

Egmont- 117 High Street Kingussie PH21 1JD

OFFERS OVER £230,000

Four Bedroom Semi-Detached
Traditional Villa With Fantastic Views
Over Surrounding Hills



FEATURES :

- Beautiful Traditional Villa With Generous Accommodation
- Spacious Lounge & Family Rooms
- Full Double Glazing, Open Fire & Gas Fired Aga
- Outstanding Views Across The Valley
- Great Location Close To All Local Facilities

CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

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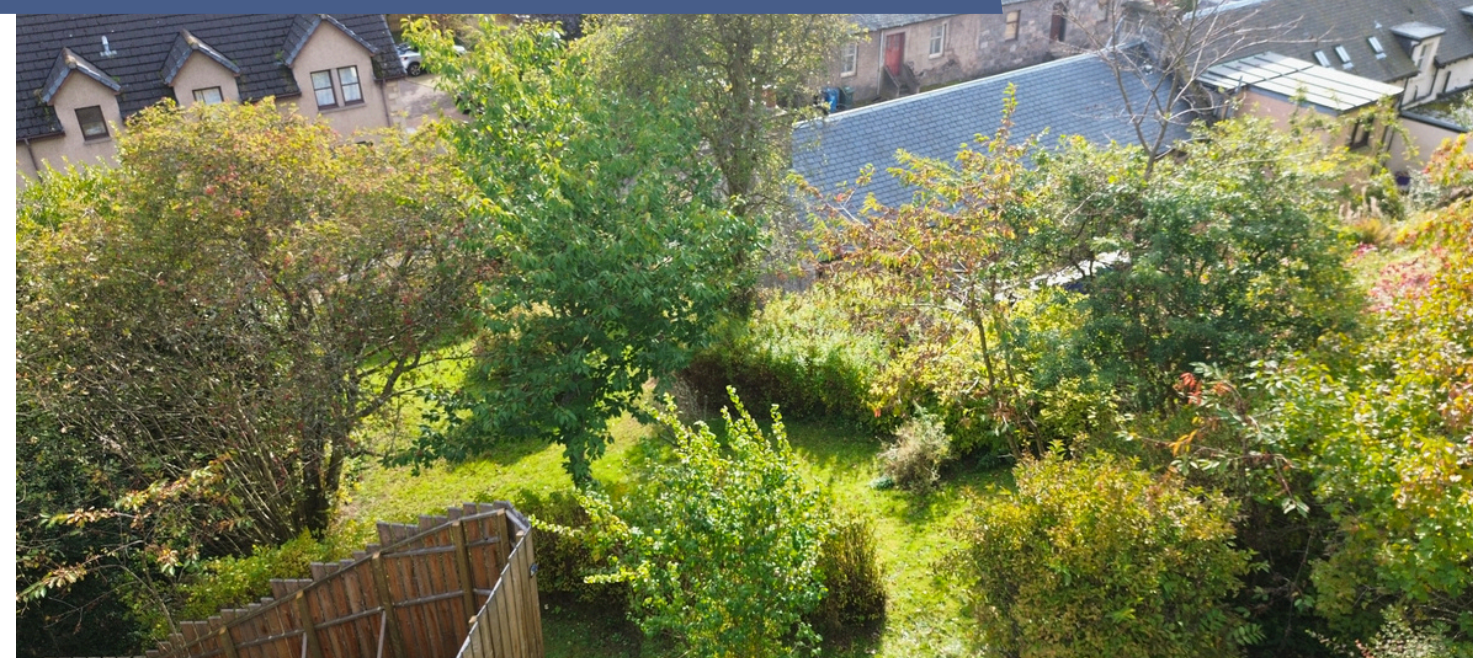
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“Egmont”, 117 High Street is a charming semi-detached traditional villa situated on an elevated position offering fantastic views of surrounding hills. Deceptively spacious, the property may need slight modernisation but has been kept in immaculate condition and includes full double glazing, open fireplace and a gas fired Aga. The property offers great flexibility with four double bedrooms, lounge, kitchen, accessible shower room and a WC. It would make an ideal family residence or holiday home, being close to public transport links and local facilities. The property boasts generous outside space with a substantial front garden, and path leading to the main street. It's mainly laid to lawn with some beautiful mature trees, plants and shrubs. The property is accessed via a shared driveway, just off Dunbarry Road. There are timber outbuildings and off street parking at the rear.



