

6 Columba Terrace Kingussie PH21 1HH

Offers Over £125,000 are invited

Tastefully Finished One Bedroom First
Floor Apartment Benefiting From
Recent Refurbishment



Features:

- Stunning Open Plan Living Space
- Newly Fitted Kitchen Offering Space For Dining
- Modern Three Piece Shower Room
- Upgraded Electric Heating & Wood Burning Stove
- Well Maintained Communal Garden Grounds
- Close To Local Facilities

CONTACT US :

CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH

WWW.CALEDONIAESTATEAGENCY.CO.UK

01479 810 531



No 6 Columba Terrace is a beautifully finished first floor apartment set within a small cul-de-sac of similar properties. This particular apartment has been recently renovated to an exceptionally high standard and includes a new modern kitchen, contemporary shower room, spacious double bedroom with fitted wardrobes and a bright sitting room which also offers work from home space. Other notable benefits include the upgraded electric heating, woodburning stove, good quality floor coverings and private parking.

This apartment represents an ideal purchase opportunity for the first time buyer, holiday home or buy to let investment.



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.



Columba Terrace is a small development of similar properties, located within a cul-de-sac at the North end of 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.

OUTSIDE

There are communal garden grounds to the rear of the property which include a lawn area, drying lines and space for garden sheds and woodstore. The gravel parking area offers off-street parking for numerous vehicles. The property also benefits from a large storage area which is located under the main stairs which is lockable and has power and lighting.

INCLUDED

Blinds, carpets and light fittings. All integrated appliances will be left.

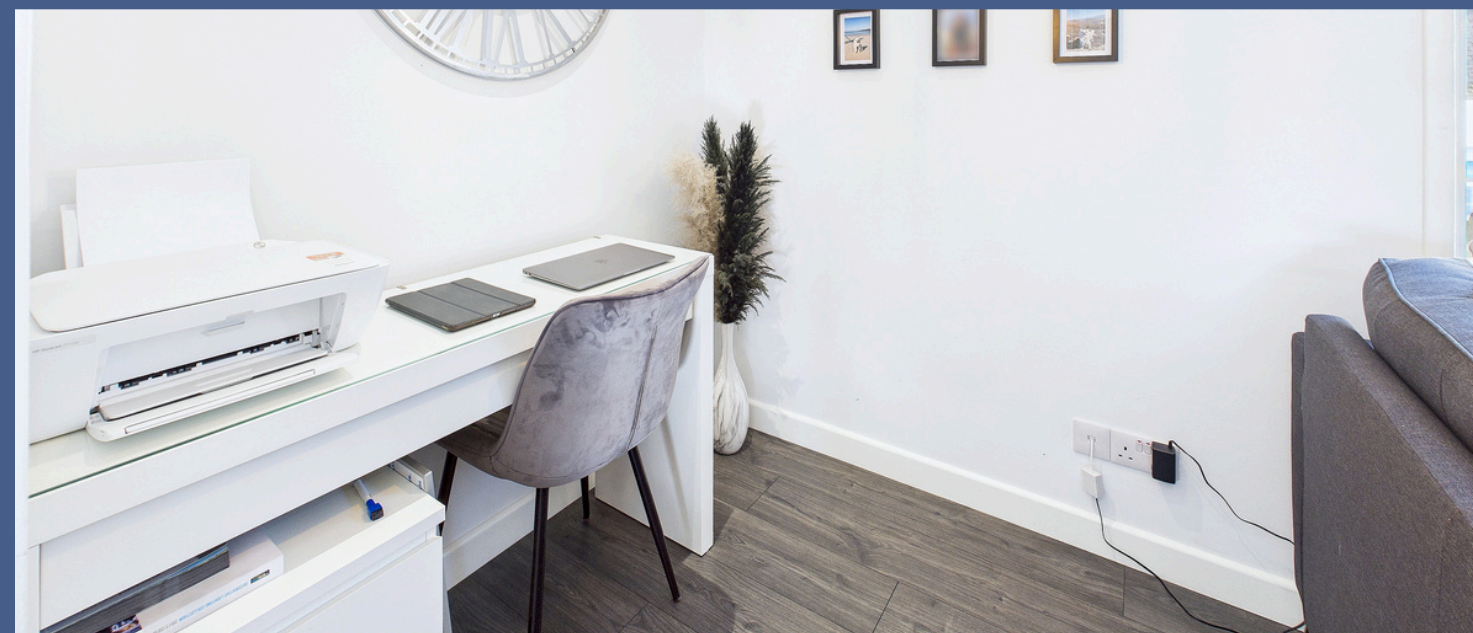
SERVICES

Mains electricity, water & drainage.

COUNCIL TAX

Currently Band B (£1535 p.a. in 2024/25)

Discounts available for single occupancy.



