

15 Ruthven Court Kingussie PH21 1HJ

OFFERS OVER £130,000 are invited

Affordable Two Bedroom First Floor
Apartment Close To Local Amenities &
Facilities



Features:

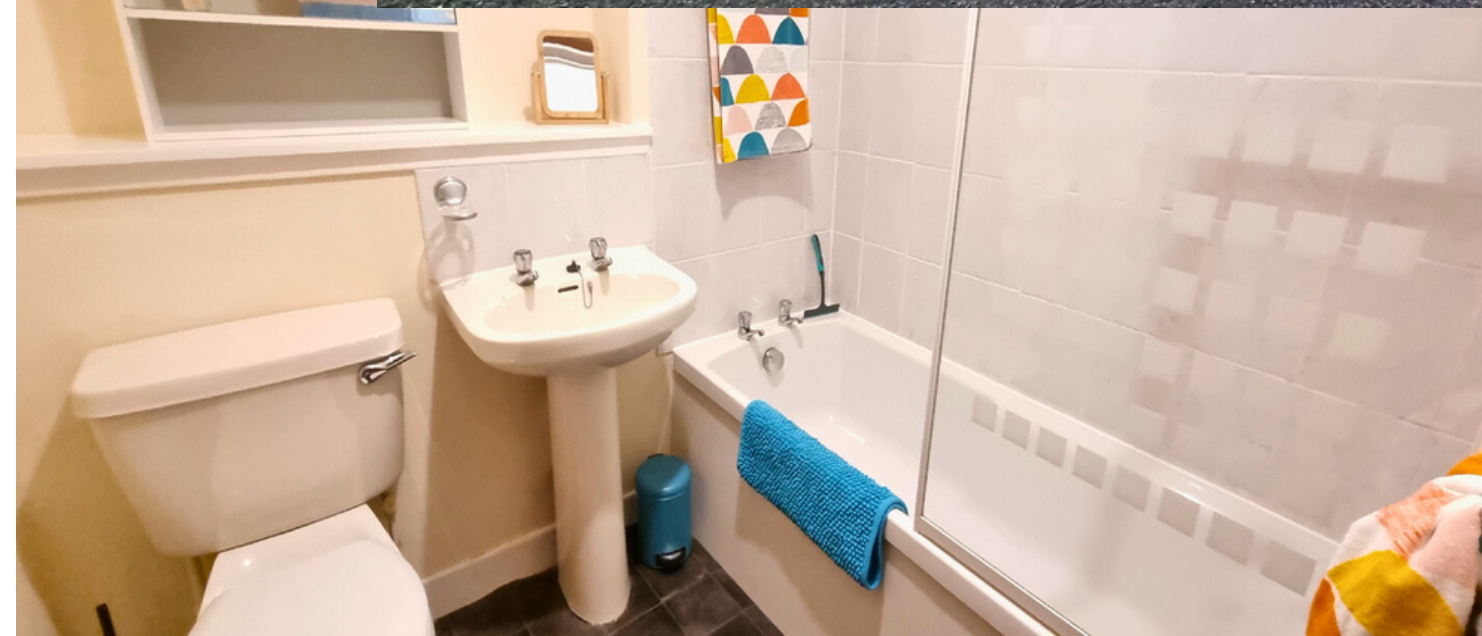
- Spacious Lounge & Dining Area
- Modern Kitchen & Family Bathroom
- Full Double Glazing & Electric Economy Heating
- Well Maintained Communal Garden Grounds
- Dedicated Parking Space
- Close To Local Woodland Walks

CONTACT US :
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No 15 Ruthven Court is a well presented, two bedroom first floor apartment, located within a small cul de sac and a short distance from local amenities and facilities. It benefits from good sized living areas including a modern kitchen with space for appliances, family bathroom and spacious lounge and dining area. The property includes full double glazing and electric economy heating. Other benefits include designated parking space and well maintained garden grounds.

The property offers an excellent opportunity for a first time buyer or for someone looking to purchase a buy to let investment. Viewing is highly recommended to appreciate the spacious apartment that's on offer.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.

The charming town of Kingussie is located within the Cairngorms National Park and is 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 cities and further afield. The surrounding countryside is a haven for wildlife with a wealth of excellent rural sporting activities nearby. There are also many outdoor pursuits available such as hill walking, climbing, mountain biking, wind-surfing, ski-ing and snowboarding. There are several renowned golf courses in the area.

Kingussie has many facilities including a primary school, high school, medical practice, shops, restaurants, coffee shops, library, art gallery, sports centre, golf course, tennis courts, bowling green and many other activities, organisations and clubs for all age groups.



ACCOMMODATION:

Entrance Hallway 2.60m x 2.75m

A Security entrance door opens to the inner hallway with doors off to lounge/dining room, bedrooms and bathroom. Storage cupboards, one housing the hot water cylinder and the other with coat hooks and shelving. Hatch to large loft. Smoke detectors. Pendant light. Storage heater. Fitted carpet.

Lounge/Dining Area 4.70m x 3.40m

Bright and spacious room with two windows to the front with a pleasant outlook. TV and telephone points. Space for family dining. Pendant light. Storage heater. Fitted carpet. Door to kitchen.

Kitchen 2.85m x 2.75m

Fitted with base and wall units incorporating steel sink with mixer tap. Electric cooker with extractor above. Worktops with tiles around work surfaces. Space for free standing appliances. Spotlight rail. Laminate flooring. Windows to the rear overlooking the communal garden grounds.

