

# Smiddy Cottage Mill Road Kingussie PH21 1LF

Fixed Price of £169,500.

Affordable Two Bedroom Detached Bungalow  
Centrally Located in Kingussie



## Features:

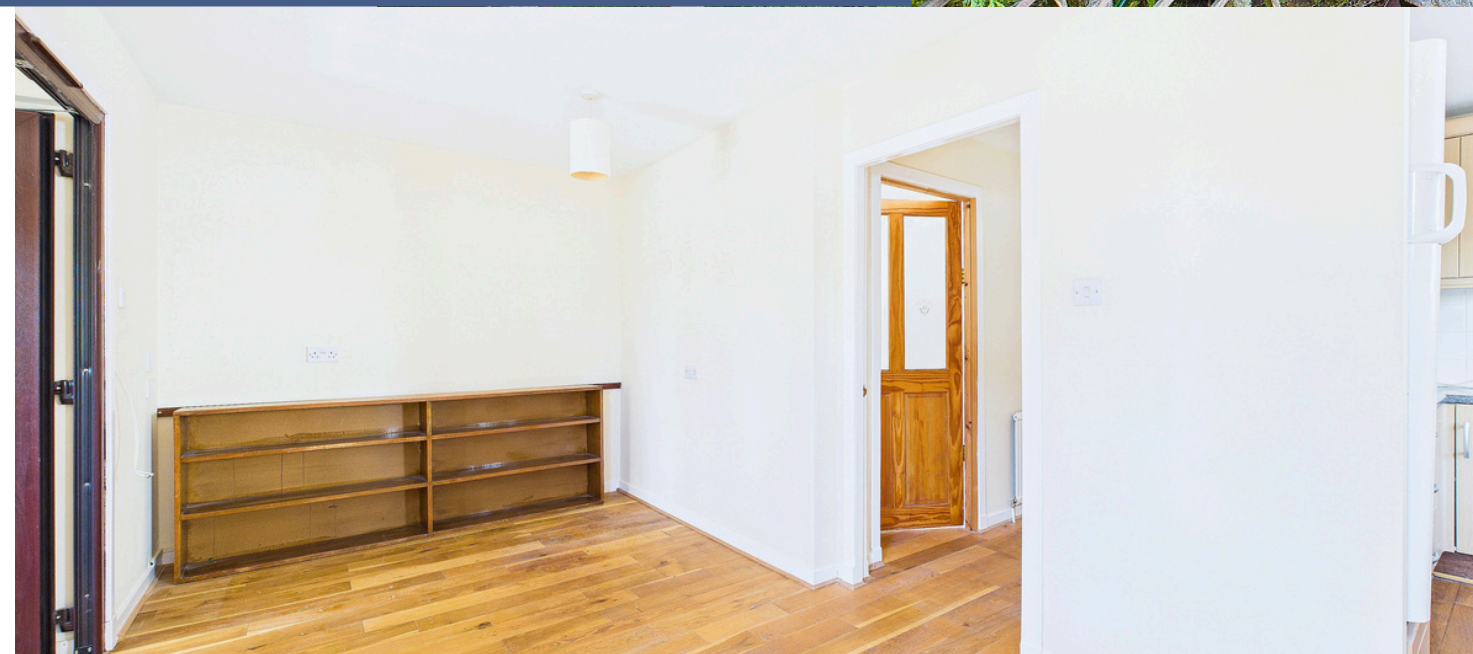
- Open Plan Lounge, Kitchen/Dining Room & Home Office
- Fitted Kitchen With Some Integrated Appliances
- Full Double Glazing & Oil Central Heating
- Bright South Facing Lounge With Multifuel Stove
- Private Garden Grounds
- Great Location Close To Local Facilities

CONTACT US :  
CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH  
[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)  
01479 810 531





“Smiddy Cottage” is a two bedroom detached bungalow which is situated in the heart of Kingussie, close to local amenities and facilities. The accommodation includes an open plan kitchen, lounge and dining area, sunroom, two bedrooms, office, utility area and a family bathroom. Other benefits include a multifuel stove, full double glazing and oil fired central heating. This property offers great potential for someone looking for a residential home on one level with some decent outside space, close to local facilities. The property has been recently decorated and tidied up which now offers immediate entry for an affordable ready-to-go home in the highlands.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981807965.



