

# 37 Croila Road Kingussie PH21 1PB

OFFERS OVER £185,000

Attractive Two Bedroom Semi-Detached Bungalow Located At The North End Of Kingussie



## FEATURES :

- Beautiful Property With Great Accommodation
- Spacious Lounge/Dining Area & Modern Kitchen
- Full Double Glazing & Modern Efficient Storage Heaters
- Driveway Providing Off-Street Parking
- Great Location With Views Of Surrounding Hills

## CONTACT US :

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No 37 Croila Road is an attractive two bedroom semi-detached bungalow, located on a modern development at the Northern end of Kingussie. The property benefits from a comfortable living room which offers amazing views, a decent sized kitchen with space for freestanding appliances, two double bedrooms and a modern family bathroom. The property is in good decorative order and offers a great opportunity for a first time buyer or young family to get on the property ladder. Other notable benefits include the full double glazing, modern storage heaters and generously sized landscaped garden grounds. The property also benefits from private off street parking.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



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. Viewing is highly recommended to appreciate the location and condition of this affordable property.

## ACCOMMODATION:

### Entrance Vestibule

Opaque glazed UPVC entrance door opens to vestibule. Opaque glazed door to hallway. Ceiling light. Laminate flooring.

### Hallway

Doors off to lounge, both bedrooms and bathroom. Built-in cupboard housing ECU, coat hooks and slatted shelving. Telephone point. Storage heater. Smoke alarm. Hatch to loft. Pendant light. Fitted carpet.

### Lounge

Bright room with large window overlooking the front garden and offering great views of surrounding hills. Space for family or formal dining. TV and telephone points. Space for furniture. Ceiling light. Wall light. Smoke alarm. Storage heater. Fitted carpet.

### Kitchen

Modern kitchen with fitted base and wall units incorporating 1 1/2 bowl composite sink. Spaces for freestanding automatic washing machine, dishwasher, fridge and freezer. Wall tiling above worksurfaces. Storage heater. Ceiling light. Smoke alarm. Ample space for dining. Laminate flooring.

### Bedroom 1

Rear facing double bedroom overlooking the garden grounds. Built-in mirrored wardrobes offering hanging and storage space. Cupboard with slatted shelving housing hot water cylinder. Space for furniture. Telephone point. Pendant light. Panel heater. Fitted carpet.



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## Bathroom

Three piece white suite comprising wash hand basin, WC and bath with shower over. Tiles around bath and sink. Toilet accessories. Ceiling light. "Dimplex" blow heater. Tiled floor. Opaque window to the side.

## Bedroom 2

Double bedroom with a window to the rear overlooking the garden. Space for bedroom furniture. Pendant light. Panel heater. Fitted carpet.

## GARDEN GROUNDS

The front garden is open plan and mainly laid to lawn with landscaped flower borders. Mature plants, trees and shrubs. A paved driveway leading to the side of the property. The rear garden is enclosed by timber fencing and again is laid to lawn with some plants, trees and shrubs. Newly built garden shed.

## INCLUDED

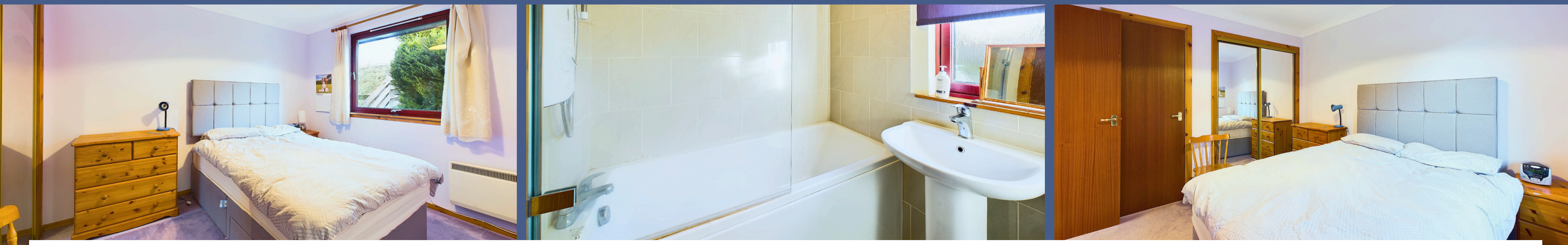
Floor coverings, light fittings, blinds and some curtains. Timber garden shed.

