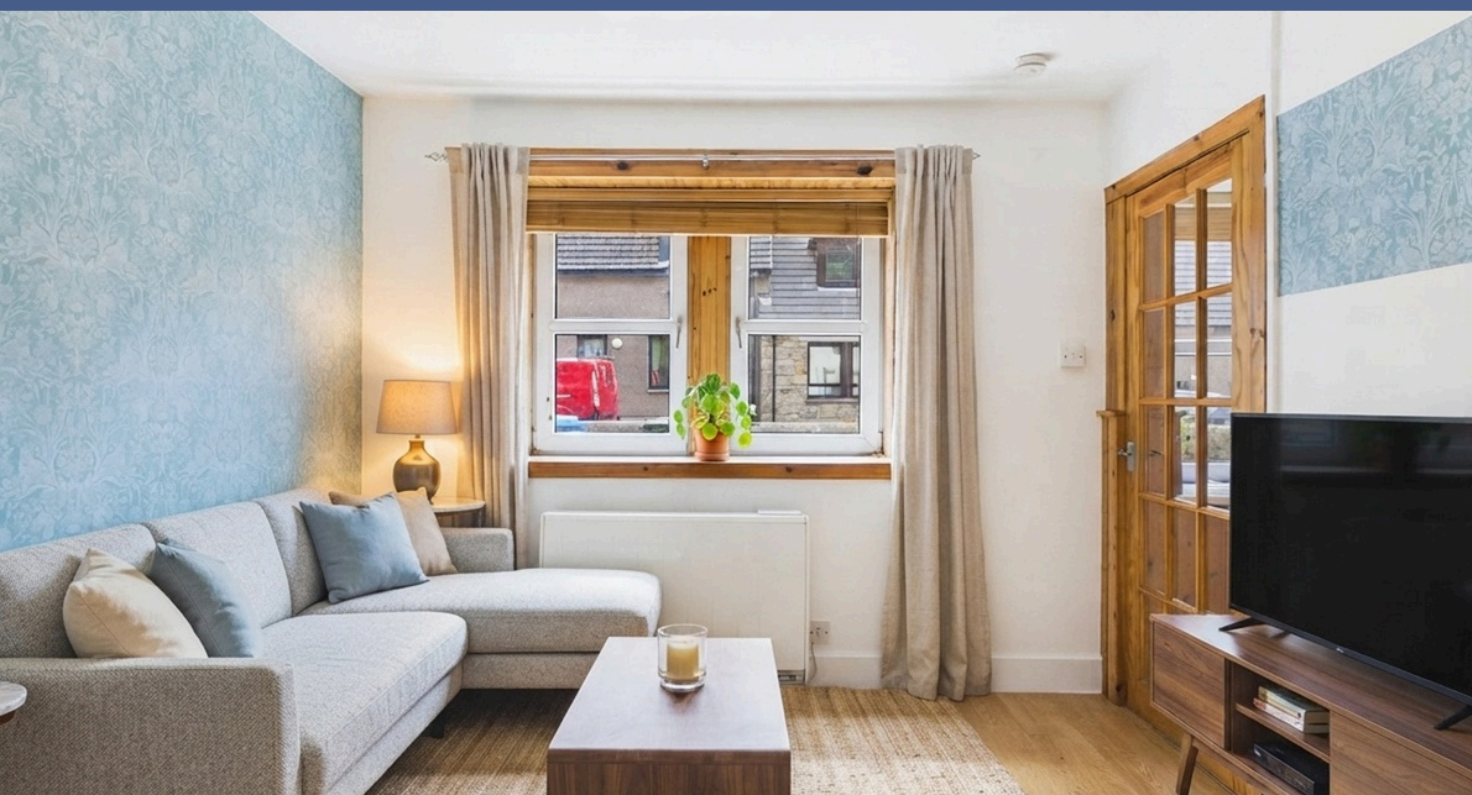


137 High Street
Kingussie
PH21 1JD

Offers Over £110,000 are invited

Affordable One Bedroom Ground Floor
Apartment



Features:

- Spacious Lounge & Fitted Kitchen
- Double Bedroom with Large Built in Mirrored Wardrobe
- Electric Storage Heating and Double Glazing
- Central Town Location
- Shared Garden Space

