

Douneside
52 High Street
Kingussie
PH21 1HZ

Offers Over £150,000 are invited
Traditional Three Bedroom Town
House With A Number of Period
Features



FEATURES :

- Great Sized Accommodation Throughout
- Spacious Open Plan Lounge/Dining Area
- Electric Economy Heating
- Shared Parking and Private Garage

CONTACT US :

CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



Douneside is a traditional, three-bedroom stone built townhouse, located on the main street in Kingussie. These properties benefit from great-sized accommodation throughout, being laid out over three floors, with the first and second floors enjoying some views over the surrounding hills. The property has an abundance of character with traditional features including ceiling coving, high ceilings, tall windows and stained-glass windows on the staircase. Other benefits include a spacious open-plan lounge and dining area, perfect for entertaining guests and enjoying a relaxing evening. The kitchen offers ample cupboard space with additional room for dining.



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



Outside you'll find a shared parking area and a garage, that while in need of some maintenance, provides excellent storage options. Internal viewing is essential to fully appreciate the character and spaciousness of this charming property. The property would make an ideal buy-to-let investment, family home or second home.

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.

ACCOMODATION

Entrance Vestibule

2.12m x 1.61m

A timber entrance door with high level window opens to the entrance vestibule. Tiled floor. Door with glazed panel opens to hallway.

Hallway

5.51m x 1.14m

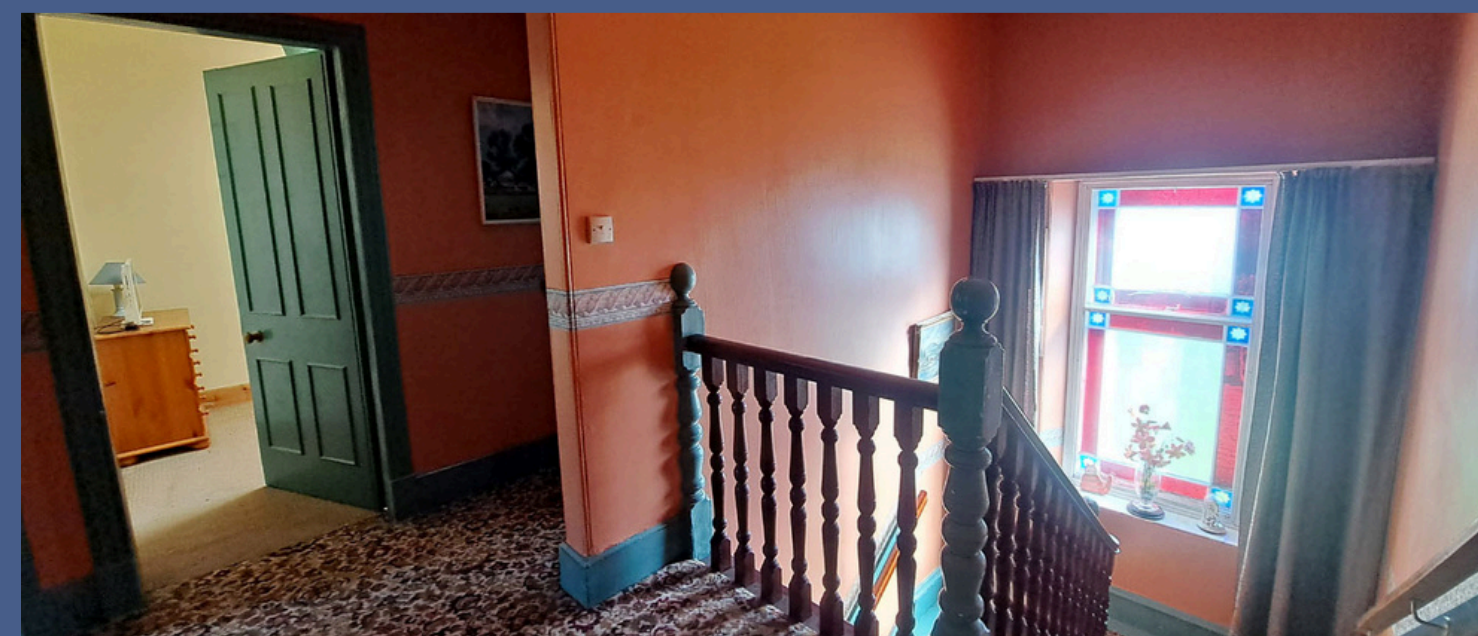
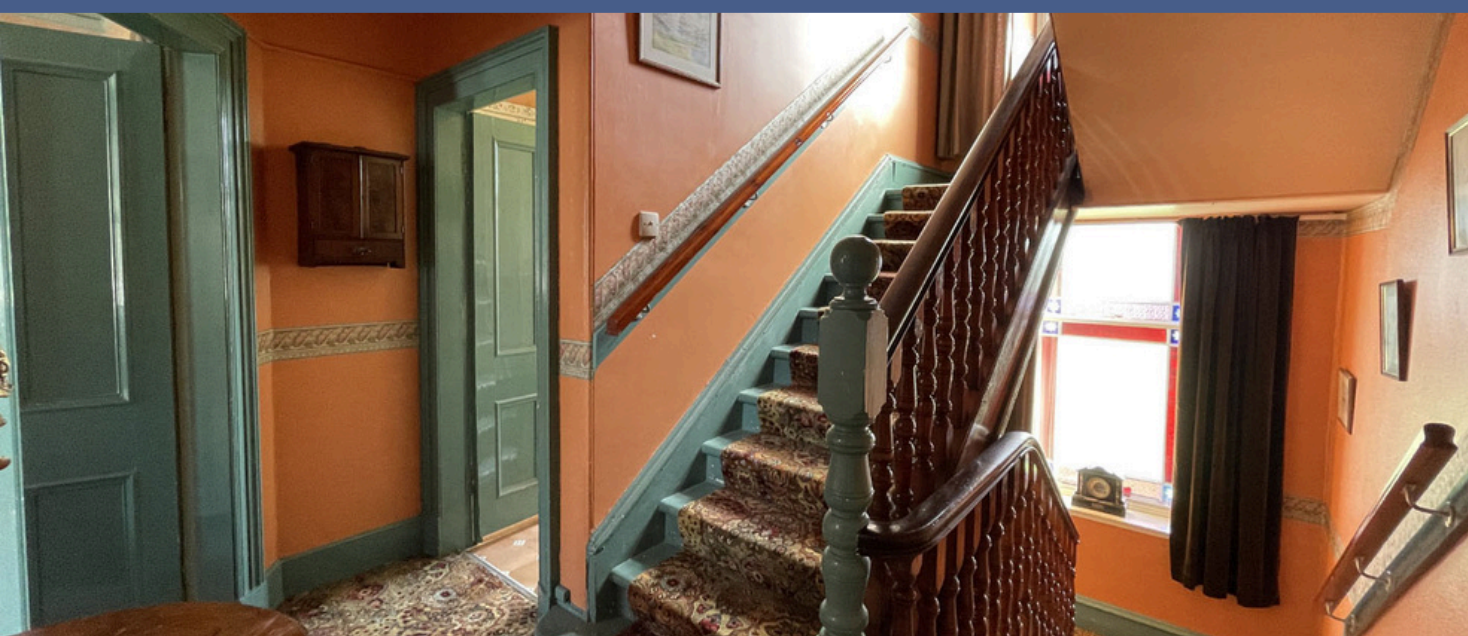
The hallway welcomes you into the home. A carpeted staircase with timber balustrade leads to a half-landing (2.08m x 0.93m) with a beautiful stained-glass window illuminating the stairway and onto the first floor. Understairs cupboard offers storage space with fitted shelving. Pendant light. Storage heater. Fitted carpet. Door to rear porch.