## SERVICES

Mains electricity, water and drainage. Broadband.

## COUNCIL TAX

Currently Band C (£1,754 pa 2024/25), including water rates.



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## HOME REPORT

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

- Postcode: PH21 1PB
- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=ZvKhjeF8ortmkrazhWCchg%3d%3d>
- Energy Performance Certificate Rating: Band C

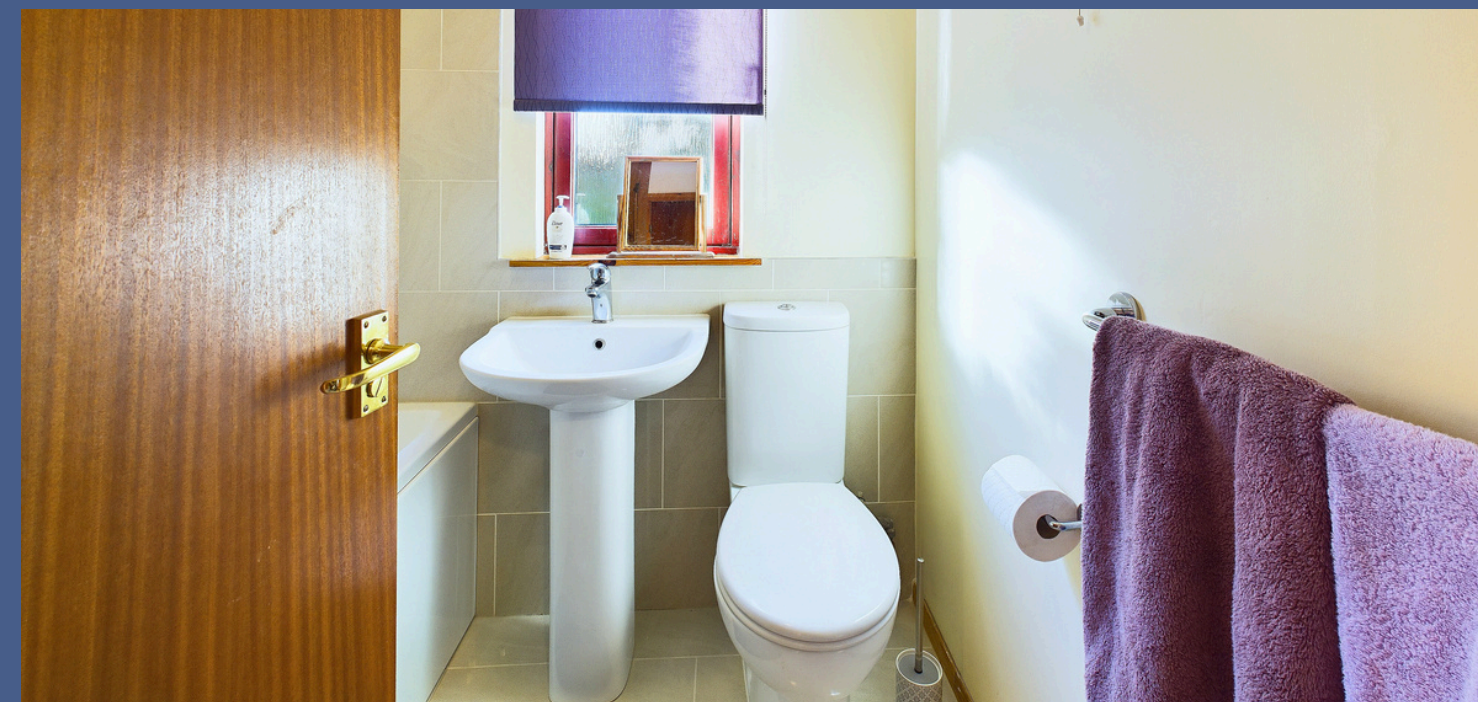
## PRICE

Offers Over £185,000 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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