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HOME REPORT

A Home Report is available from our website: www.caledoniaestateagency.co.uk or by using the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=X2IUq6cEzfP2WMELojE3%2fA%3d%3d>
- EPC: Band E
- Home Report Value: £125,0000
- Post Code: PH22 1HH

PRICE

Offers Over £125,000 are invited for this property.

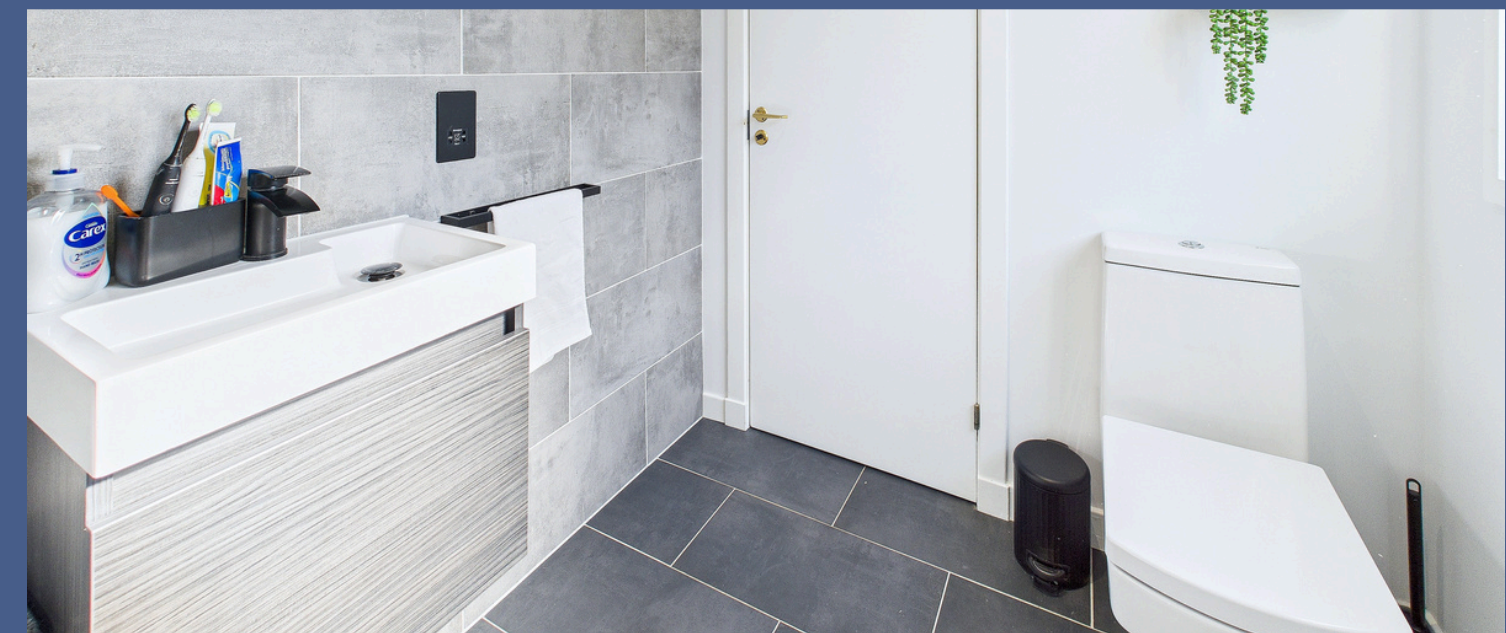
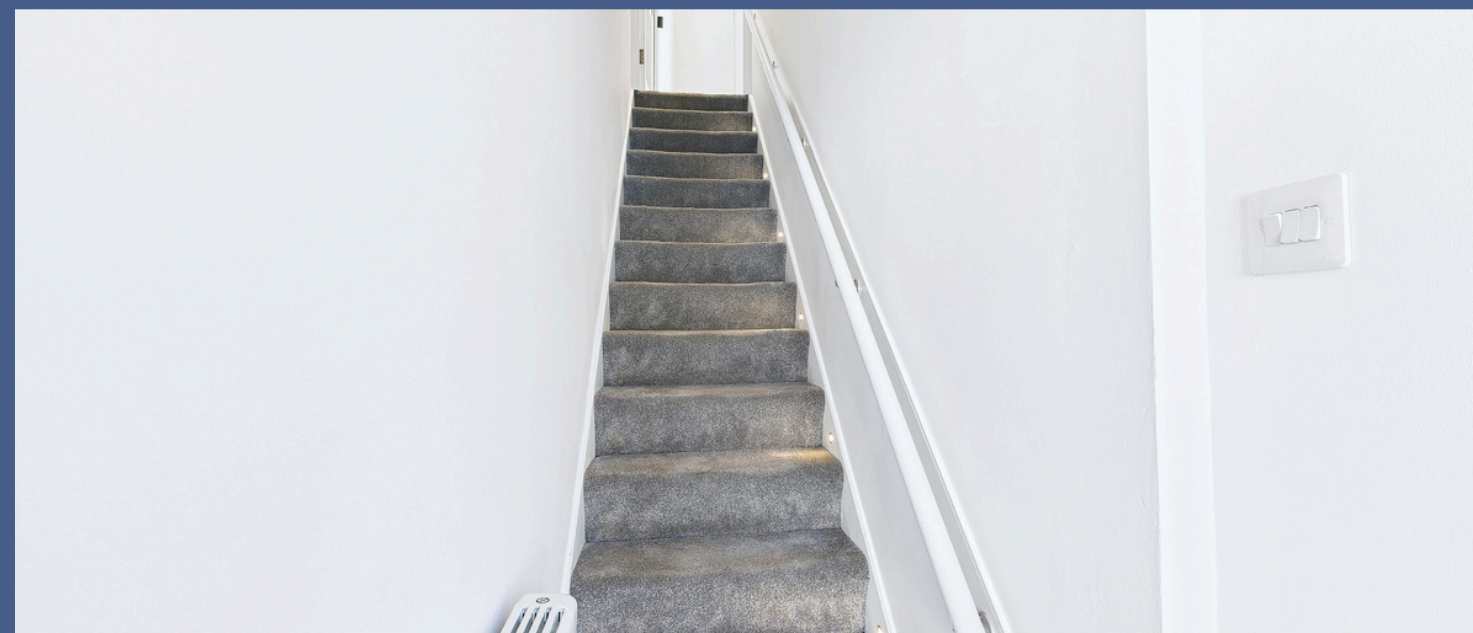
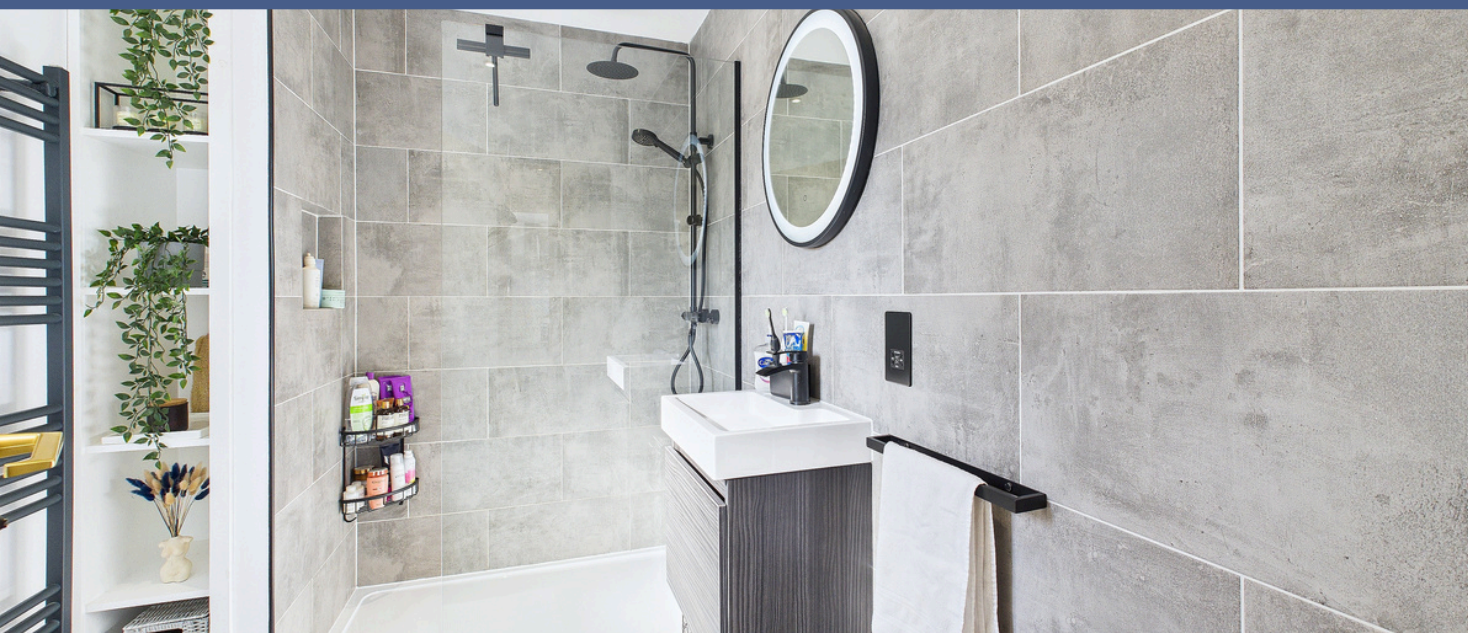
The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

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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