

Inchlea
King Street
Kingussie
PH21 1HP

Offers Over £210,000 are invited

Affordable Four Bedroom Traditional Detached
Home In The Heart Of Kingussie



Features:

- Modern Fitted Kitchen With Space For Dining
- Four Fantastic Sized Double Bedrooms With Fitted Cupboards
- Oil Central Heating and Private Parking
- Rear Garden Space With Private Patio Area
- Walking Distance To Local Amenities
- Unique 'Root' Cellar

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



Discover a rare opportunity to own one of the oldest properties in Kingussie, dating back to the 1700s. Located on King Street, the property is ideally positioned and within walking distance to the local schools, shops, cafes, hotels and leisure centre. 'Inchlea' is a spacious detached home which seamlessly blends historic charm with modern comforts, featuring a contemporary fitted kitchen and a generously sized lounge with ample space for dining. The property boasts four double bedrooms, each with fitted cupboards, providing excellent storage. To the rear you'll find a private garden with space for parking and a patio area ideal for outdoor seating. A unique feature of the home is its 'root cellar', which with some renovation could be made into a wine cellar or charming cold storage pantry.

Having previously operated as a long term-rental property, the home offers a fantastic investment opportunity.



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



The home could be the perfect purchase as a family home close to the towns local amenities.

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. The airport in Inverness is approximately 50 miles away, giving access to all the main cities and further afield. There is a wealth of excellent rural sporting facilities, such as stalking and grouse shooting, along with trout and salmon fishing. There are also many outdoor pursuits available within the National Park, such as hill walking, climbing, mountain biking, wind surfing, ski-ing and snowboarding.

ACCOMODATION

Entrance Hallway

1.15m x 3.65m

A UPVC glazed security door opens into the entrance hallway. Space for hanging coats and storing shoes. Wall light. Central heating radiator. Doors to Lounge, Family Bathroom and Bedroom One.

Lounge

4.51m x 5.29m

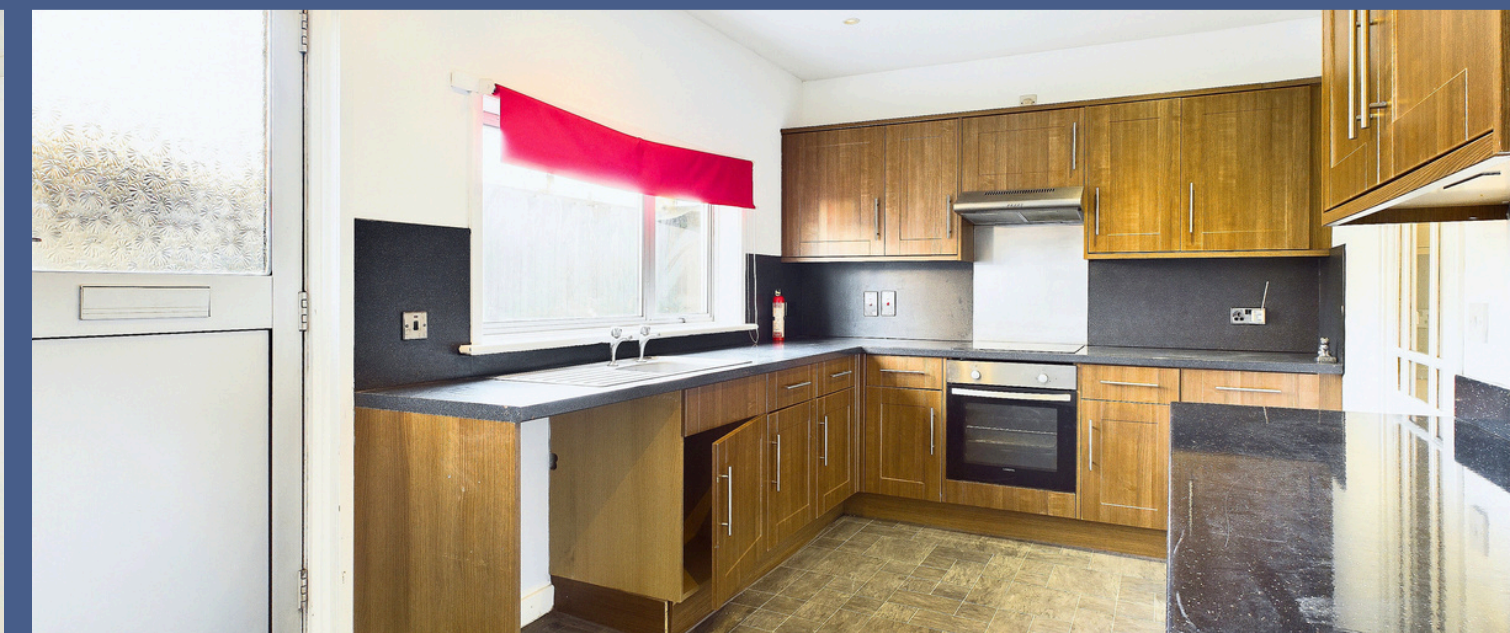
Spacious and comfortable lounge with a window to the front offering natural daylight. Open fire with tiled surround and mantle. Adequate space to create a family dining area. Pendant lighting. Two central heating radiators. Fitted carpet.