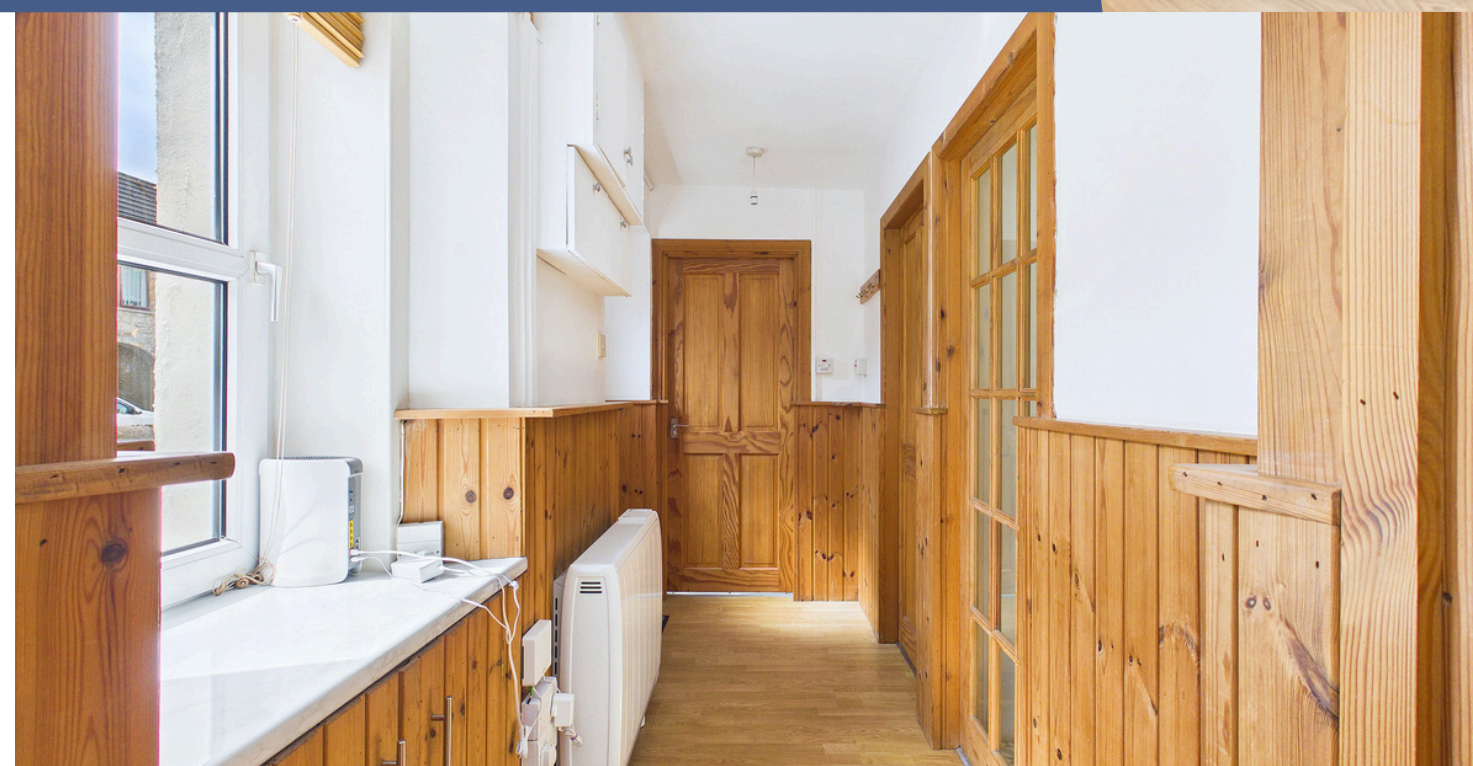
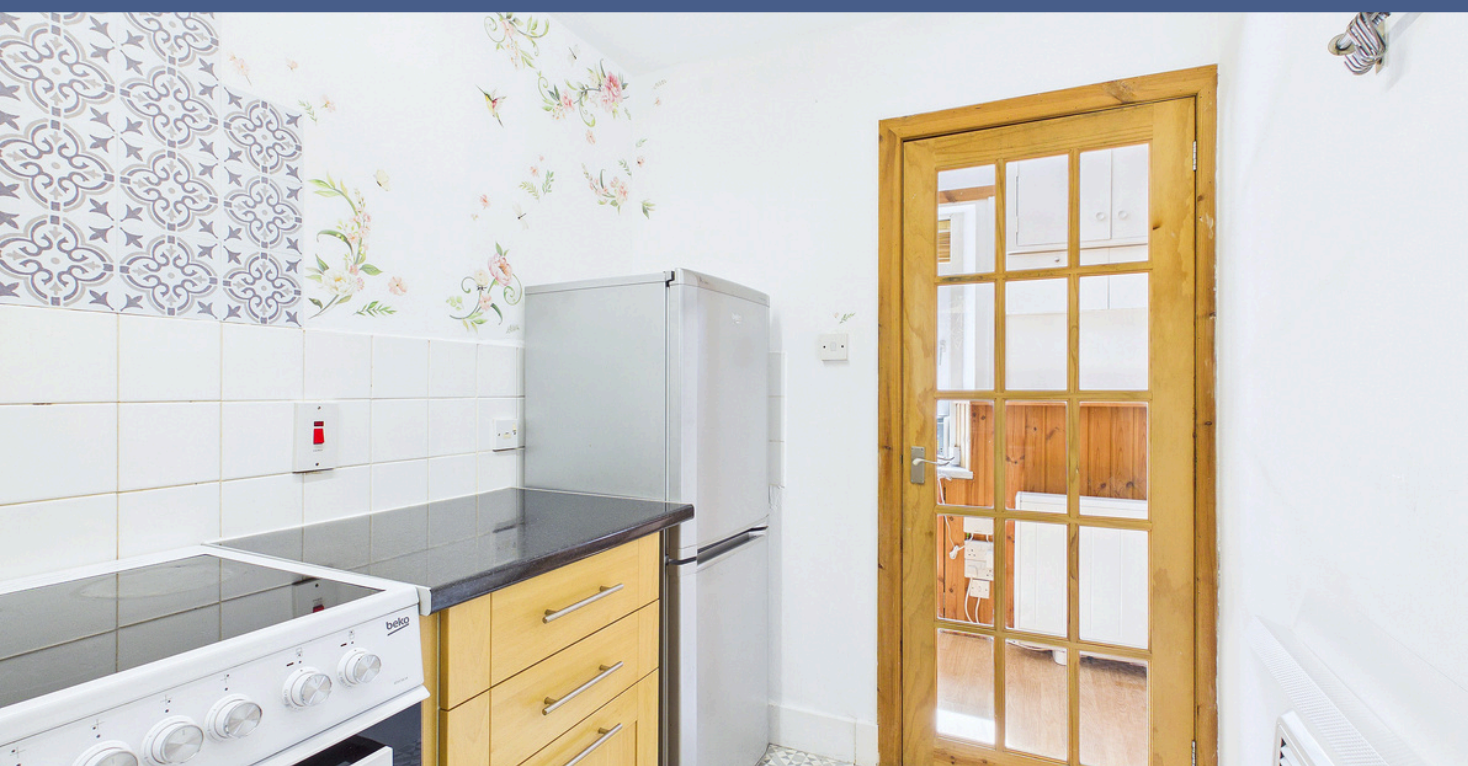
CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH

WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



137 High Street is a ground floor, one bedroom apartment at the North end of Kingussie close to all local amenities. The property features a kitchen, living room, double bedroom with built in wardrobe and bright bathroom with shower over the bath. There is a storage area off the living room which also leads to a back door and direct access to the shared garden grounds.

The property further benefits from double glazing and electric storage heating. This apartment would make an ideal affordable residential property or excellent buy to let investment.



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 benefits from a shared garden area to the front, mainly laid with paving slabs and enclosed by a stone wall with gated access. To the side, there is a communal lawn with a washing line, alongside a gravelled area offering a place for outdoor seating and relaxation. There is an understairs cupboard storage area at the side of the building for outdoor equipment.

INCLUDED

Fitted floor coverings, blinds, light fittings. Washing machine, cooker and fridge freezer.

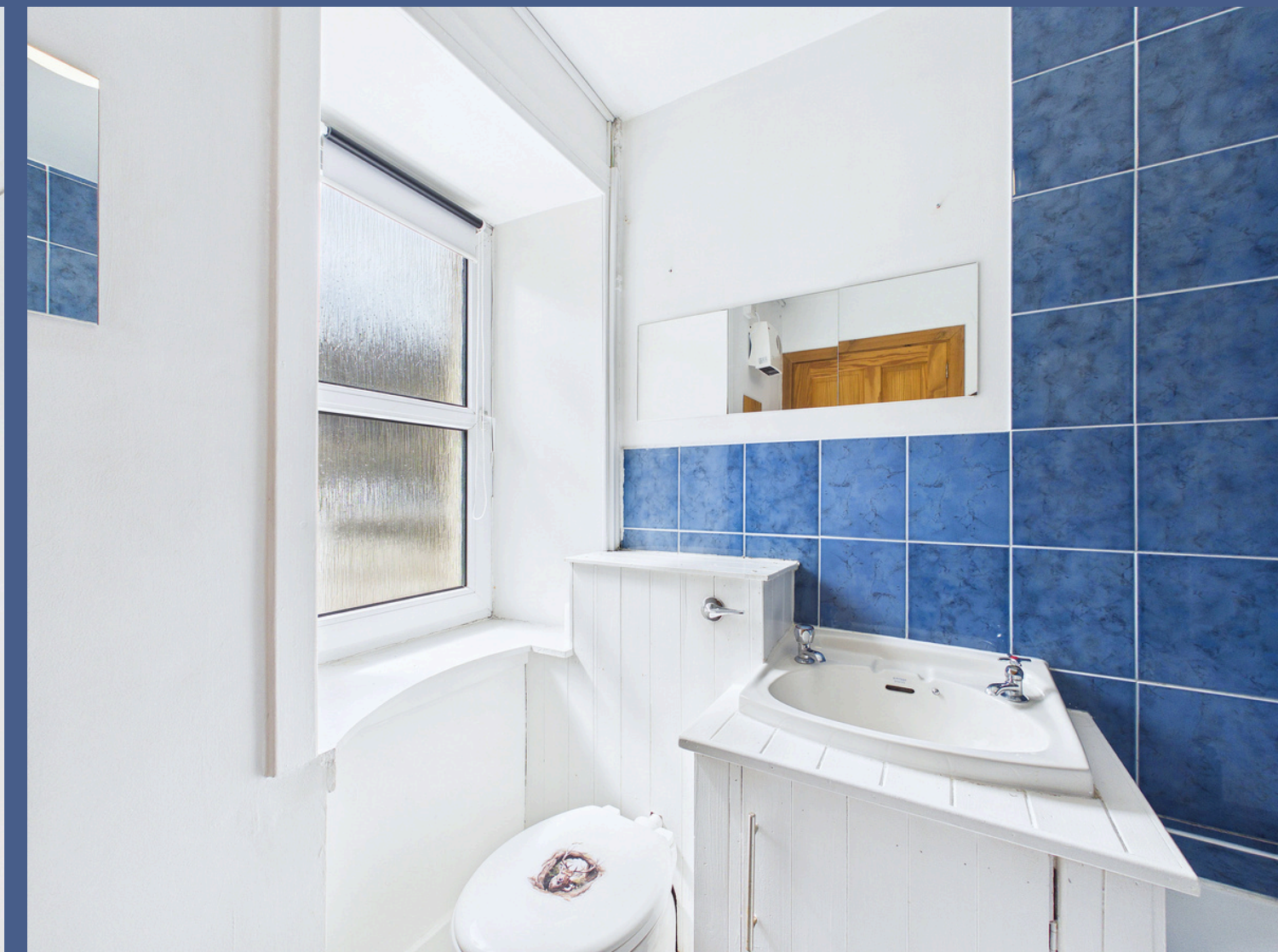
SERVICES

Mains electricity, water & drainage.

COUNCIL TAX

Currently Band A (£1524.21 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: [137 High Street.pdf](#)

EPC: Band D

Home Report Value: £110,000

Post Code: PH21 1JD

PRICE

Offers Over £110,000 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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