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:

### Entrance Hallway

Timber glazed door opens to the entrance hallway. Door off to most accommodation. Two storage cupboards. Pendant light. Oak flooring.

### Lounge

Open plan room offering great space for hosting friends and family. Windows to the front and side overlooking the garden grounds. Space for both lounge and dining furniture. Pendant lights. Oak flooring. Open plan to kitchen. Door to sunroom.

### Kitchen

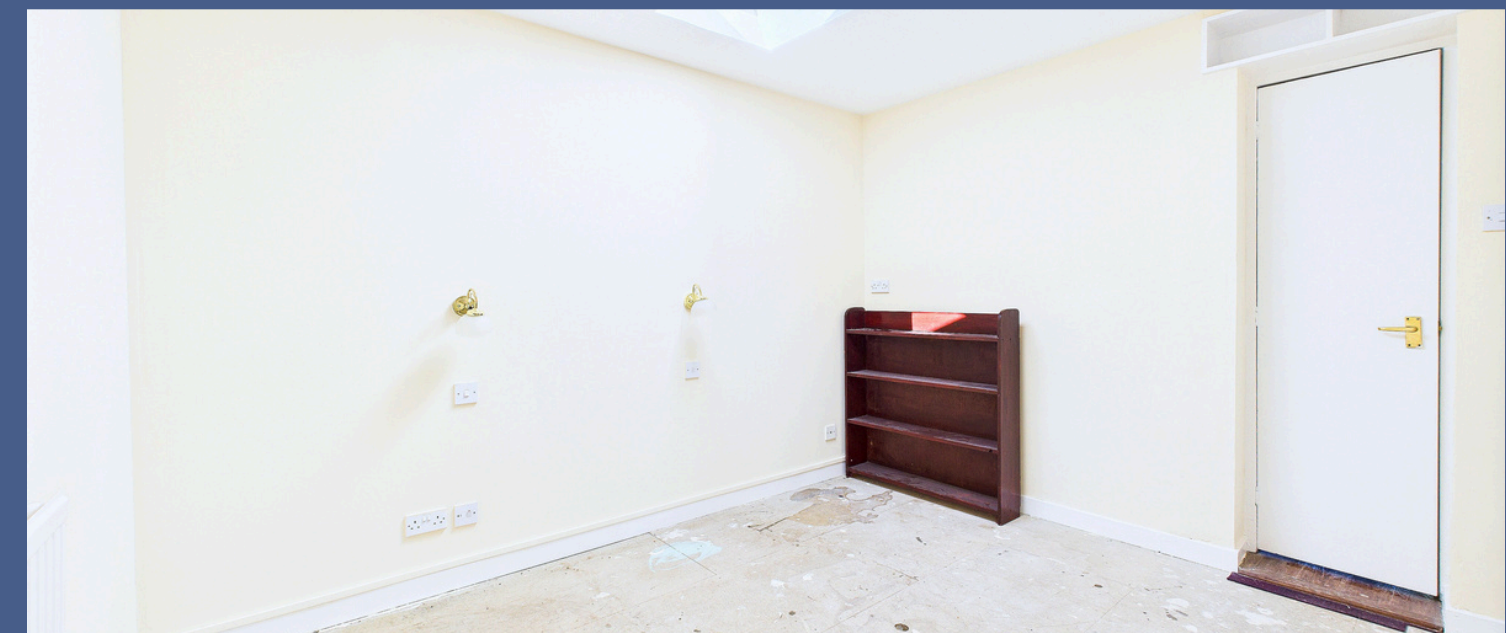
2.78m x 3.17m

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. Tiles around work surfaces. Pendant light. Oak flooring. Window to the side offering natural daylight.