Kitchen

2.68m x 4.90m

A modern kitchen with contemporary fitted base and wall units and composite worktops and splash back. Integrated within the kitchen is a 'Lamona' oven with stainless steel extractor above, induction hob and stainless-steel sink. Undercounter space for washing machine. There is a convenient counter space that could serve as a breakfast bar or provide under-counter space for white goods. Additional space to create a dining area or house other kitchen appliances. A window conveniently located over the sink looks out over the rear garden while a rear door gives access to the garden. Recessed lighting. Central heating radiator. Vinyl flooring.

Return to the entrance hallway



WWW.CALEDONIAESTATEAGENCY.CO.UK



Family Bathroom

3.22m x 1.86m

Sizable bathroom comprising of three-piece suite comprising of WC, pedestal wash-hand basin and bath with electric shower over. Ceiling light. Central heating radiator. Laminate flooring. Opaque window to the rear

Bedroom One / Dining Area

4.46m x 3.53m

Expansive room that could serve as a downstairs double bedroom or as a second reception room. Deep understairs cupboard with hanging and shelving. Floor hatch access in cupboard to a unique underfloor 'root' cellar. The root cellar complete with a fireplace, offers the potential to be made into a wine cellar or cold pantry storage with some renovation. Pendant lighting. Central heating radiator. Fitted carpet.

Return to the hallway and follow the carpeted stairs to the first floor landing.