Bedroom 1 3.90m x 2.60m

Window to the front offering natural daylight. Built-in double wardrobe with hanging and storage space. Pendant light. Panel heater. Fitted carpet.

Bedroom 2 3.00m x 2.65m

Double bedroom with window to the rear overlooking the communal garden grounds. Built-in double wardrobe with hanging and storage space. Pendant light. Panel heater. Fitted carpet.



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Bathroom 2.05m x 1.85m

Three piece suite comprising WC, pedestal basin and bath with electric Mira shower over. Wall tiling round bath. Mirrored cabinet and shaver point. Pendant light Radiator. Vinyl flooring.

OUTSIDE

Well maintained communal grounds comprising of tarred road, generous parking and lawned areas complimented by trees and flowerbeds Rotary clothes dryers. Communal bin store. Please be advised the property does have a designated parking space.

INCLUDED

Carpets, curtains, blinds, light fittings. Other furniture will be available on separate negotiation with the seller.

SERVICES

Mains electricity, water & drainage.

COUNCIL TAX

Currently Band C (£1715 p.a. in 2023/24)

Discounts available for single occupancy.

HOME REPORT

A Home Report is available from our website or by following the below link:

·Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=w2oYxyo0NG1zPua7q77rmQ%3d%3d>

·Energy Performance Certificate Rating: Band D

PRICE

Offers Over £130,000 are invited for this property.

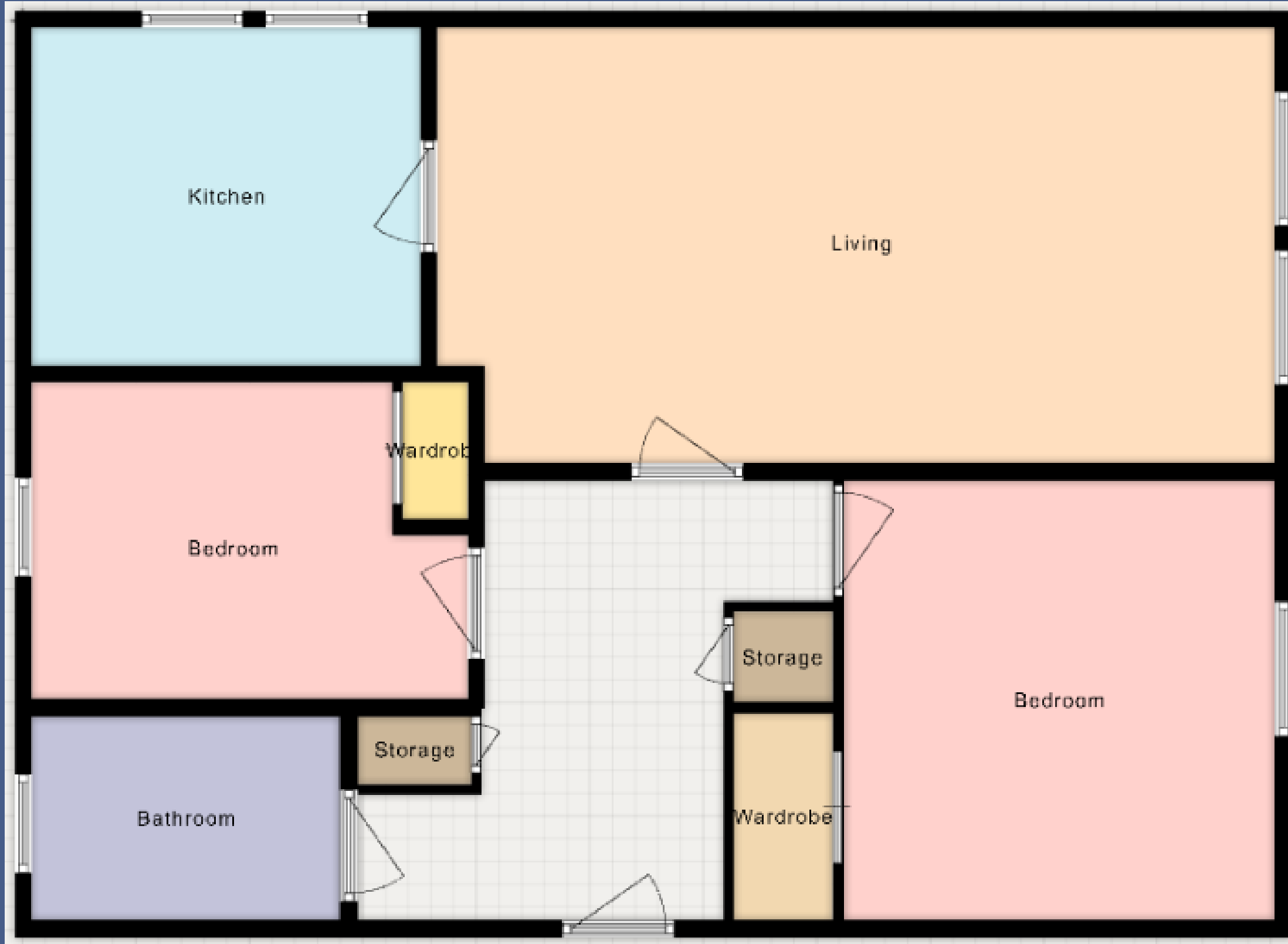
The seller reserves the right to accept or refuse a suitable offer at any time.

VIEWING

Viewing is by appointment 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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