

# 15 Campbell Crescent Kingussie PH21 1JR

OFFERS OVER £170,000

Affordable Two Bedroom Semi-Detached Property With Great Sized Accomodation Throughout and Beautiful Garden Spaces



## FEATURES :

- Bright Lounge / Dining Area With Patio Doors To Rear Garden
- Modern Fitted Kitchen and Utility Area
- Idyllic Garden Grounds Backing Onto Surrounding Woodlands
- Oil Fired Central Heating, Log Stove and Converted Loft Space
- Recently Fitted Contemporary Bathroom Suite

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15 Campbell Crescent offers a rare opportunity to purchase an affordable two-bedroom semi-detached home within a popular and quiet cul-de-sac in Kingussie. The property is beautifully presented throughout with a spacious lounge/ dining area with patio doors leading to the rear garden. With two spacious double bedrooms, the property also includes a converted loft space offering fantastic storage solutions. A modern fitted kitchen leads to a utility area which provides further space for white goods. Other benefits include oil central heating and a log stove in the lounge.

Outside, the property has beautiful garden spaces with the enclosed rear garden offering a private escape and overlooking the surrounding woodlands.



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

This desirable property offers a fantastic opportunity to purchase an affordable home in the heart of the 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. The surrounding countryside is a haven for wildlife with a wealth of excellent rural sporting activities nearby. There are also many outdoor pursuits available such as hill walking, climbing, mountain biking, wind-surfing, ski-ing and snowboarding. There are several renowned golf courses in the area.

## ACCOMODATION

### Entrance Hallway

4.02m x 1.95m

A glazed UPVC security door opens into the hallway. A door leads of to the lounge/ dining area and another to the kitchen. A staircase with fitted carpet leads to the first-floor landing. A fitted cupboard houses the ECU (Electrical Consumer Unit) and provides shelved storage space. An open space under the stairs provides abundant room for hanging coats and storing shoes. Pendant lighting. Central heating radiator. Laminate flooring.