Landing

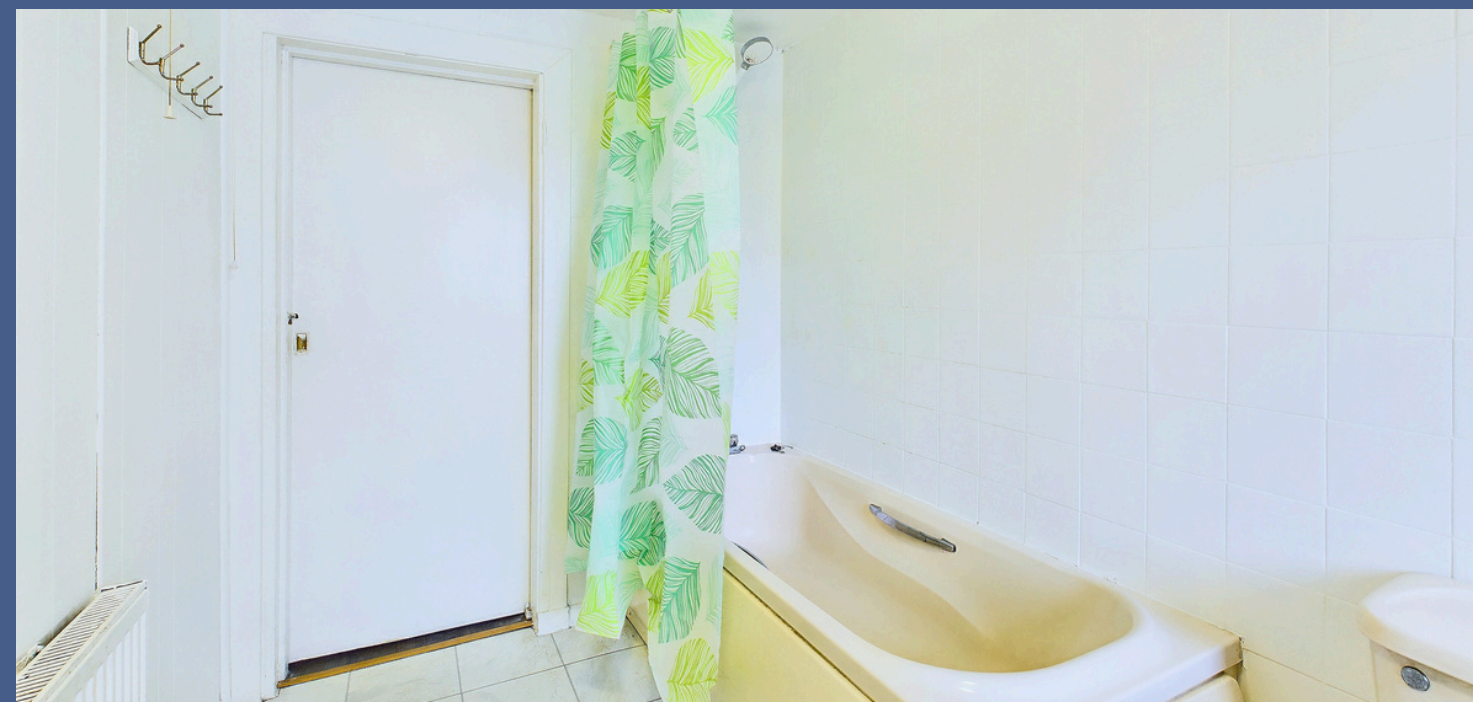
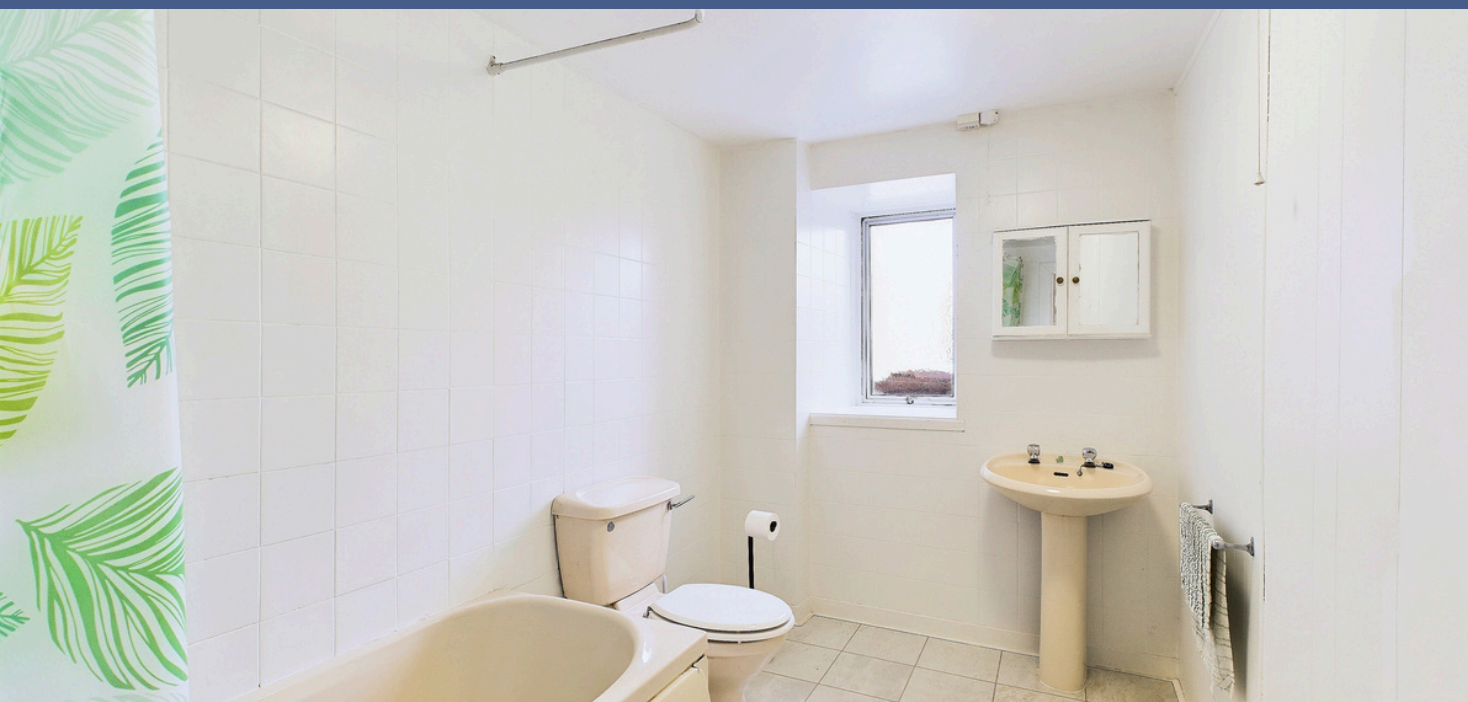
1.37m x 4.61m