### Sunroom

3.02m x 3.93m

Extended sunroom offering direct access to the rear garden. Feature multifuel stove set on a tiled hearth. Space for furniture. Pendant light. Wall light. Oak flooring.



[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)





Returning to entrance hallway.

Bedroom 1 3.27m x 3.77m

Bedroom 2 3.24m x 3.19m

Utility Area 5.15m x 2.55m

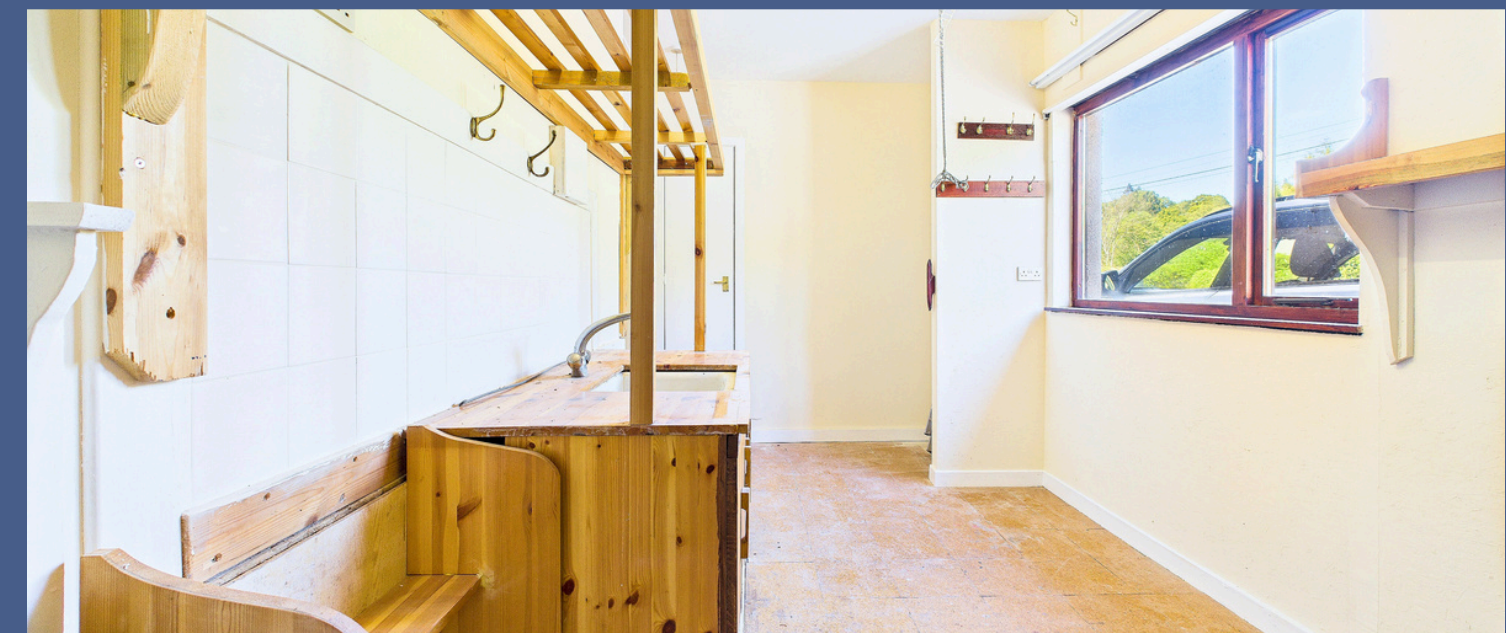
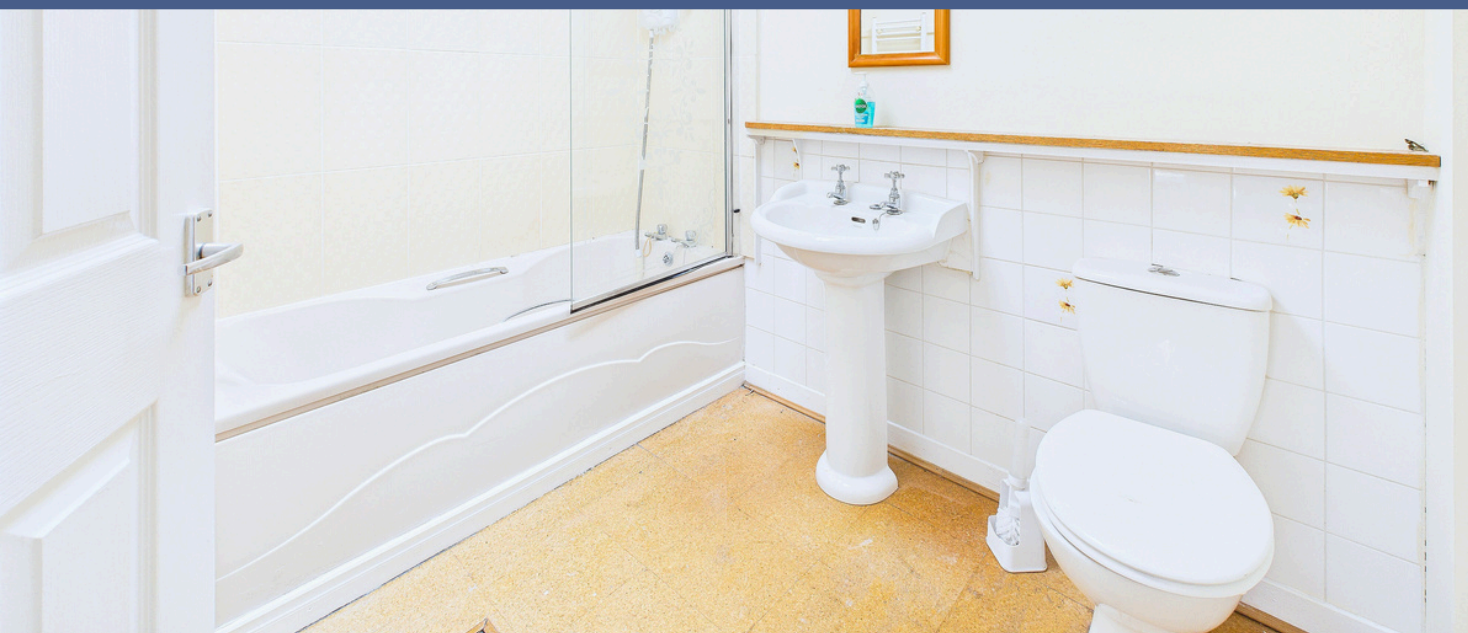
Useful space offering additional storage. Fitted unit with ceramic sink and mixer tap. Storage cupboard housing the central heating boiler. Strip lighting. Window to the front and pedestrian door to the side.

Bathroom 2.06m x 2.65m

Three-piece white suite consisting of WC, pedestal basin and bath with shower over and glazed side screen. Wall mirror. Toilet accessories. Pendant light. Vinyl flooring.

## INCLUDED

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



WWW.CALEDONIAESTATEAGENCY.CO.UK





## SERVICES

Mains electricity, water and drainage. Telephone.

## HOME REPORT

A home report is available for this property. Please email [info@caledoniaestateagency](mailto:info@caledoniaestateagency) to request a copy or you can use the following link:

- Ref: <https://homereports.survpoint.co.uk/sjpphz5yvn>
- Postcode: PH21 1LF
- Energy Performance Certificate Rating: Band C
- Home Report Valuation - £190,000

## PRICE

A Fixed Price of £169,950 is 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.

[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)







CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH  
[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)  
01479 810 531



#### 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.

[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)

