

5 Dallas Terrace Kingussie PH21 1LJ

Offers Over £175,000 are invited

Affordable Two Bedroom Terraced Home in a Popular Residential Area



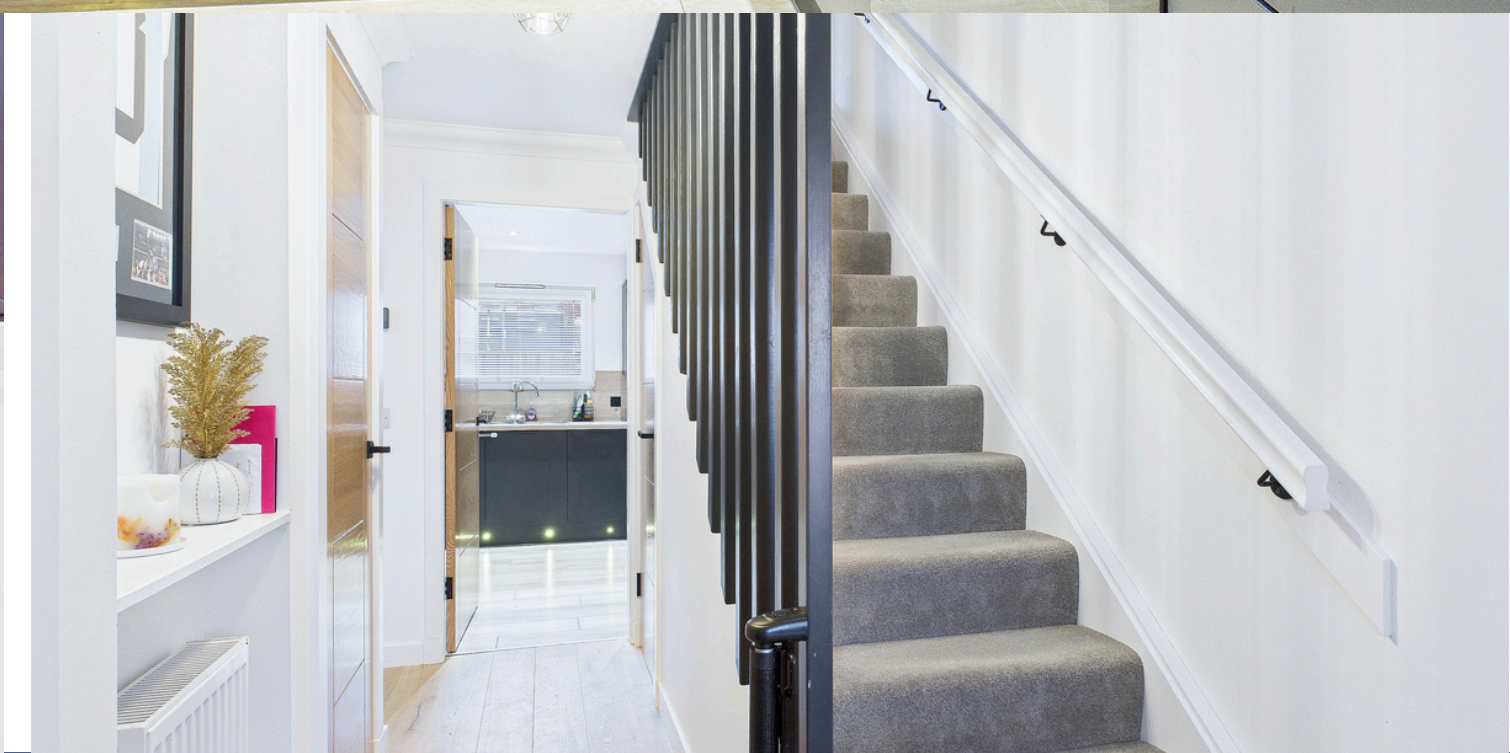
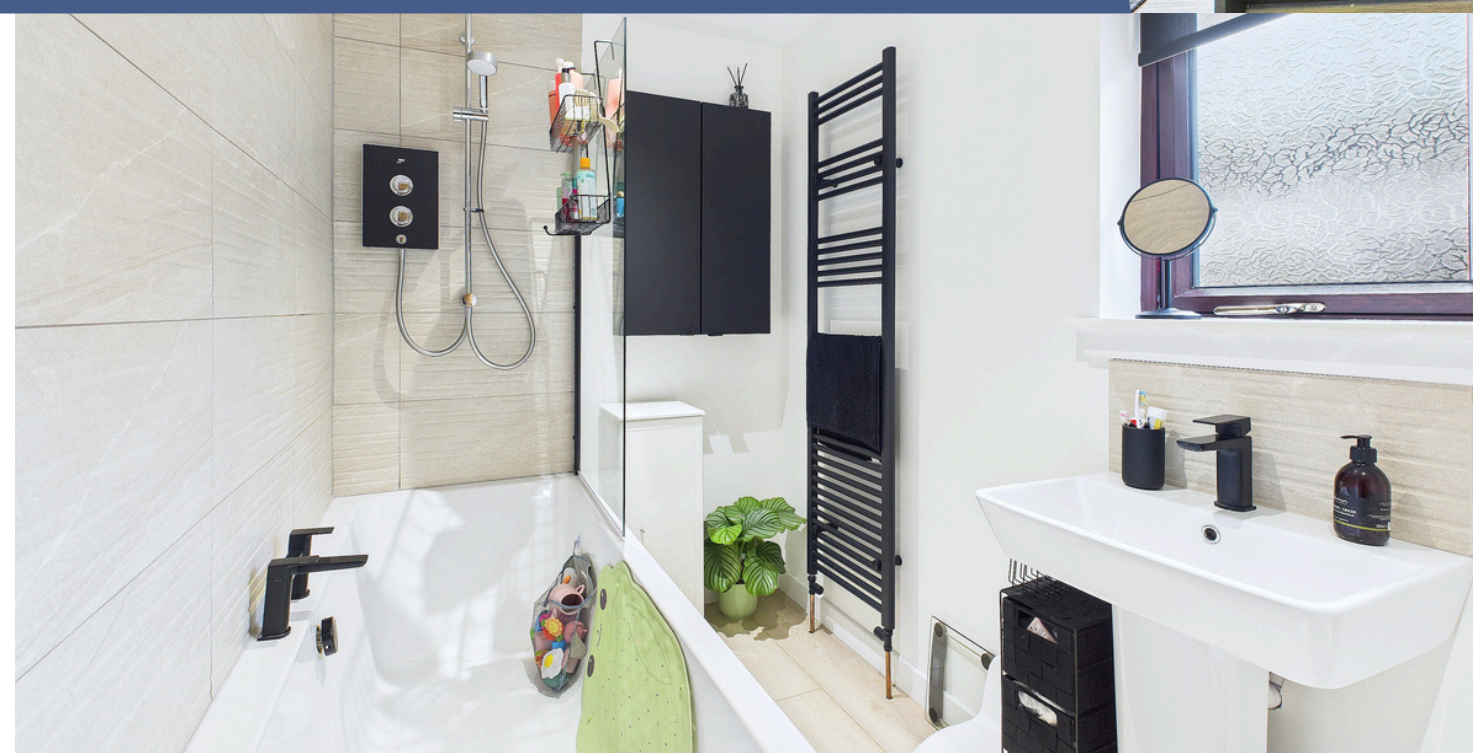
Features:

