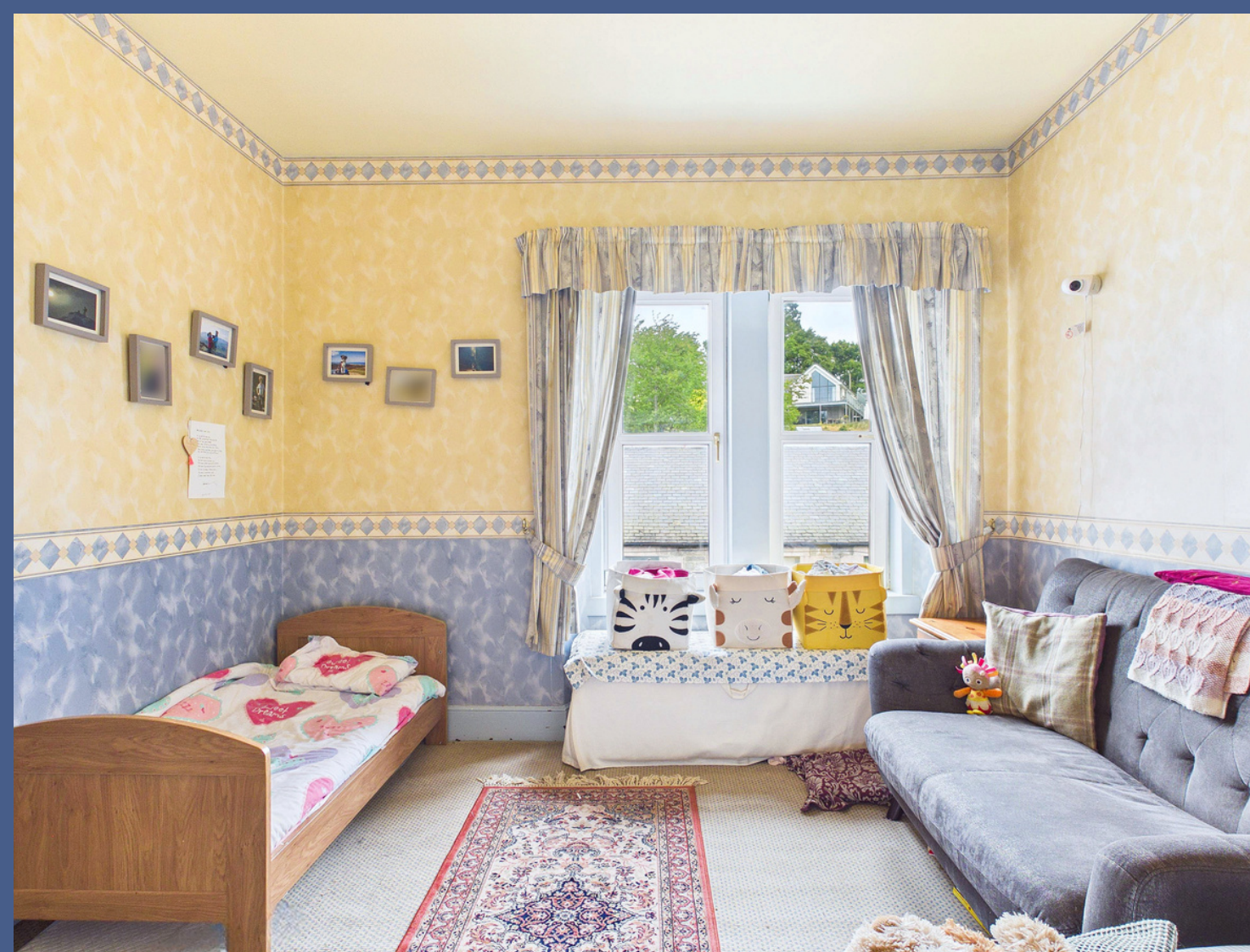
Fitted floor coverings, curtains, blinds and light fittings. Integrated kitchen appliances will also be included.

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: [52 High Street Home Report](#)

EPC: Band F

Home Report Value: £160,000

Post Code: PH21 1HZ

PRICE

Offers Over £160,000 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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