

# Netherbank Gynack Road Kingussie PH21 1EU

Offers Over £310,000 are invited.

4 Bedroom Detached Villa Situated On  
An Elevated Site Offering Incredible  
Panoramic Views



## Features:

- Bright Lounge & Open Plan Kitchen/Dining Area
- Oil-Fired Central Heating And Timber Double-Glazed Windows
- Feature Open Fire In The Lounge
- Single Garage Offering Storage Space & Ample Off-Street Parking
- Close To Local Amenities, Transport Links, And Scenic Walking Trails

CONTACT US :

CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE

PH22 1RH

[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)

01479 810 531





Enjoying an elevated position with panoramic views, Netherbank is a spacious four-bedroom detached villa set on a generous plot in a desirable area of Kingussie. Offering bright and versatile living spaces, this home is ideal for families or those seeking a peaceful Highland retreat.

The accommodation includes a welcoming lounge with an open fireplace, a kitchen/dining area, and a separate utility room. There are four well-proportioned bedrooms, a shower room, and a convenient first-floor WC. Large windows maximise natural light and frame the impressive surrounding scenery. Other practical features include oil-fired central heating, timber double-glazed windows and an open fireplace. The property also benefits from an abundance of storage space in both the attic and basement of the property.

This property offers an excellent opportunity to acquire a well-located home in the heart of the Cairngorms National Park, within easy reach of local amenities, outdoor pursuits, and excellent transport links.



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.

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 English cities and further afield. The surrounding countryside is a haven for wildlife, with red deer, badgers and squirrels amongst some of the abundant inhabitants. 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, skiing and snowboarding. There are also a number of renowned golf courses in the area - including the championship Spey Valley course in Aviemore - all within stunning countryside settings.



## OUTSIDE

Externally, the property boasts ample off-street parking, a single garage with additional storage, and attractive garden grounds from which to enjoy the outstanding views. Large lawn area to the side and rear which offers space for garden furniture. Oil tank. Outside tap.

## INCLUDED

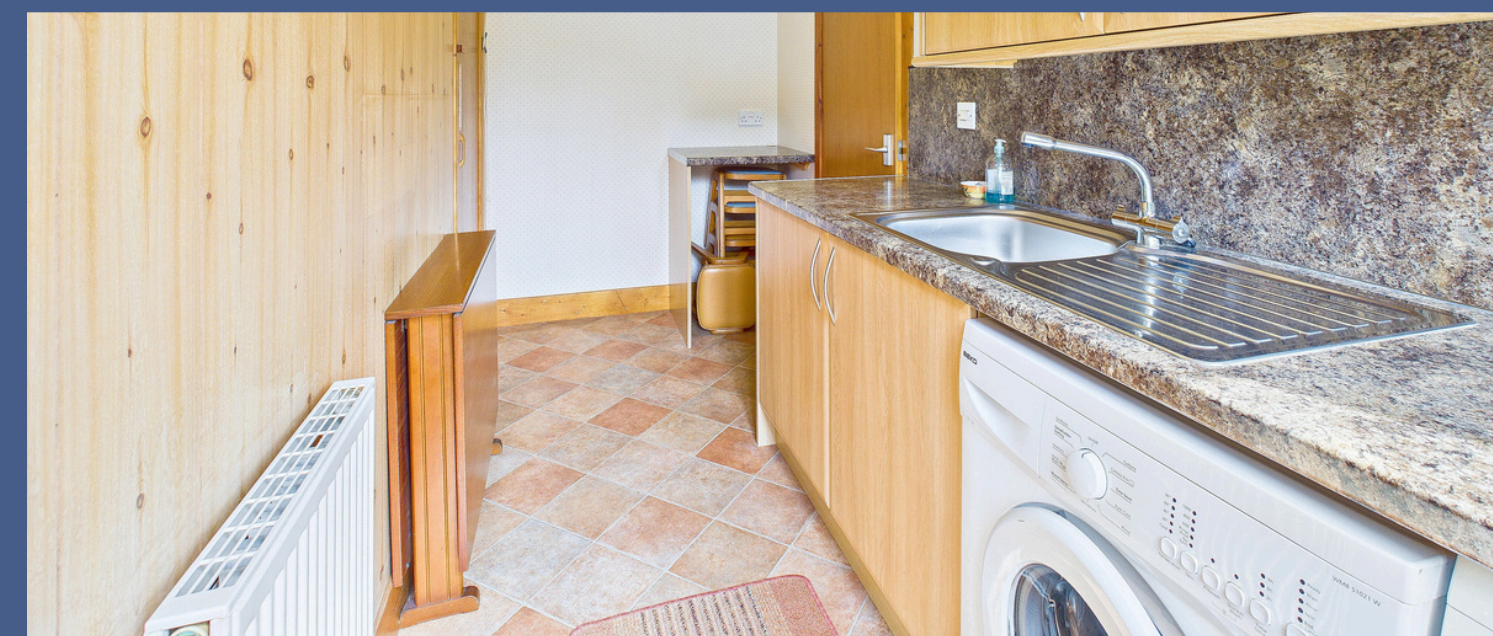
Fitted floor coverings, curtains & integrated kitchen appliances. White goods are available on separate negotiation with the seller.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Currently Band E (£2740 pa 2025/26), including water rates. Discounts are available for single occupancy.