### Lounge/ Dining Area

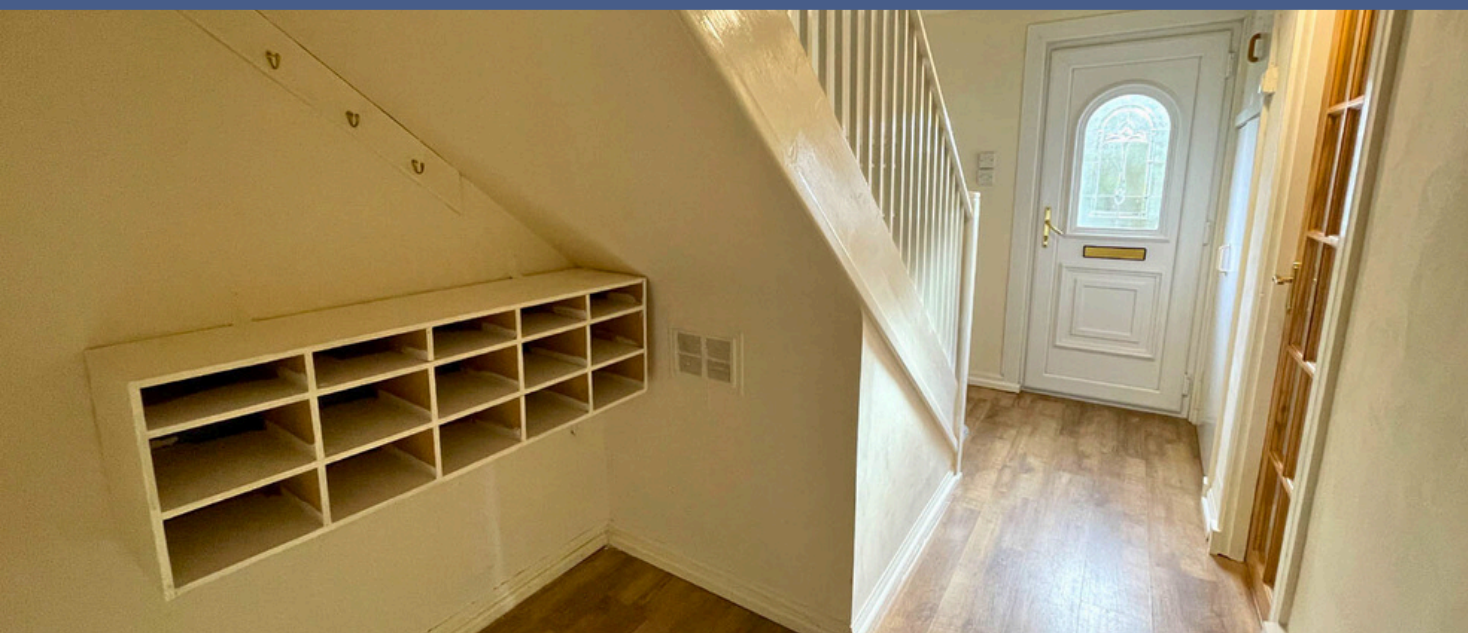
6.27m x 3.79m

A bright double aspect lounge and dining area with windows overlooking the front garden. Patio doors offer easy access to the rear garden. A feature wood-burning stove set on slate hearth helps create a cozy space. Ample room to create a dining area. Pendant lighting. Central heating radiator. Laminate flooring.

### Kitchen

3.15m x 2.89m

Contemporary fitted kitchen with base and wall units incorporating stainless steel 1 ½ stainless steel sink with mixer tap and drainer. Integrated undercounter oven, dishwasher and electric hob with stainless steel extractor above. Tiling above work surfaces. A window conveniently located above the sink allows natural light to flood the room while another window looks over the rear garden. Strip lighting. Laminate flooring. Archway to utility area.



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## Utility

2.01m x 2.57m

Conveniently located off the kitchen, the utility offers space to house a tall fridge freezer and is plumbed for a washing machine. The oil boiler is located here. Space for hanging coats. A UPVC security door gives access to the side of the home and the rear garden. Wall lighting. Central heating radiator. Laminate flooring.

Return to the hallway and follow the stairs to the first floor

## Landing

1.91m x 4.10m

Doors off to all bedrooms and family bathroom. A large window to the side creates a well-lit space. Pendant lighting. Fitted carpet leading into laminate flooring.

## Bedroom One

3.84m x 3.14m

Spacious double bedroom with window to the front offering some beautiful views towards the surrounding hills and countryside. Fitted wardrobe provides hanging space for all your wardrobe essentials with a fitted storage cupboard above. Pendant lighting. Central heating radiator. Fitted carpet.



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## Family Bathroom

1.96m x 1.78m

Modern and stylish new three-piece suite comprising of p-shaped bath with mains shower over, WC and pedestal wash hand basin. White gloss wall tiles around suite. Shower comprises of rain and standard fitting. Recessed lighting. Heated towel rail. Vinyl flooring. Opaque window to the side.

Follow the staircase to the loft space.

## Loft Space

4.53m x 3.11m

Converted loft space, currently been used as a fantastic storage space. No planning permission was granted to classify as a bedroom. Two Velux windows allow natural light to flood the space. Deep walk in storage cupboard with fitted shelving and lighting. Deep eaves storage. Recessed lighting. Central heating radiator. Fitted carpet.

## OUTSIDE

The properties garden spaces offer a blend of charm and practicality. The front garden is accessed via a few steps from the street and is mostly laid to lawn, with a few beautiful trees, including a striking rowan. A side path provides convenient access to the rear garden and has a bin store area, and an outside tap fitted.



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To the rear, the garden opens into a private escape that overlooks a peaceful woodland. The lower section is mainly laid to gravel with a convenient decking area for outdoor seating and entertaining. Steps lead up a terraced section, ideal for flower beds and continue up to a lawned area with a garden shed and rowan trees.

An oil tank and log store are positioned at the rear, while timber fencing surrounds the garden.

#### INCLUDED

Carpets, light fittings, curtains, blinds and floor coverings,

#### SERVICES

Mains electricity, water & drainage.

#### COUNCIL TAX

Council Tax Band B- £1,500 per annum (2023/24) Includes water charges

Discounts available for single occupancy.

#### PRICE

Offers Over £170,000 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 log on to:

<https://app.onesurvey.org/Pdf/HomeReport?q=ladleSGppsDXU6HItiE6Cg%3d%3d>

Postcode: PH21 1JR

#### OFFERS

Formal offers should be submitted to our office in Aviemore.

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