Carpeted stairs lead to the first-floor landing. A Velux window creates a well-lit space. Fitted units along one wall create a perfect spot to store linen or other items. Electrical Consumer Unit (ECU) on wall. Ceiling light. Central heating radiator. Fitted carpet.

Bedroom Two

4.49m x 3.08m

Comfortable double bedroom with a window to the front allowing for natural daylight. Two integral-fitted cupboards with shelving and hanging for all your wardrobe essentials. Spotlight rail. Central heating radiator. Fitted carpet.



WWW.CALEDONIAESTATEAGENCY.CO.UK



Bedroom Three

3.12m x 3.78m

Bright double bedroom with integral fitted cupboard with hanging space. Space for free-standing bedroom furniture. Loft hatch. Spotlight rail. Central heating radiator. Fitted carpet.

Bedroom Four

4.70m x 2.86m

Double bedroom with window to the front offering limited views towards Creag Bheag . Two fitted cupboards with shelving and hanging space. Fitted dressing table between wardrobes. Ceiling light. Central heating radiator. Fitted carpet.

Outside

Accessible via a vehicle gate at the rear, the garden is primarily paved and has space to park two cars. There is an excellent patio area for outdoor seating, ideal for relaxation and entertaining.

At one corner, a cluster of trees creates a natural focal point, offering a great spot for planting flowers and shrubs.

A spacious shed houses the oil boiler while still allowing for additional storage. There is an additional log store as well as an outside tap fitted. Previously home to a timber garage, the space offers the potential for a new garage if desired.



WWW.CALEDONIAESTATEAGENCY.CO.UK



Included

Floor coverings and light fittings. Integrated appliances.

Services

Mains electricity, water and drainage. Telephone and internet points.

Council Tax

Currently council tax band D – (£1973 P.A including water rates) Discounts are available for single occupancy.

Home Report

A Home Report is available for this property. Please use the following link:

Reference:<https://app.onesurvey.org/Pdf/HomeReport?q=8%2bFSWynLqwCjCMfbJb2MeA%3d%3d>

Postcode: PH21 1HP

EPC:F

Price

Offers Over £210,000 are invited for this property. The seller reserves the right to accept or refuse a suitable offer at any time.

Viewing

Viewing is by appointment only through the Selling Agents



WWW.CALEDONIAESTATEAGENCY.CO.UK





CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
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