[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)





## HOME REPORT

A Home Report is available from [www.caledoniaestateagency.co.uk](http://www.caledoniaestateagency.co.uk) or use the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=b774UNmgOGkvEYfljNYutw%3d%3d>
- Postcode: PH21 1EU
- Energy Performance Certificate Rating: Band E
- Home Report Value: £310,000

## PRICE

Offers Over £310,000 are invited for this property.

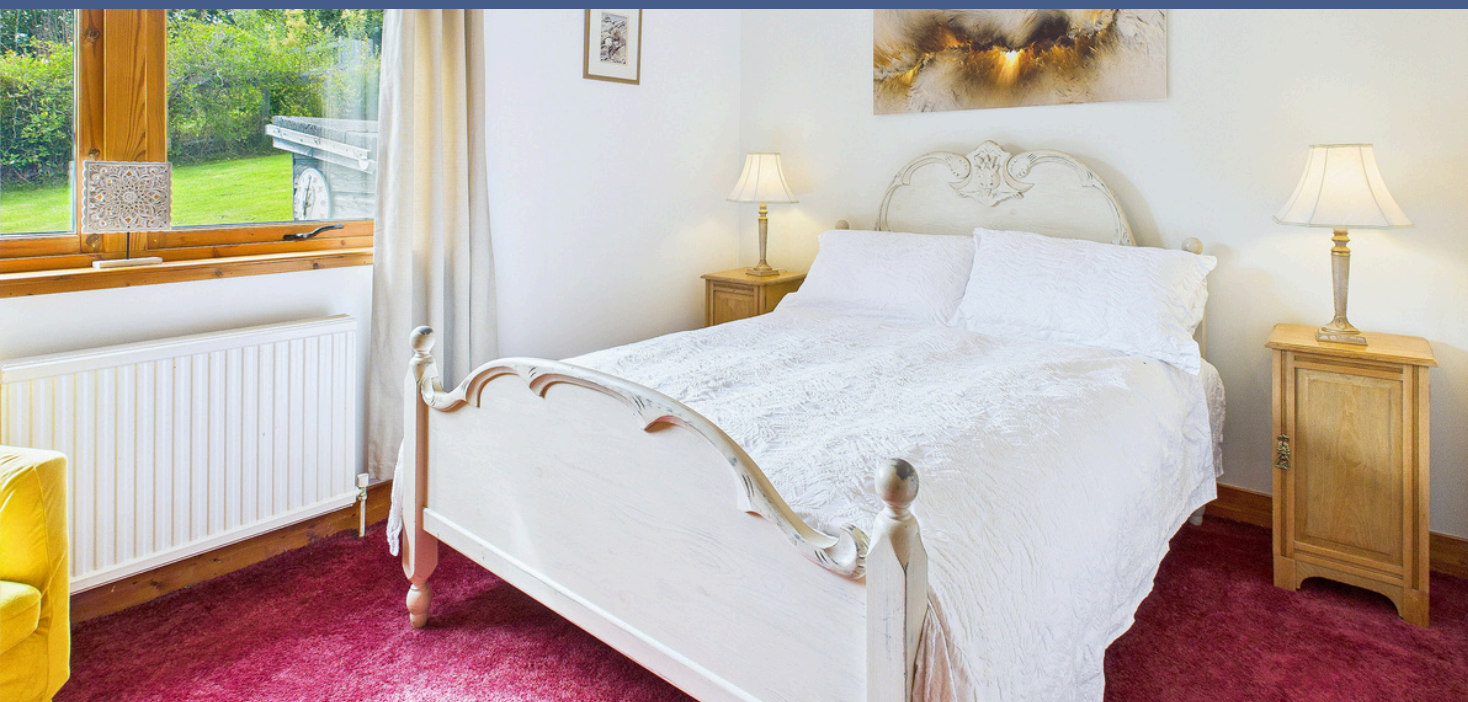
The seller reserves the right to accept or refuse a suitable offer at any time.

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## VIEWING

Viewings are by appointment through the Selling Agents.



[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)







CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH  
[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://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](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)