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 Hall 5.76m x 2.44m

A decorative solid wood front door opens into the entrance hallway. Spacious hallway offering space for furniture and with a grand staircase with traditional timber balustrade. Doors off to the lounge and family/dining room. Decorative ceiling coving. Pendant light. Radiator. Fitted carpet.

Lounge 4.60m x 4.80m

Bright and spacious south facing room with a large triple window to the front offering fantastic views across the valley. Feature marble fireplace housing the open fire. Adequate space for lounge furniture. Ceiling chandelier. Decorative ceiling coving. Radiator. Fitted carpet.

Family Room/Dining Area 3.75m x 4.54m

Spacious room with a window to the rear overlooking the garden grounds. Offers flexibility as a family room or dining room located off the kitchen. Feature gas fired aga. Space for furniture. Decorative ceiling coving. Pendant light. Fitted carpet. Doors to bedroom four, kitchen and to rear vestibule.

Kitchen 2.28m x 2.63m

Fitted base and wall units incorporating a stainless steel sink with drainer, space for freestanding appliances and additional storage space. Tiled splash back around worksurfaces. Fluorescent lighting. Vinyl flooring. Window to the rear.



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Rear Vestibule

1.86m x 2.13m

Timber door opens to the spacious vestibule. Door to WC and high level cupboard housing the electrical consumer unit. Large, fitted floor standing storage cupboard. Space for furniture. Ceiling light. Carpet tiles. Window to rear and glazed door to family/dining room.

Bedroom 4

3.96m x 3.39m

Spacious double bedroom with window to the front. Space for freestanding bedroom furniture. Offers great flexibility as a bedroom, office or kids room. Decorative ceiling coving. Pendant light. Storage heater. Fitted carpet.

Returning to the entrance hallway and taking the stairs to the first floor landing.

Landing

The stairs lead up to a landing on the first floor where there is access to the remaining bedrooms and shower room. A hatch with pull down ladder gives access to the loft space. Velux window to the rear offering natural daylight. Decorative ceiling coving. Radiator. Fitted carpet.

Bedroom 1

4.57m x 4.14m

Bright and spacious double bedroom with windows to the front offering great views across the valley. Adequate space for freestanding bedroom furniture. Decorative ceiling coving. Pendant light. Storage heater. Fitted carpet.



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Bedroom 2 3.68m x 4.40m

Double/twin bedroom with window to the rear offering natural daylight. Space for bedroom furniture. Decorative ceiling coving. Pendant light. Storage heater. Fitted carpet.

Bedroom 3 3.09m x 3.05m

Double bedroom with a window to the front overlooking the garden grounds. Space for bedroom furniture. Decorative ceiling coving. Pendant light. Storage heater. Fitted carpet.

Shower Room 2.11m x 2.85m

Spacious accessible shower room consisting of a WC, pedestal wash hand basin and electric shower. Waterproof wall paneling and wall tiles. Storage space. Toilet accessories. Wall mirror. Heated towel rail. Vinyl flooring. Opaque window to the rear.

Outside

The property benefits from a substantial tiered front garden which is mainly laid to lawn with mature trees, plants and shrubs. Path leading from the front door down to the main street which is gated. The rear and side garden offering off street parking with timber outbuilding and the gas tank.

SERVICES

Mains electricity, water and drainage.



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COUNCIL TAX

Currently Band E (£2,489 pa 2024/25), including water rates. Discounts are available for single home occupancy.

HOME REPORT

A Home Report is available by using the following link:

Postcode: PH21 1JD

Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=6K9Lbc2IJWPphNMgyZXKbg%3d%3d>

Energy Performance Certificate Rating: Band E

PRICE

Offers Over £230,000 are invited for this property.

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

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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