Rear Porch

1.26m x 1.10m

The porch offers space for hanging coats and storing shoes with a coat rack along one wall. Vinyl flooring. Timber entrance door with high level windows opens to rear patio area and alleyway.

Follow the stairs to the first-floor landing.



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Lounge

4.91m x 3.51m

Spacious lounge with plenty of natural light flooding through two front facing windows. The high ceilings are adorned with elegant decorative coving and a pendant light mount. The focal point of the room is a charming open fireplace, complete with an ornate surround and a tiled hearth. An archway seamlessly connects the lounge to the adjacent dining room, creating an ideal flow for both relaxation and dining. Wall lighting. Storage heater. Fitted carpet.

Dining Area

2.25m x 2.29m

The dining room offers a perfect space for formal dining and hosting. A window to the front creates a well-lit room. Pendant and wall lighting. Fitted carpet.

Kitchen

3.78m x 3.68m

Spacious kitchen with window to the rear offering beautiful views over to the surrounding hills. Fitted wall and base units with integrated under counter fridge, separate freezer and stainless-steel wash hand basin. Space for free-standing oven and undercounter washing machine. In the centre of the room a dining area has been created, a perfect spot for informal family dining and relaxing. Spotlight lighting. Storage heater. Vinyl flooring.

Stairs to half landing with stained glass window and onto second floor

Second Floor Landing

3.30m x 1.71m + 2.77m x 1.05m

Landing with doors of to Bedrooms 1-3 and Family Bathroom. Skylight window allows for natural daylight. The Electrical Consumer Unit (ECU) is located on the half landing below. Pendant lighting. Storage heater. Fitted carpet.

Bedroom One

4.08m x 3.41m

Principal bedroom with double window to the front with limited views past the clocktower towards Creag Bheag. Ample room for multiple pieces of bedroom furniture. Pendant lighting. Fitted carpet.

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Bedroom Two

2.71m x 2.49m

Double bedroom with skylight window allowing natural daylight to flood the room. Pendant lighting. Fitted carpet.

Family Bathroom

3.68m x 1.49m

Bright family bathroom comprising of three-piece suite including WC, bath with mixer shower attachment and pedestal wash-hand basin. Beautiful views from the window to the surrounding woodlands and hills. Heated towel rail. Wall mirror. Pendant light. Panel heater. Wooden mosaic flooring.

Bedroom Three

4.08m x 2.38m

Comfortable double bedroom with window to the front. Space for free-standing bedroom furniture. Pendant lighting. Fitted carpet.

Outside

An archway leads through the apartments to a shared parking area at the rear. A timber garage is allocated to the property within a block of terraced garages. The garage provides great storage space with extra space available above in the rafters. Fitted with an up and over door (in need of maintenance).

At the rear of the property is a shared gully giving access to the rear porch. Brilliant space for storing bikes or outdoor equipment



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Included

Property can be sold as seen with all furnishings and fittings.

Services

Mains electricity, water, and drainage.

Council Tax

Band C £1754 p.a. (2024/25) including water rates.
Discounts are available for single person occupancy.

Price

Offers over £150,000 are invited. 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 use the following link:

<https://app.onesurvey.org/Pdf/HomeReport?q=v8SkTU%2bPC%2f%2b8nOw75Ai8EQ%3d%3d>

Post Code: PH21 1HZ

EPC Rating : E

Viewing

Viewing is by appointment only through the Selling Agents

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