

28 Hillside Avenue Kingussie PH21 1PA

Offers Over £260,000 are invited

Fantastic Opportunity To Purchase
a Four Bedroom Detached Home
in A Popular Residential Area Of
Kingussie



Features:

- Spacious Lounge and Kitchen/ Dining Area
- Detached Garage & Private Driveway
- Full Double Glazing & Electric Economy Heating
- Alpine Front Garden & Private Rear Garden
- Generous Double Bedrooms & Versatile Room for Office or Storage
- Walking Distance To Local Amenities & Woodland Trails

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28 Hillside Avenue is a deceptively spacious four-bedroom detached property, situated in a popular residential area of Kingussie. The home features a bright and airy lounge as well as a generous kitchen/dining area, perfect for family meals and entertaining. With two generous double bedrooms located on the ground floor, alongside a family bathroom, the property also boasts excellent storage throughout. On the first floor, you'll find two additional bedrooms, a convenient shower room and a versatile space that's perfect for a home office or study.

Outside the home is equally impressive. It has its own driveway leading to a detached garage, offering ample parking and storage options. The front of the property features a charming alpine garden, while the private enclosed rear garden provides a peaceful retreat.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Sophia Peddie on 07759 119411



Inside the property requires minor modernization but holds immense potential. This property offers an excellent opportunity to purchase a comfortable family home within Kingussie, close to local amenities and facilities.

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

ACCOMODATION

Entrance Vestibule

1.88m x 1.11m

Timber entrance door with glazed side panel opens into the entrance vestibule. Space for storing shoes and hanging coats. Glazed door to hallway.

Hallway

2.51m x 3.76m

'T' shaped hallway with access to lounge, kitchen /dining area, bedrooms 1 & 2 and family bathroom. Stairs to first floor. Deep understairs cupboard with fitted shelving. Pendant light. Storage heater. Fitted carpet.

Lounge

3.54m x 5.01m

Spacious lounge with picture window to the front, giving views over the front alpine garden. Abundant room for furniture. Electric fire with timber mantle and surround. Pendant light. Storage heater. Fitted carpet. TV and telephone points.

Kitchen/ Dining Area

3.88m x 2.69m

Fitted kitchen with base and wall units incorporating 1 ½ stainless steel sink with mixer tap and drainer, electric oven, hob and grill, washing machine and tall fridge freezer. Tiled surround above worksurfaces. The window is conveniently located above the sink, overlooking the rear garden. Ample room to create a family or formal dining space. Fitted coat racks along one wall. Pendant light. Storage heater. Fitted carpet. Door to rear garden



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Bedroom One 3.62m x 2.70m

Comfortable double bedroom with window to the rear overlooking woodland. A deep built-in double wardrobe with shelving and hanging for all your wardrobe essentials. The Electrical Consumer Unit (ECU) is located here. Ample room for free-standing furniture. Pendant light. Panel heater. Fitted carpet.

Family Bathroom 2.15m x 1.94m

Three-piece cream suite comprising of pedestal wash hand basin, WC and bath with electric shower above. Wall tiling around bath. Toilet accessories and wall mirror. Pendant light. Storage heater. Fitted carpet. Opaque window to the side creating a well-lit room.

Bedroom Two 2.79m x 2.94m

Bright and spacious double bedroom with a window to the front allowing plenty of natural daylight. Integral linen cupboard housing hot water cylinder. Pendant light. Panel heater. Fitted carpet.

A carpeted staircase with timber balustrade leads up to the first-floor landing.

Landing 2.92m x 1.65m

Doors off to remaining bedrooms, study and shower room. Deep eaves storage cupboard with fitted shelving. Recessed lighting. Storage heater. Fitted carpet.

Bedroom Three 4.78m x 2.39m

Spacious double bedroom with window offering beautiful views of Creag Bheag and the surrounding countryside. Ample room for free-standing furniture. Pendant light. Panel heater. Fitted carpet.

Shower Room 2.76m x 1.34m

Three-piece suite comprising of WC, pedestal wash hand basin and walk-in shower cubicle. Wall tiling around suite. Toilet accessories. Loft hatch. Eaves storage cupboard. Wall lighting and wall mounted fan heater. Fitted carpet.

Bedroom Four

3.52m x 2.68m

A comfortable double bedroom with a window to the side allowing plenty of natural daylight to flood the room. Pendant lighting. Panel heater. Fitted carpet.

Study / Boxroom

2.65m x 1.70m

Versatile space for a home office or storage room with a Velux window filling the room with natural light. Pendant light. Panel heater. Fitted carpet.

Garage

6.07m x 3.03m

A generously sized detached garage which leads to the driveway next to the home. Fitted with an up and over door, power and lighting, the garage provides abundant room for your gardening and outdoor equipment as well as space to park a car.

OUTSIDE

To the front there is a beautifully landscaped alpine garden, featuring a variety of flowers and trees. Paved and gravel pathways wind through the garden connecting the parking area to the home and continuing around both sides of the property. The enclosed rear garden offers a peaceful retreat. It includes a dedicated planting area, perfect for gardening enthusiasts and a paved section ideal for outdoor seating. Pathways lead to the detached garage, adding both functionality and charm to this outdoor space.

INCLUDED

Can be sold fully furnished excluding piano and music cabinet. No warranties will be given for kitchen appliances.

SERVICES

Mains electricity, water, and drainage.



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PRICE

Offers Over £260,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time

HOME REPORT

A Home Report is available for this property. Please contact us at info@caledoniaestateagency.co.uk to have the home report sent to you.

Postcode: PH21 1PA

Energy Rating: Band D

Home Report Value - £260,000

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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