- Affordable, Well Presented, Terraced Property
- Recently Refurbished To Include High Quality Finishings
- Newly Fitted Kitchen and Family Bathroom
- Spacious Double Bedrooms and Storage Cupboards
- Hive Controlled Oil Central Heating
- On-Street Parking

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



5 Dallas Terrace offers a fantastic opportunity to purchase an affordable two bedroom terraced family home within a popular residential area of Kingussie, close to local amenities and facilities. The property has been recently refurbished to a high standard and benefits from a newly fitted kitchen and family bathroom. Other benefits include oak internal doors, high quality floor coverings and under-unit lighting. The accommodation includes two double bedrooms, open plan lounge and dining area, modern kitchen and stunning family bathroom. This well presented property also benefits from UPVC double glazing and oil fired central heating controlled with a Hive smart heating system. There is a partially floored loft offering extra storage.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807965.

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.

OUTSIDE

Outside the property has a front and rear garden area, laid to gravel with paved patio. The front garden offers panoramic views across Kingussie and the rear garden houses a shed, oil tank and rotary clothes line. There is on street parking at the front and rear of the property.

INCLUDED

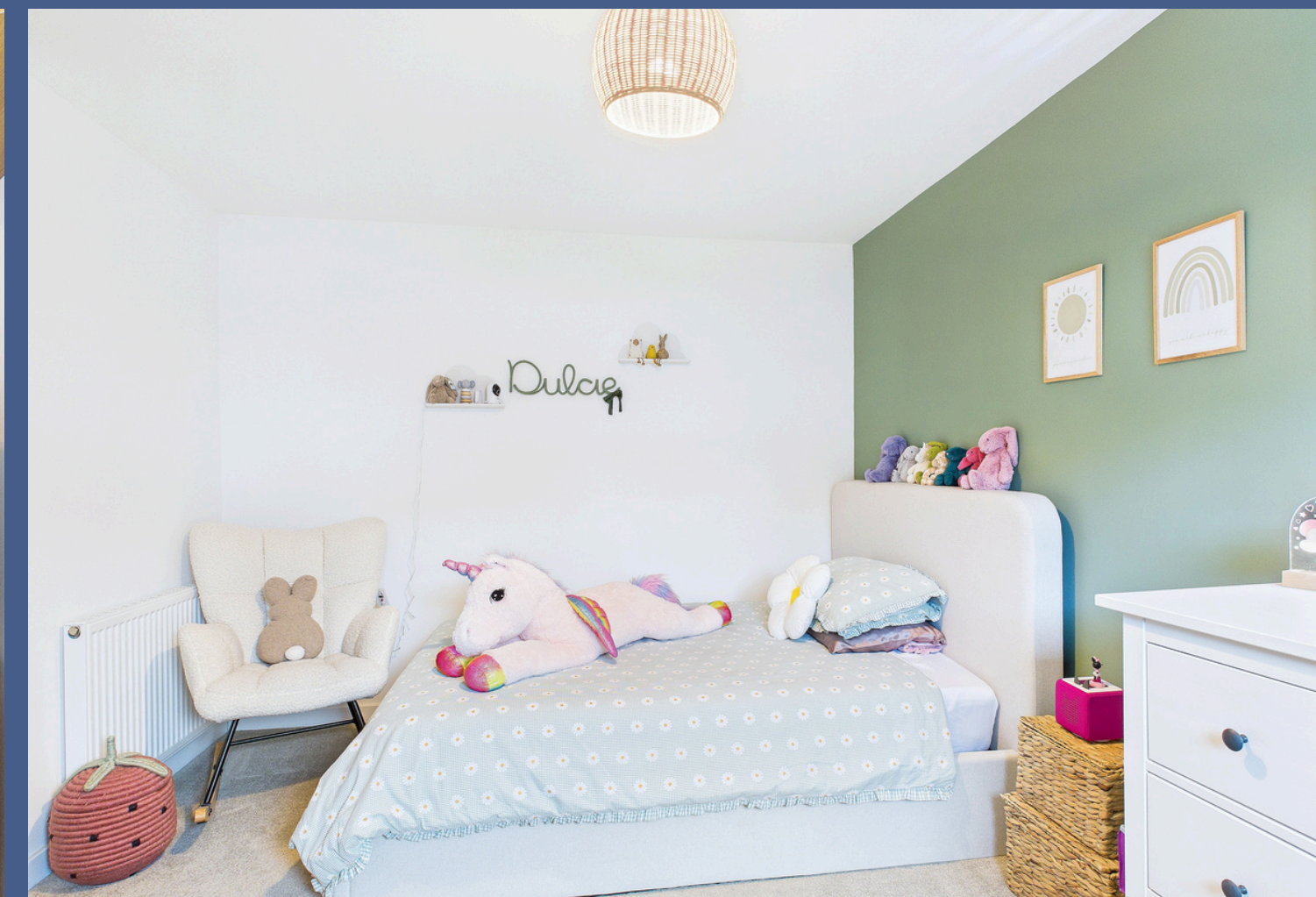
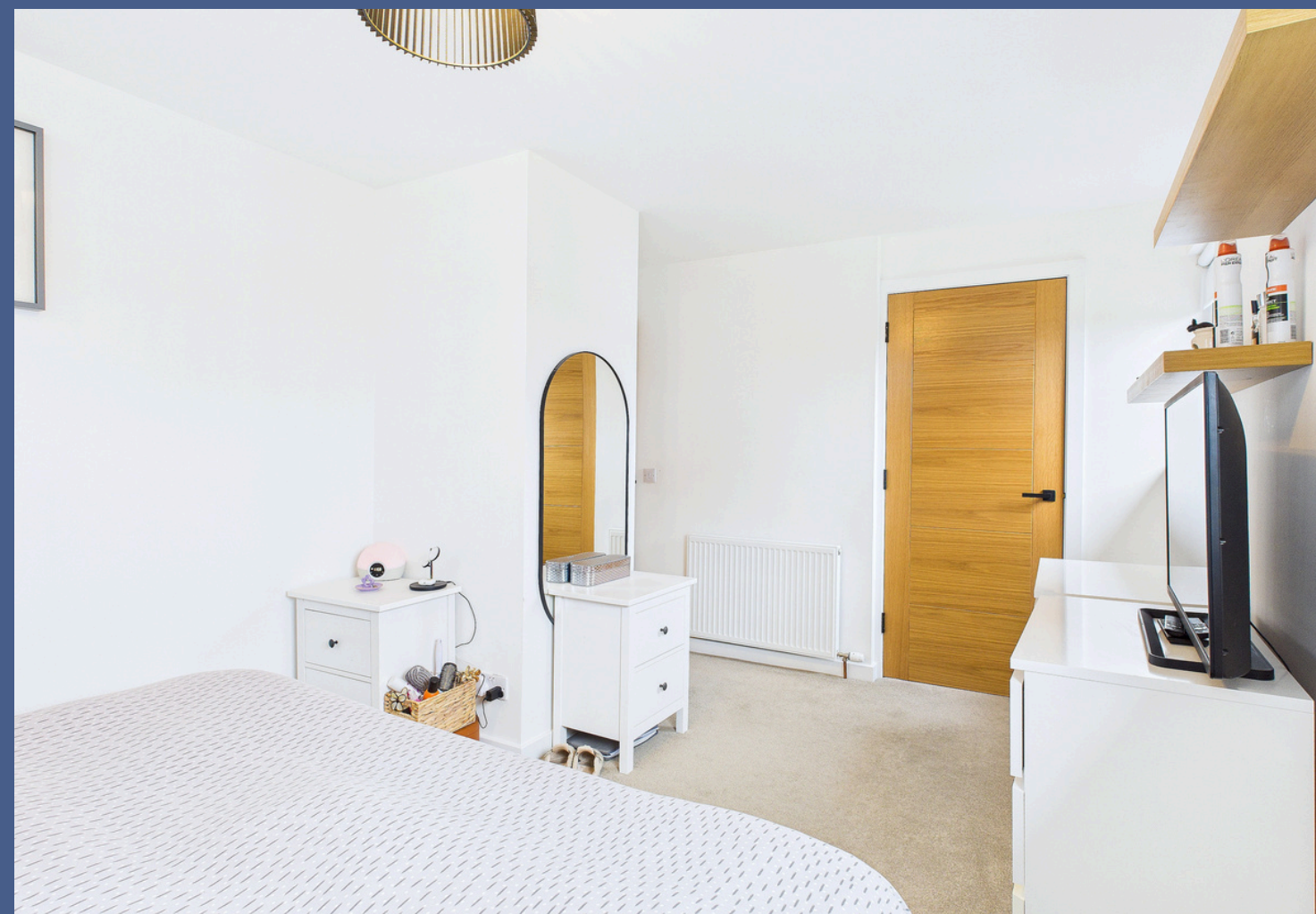
Fitted floor coverings, curtains, blinds and light fittings.

SERVICES

Mains electricity, water and drainage. Telephone and internet.

COUNCIL TAX

Currently B (£1654.71 pa 2025/26), including water rates. Discounts are available for single occupancy.



WWW.CALEDONIAESTATEAGENCY.CO.UK



HOME REPORT

A Home Report is available from www.caledoniaestateagency.co.uk or use the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH21 1LJ
- Energy Performance Certificate Rating: Band C
- Home Report Value: £175,000

PRICE

Offers Over £175,000 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.



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

