

Viewfield Ruthven Road Kingussie PH21 1EN

OFFERS OVER £108,000

Affordable Two Bedroom
Property Situated In The Heart
Of Kingussie



FEATURES :

- Spacious Accommodation Throughout
- Modern Kitchen & Dining Area
- Full Double Glazing & Oil Fired Central Heating
- Great Location Close To Local Amenities & Facilities
- Wood Burning Stove

CONTACT US :

CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD

AVIEMORE

PH22 1RH

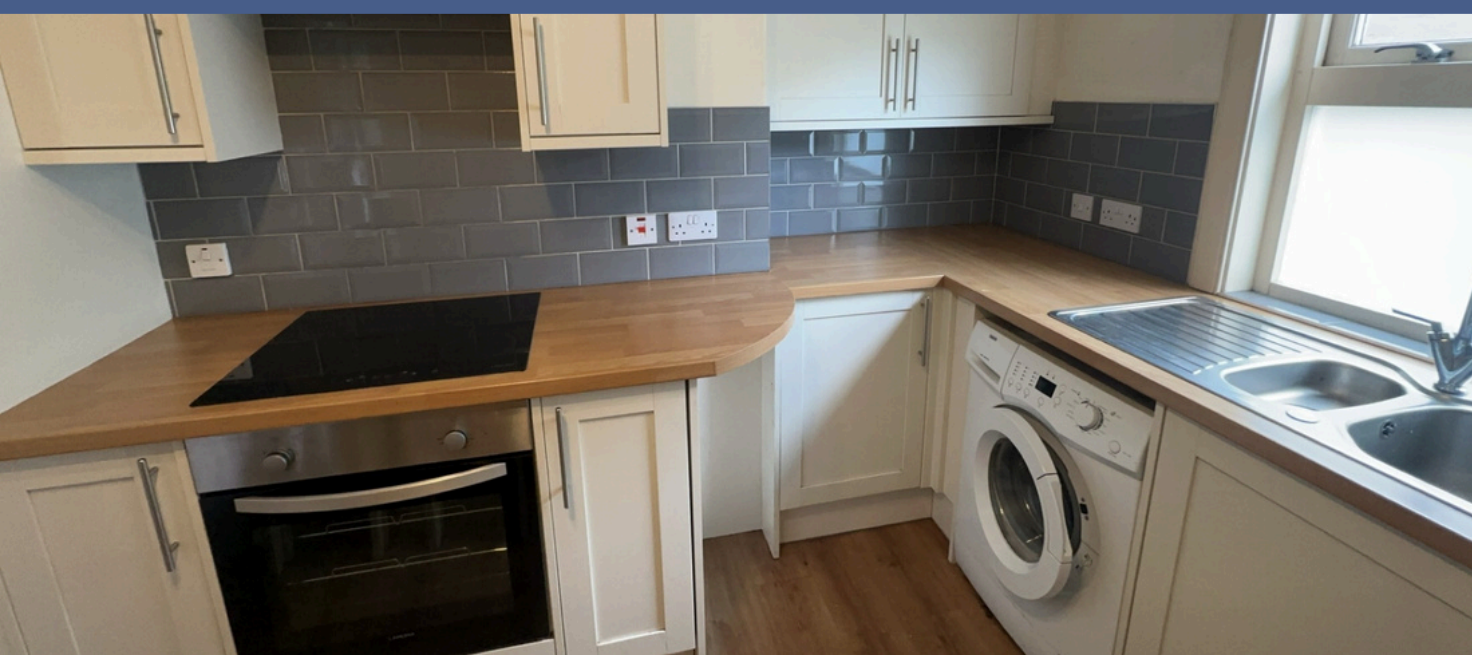
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01479 810 531



“Viewfield” is a spacious two bedroom property situated within the heart of Kingussie overlooking the community gardens. The property benefits from a modern kitchen and dining area as well as a comfortable lounge, family bathroom and two double bedrooms. Other benefits include full double glazing, oil fired central heating and a wood burning stove. This property offers a great opportunity to purchase an affordable home close to local amenities and facilities.

This property is sold in good condition and would make a great family home, second home or buy-to-let investment property.



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.



Kingussie, the capital of Badenoch, is part of the Cairngorm National Park with an abundance of wildlife and a diversity of year round recreational and sporting facilities such as hill walking, bird watching, golf, fishing and shooting to name but a few. There are many amenities available including shops, hotels, primary and secondary schools, as well as an 18 hole golf course, tennis courts, bowling green and other leisure facilities which include the newly completed one million pound sports and community complex. Kingussie is served by mainline rail and road links and is around an hour's drive from the nearest Airport.

ACCOMMODATION:

Front Vestibule

Security entrance door with glazed viewing panel opens to vestibule. Doors off to kitchen and bathroom. Pendant light.

Bathroom 2.20m x 2.25m

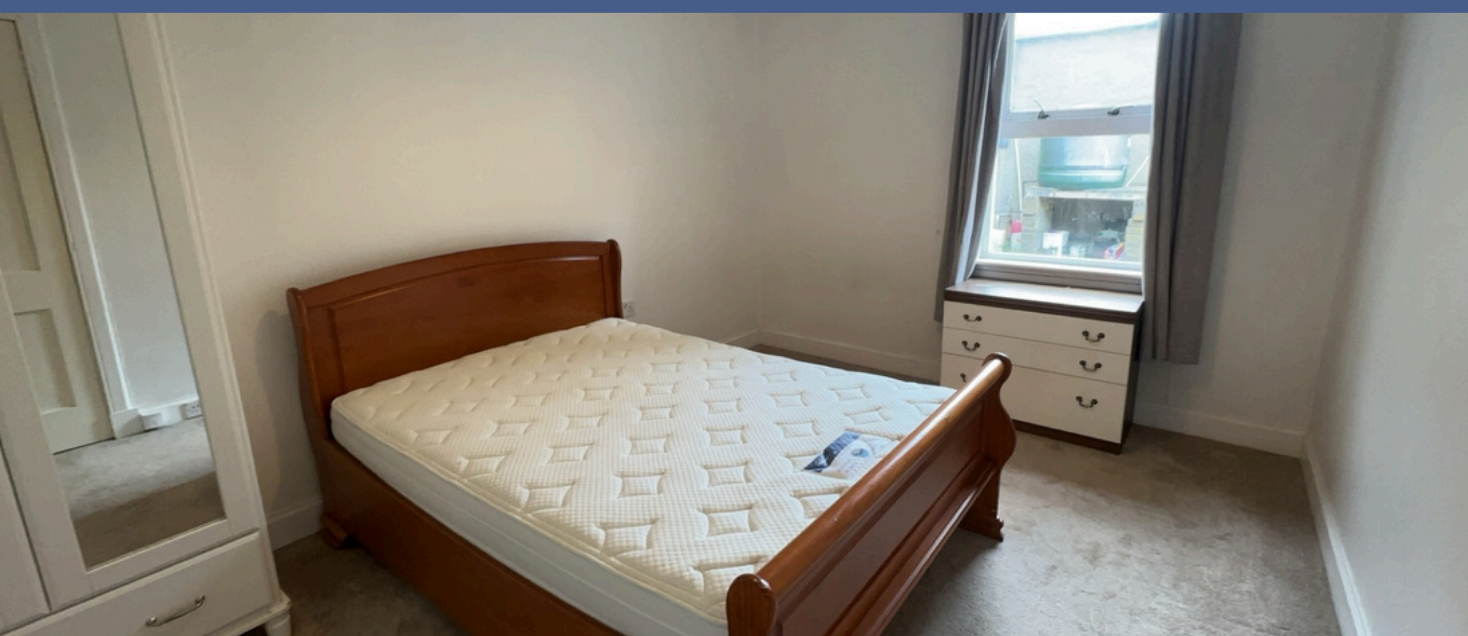
Three-piece white suite consisting of WC, pedestal basin and bath with mains shower over and glazed side screen. Wall mirror. Toilet accessories. Recessed lighting. Vinyl flooring. Opaque window to the side.

Kitchen 4.05m x 2.65m

Fitted kitchen with base and wall units incorporating fan assisted oven, hob with extractor above and 1 ½ bowl stainless steel sink. Space for free standing appliances. Adequate space for both family and formal dining. Spotlight rail. Smoke alarm. Radiator. Vinyl flooring. Window to the side. Doorway to the lounge.

Lounge 4.11m x 3.45m

Bright and Spacious lounge with window to the side offering natural daylight. Feature woodburning stove. Space for furniture. Pendant light. Radiator. Fitted carpet. Door to inner hallway which leads to both bedrooms.



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Bedroom 1 3.07m x 4.12m

Good sized double bedroom with window to the side offering natural daylight. Space for freestanding bedroom furniture. Pendant light. Radiator. Fitted carpet.

Bedroom 2 2.97m x 2.84m

Double/twin bedroom with window to the side. Space for freestanding bedroom furniture. Pendant light. Radiator. Fitted carpet.

INCLUDED

Carpets, curtains, blinds & light fittings where fitted. All integrated appliances and free-standing appliances will also be included.

SERVICES

Mains electricity, water and drainage. Telephone.

HOME REPORT

Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=nIUH3XvcfH10eNUWlbnIDg%3d%3d>

Postcode: PH21 1EN

Energy Performance Certificate Rating: Band E

Home Report Valuation - £108,000

PRICE

Offers Over £108,000 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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