

4 Ruthven Court Kingussie PH21 1HJ

OFFERS OVER £135,000

Immaculate Two Bedroom First
Floor Apartment Close To Local
Amenities & Facilities



Features:

- South Facing Lounge Offering Limited Views Of Surrounding Hills
- Full Double Glazing & Electric Economy Heating
- Beautiful Maintained Communal Garden Grounds
- Dedicated Parking Space
- Close To Local Woodland Walks

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Kingussie has many facilities, such as High School, primary school, shops, restaurants, coffee shops, golf course, sports centre, library, tennis courts, bowling green and many more activities and clubs for all ages.

No 4 Ruthven Court is an attractive two bedroom apartment, located within a block of 6 properties in a small cul de sac at the North end of Kingussie. Local amenities and facilities are a short, flat walk away. The property, which has recently been decorated and new carpets fitted throughout, is in move-in condition, offering an excellent purchase opportunity for either the first time buyer or investment purchaser.

The apartment, which is South facing, benefits from double glazing, electric heating, large loft area, security entrance system, dedicated parking space and gardens with drying green.



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 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, ski-ing 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.

Communal Entrance

A glazed door with intercom opens into the communal hallway. There is also a rear entrance door. A staircase gives access to the first floor and through a glazed door to No 4.

Entrance 3.93m x 1.22m

Adjacent to the front door is a storage area with an electricity meter cupboard and window to the front.

Hallway 3.34m x 1.98m (at widest point)

Z-shaped hallway with doors off to lounge/dining room, bedrooms and bathroom. Two storage cupboards, one housing the hot water cylinder, the other with coat hooks and shelving. Electricity fuse boxes. Hatch to storage loft. Smoke alarm. Recessed lighting.

Lounge/Dining Room 4.48m x 4.00m

Bright and spacious room with two windows to the front, giving some views to surrounding hills and woodland. TV and telephone points. Three piece ceiling light fitting. Intercom telephone. Door to kitchen. Storage/convector heater.



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Kitchen 2.76m x 2.47m

Bright kitchen with fitted base and wall units, incorporating drawer unit and stainless steel sink with mixer tap and drainer. Spaces for free-standing electric cooker, washing machine and fridge-freezer. Strip lighting. Extractor fan. Tile effect vinyl flooring. Panel heater. Two windows to the side, giving some views of the hills.

Bedroom 1 3.40m x 2.59m

Spacious double room with window to the front. Built-in double wardrobe with sliding doors, hanging and storage space. Pendant light.

Bedroom 2 2.91m x 2.58m

Double room with window to the rear. Built in double wardrobe with sliding doors, hanging and storage space. Pendant light.

Bathroom 2.23m x 1.98m

Three piece suite comprising WC, pedestal wash hand basin and bath with “Bristan Smile” electric shower and glass splash screen over. Wall tiling round bath, shower and wash hand basin areas. Opaque window to the rear. Heated towel rail. Extractor fan. Shaver point. Pendant light.

OUTSIDE

There are communal grounds comprising of tarred road, parking areas (including a dedicated space for each apartment) and lawned areas complimented by trees and flowerbeds. Drying green. There is a charge of £10 per month for maintenance of the grounds.

INCLUDED

Carpets, blinds, light fittings, free-standing electric cooker, fridge-freezer and washing machine.

SERVICES

Mains electricity, water & drainage.

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COUNCIL TAX

Currently Band B (£1500 p.a. in 2023/24) discounts are available for single occupancy.

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=BeqFmNIRteM%2bae94FJGKSQ%3d%3d>
- Postcode: PH21 HJ
- Energy Performance Certificate Rating: Band D

PRICE

Offers Over £135,000 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.

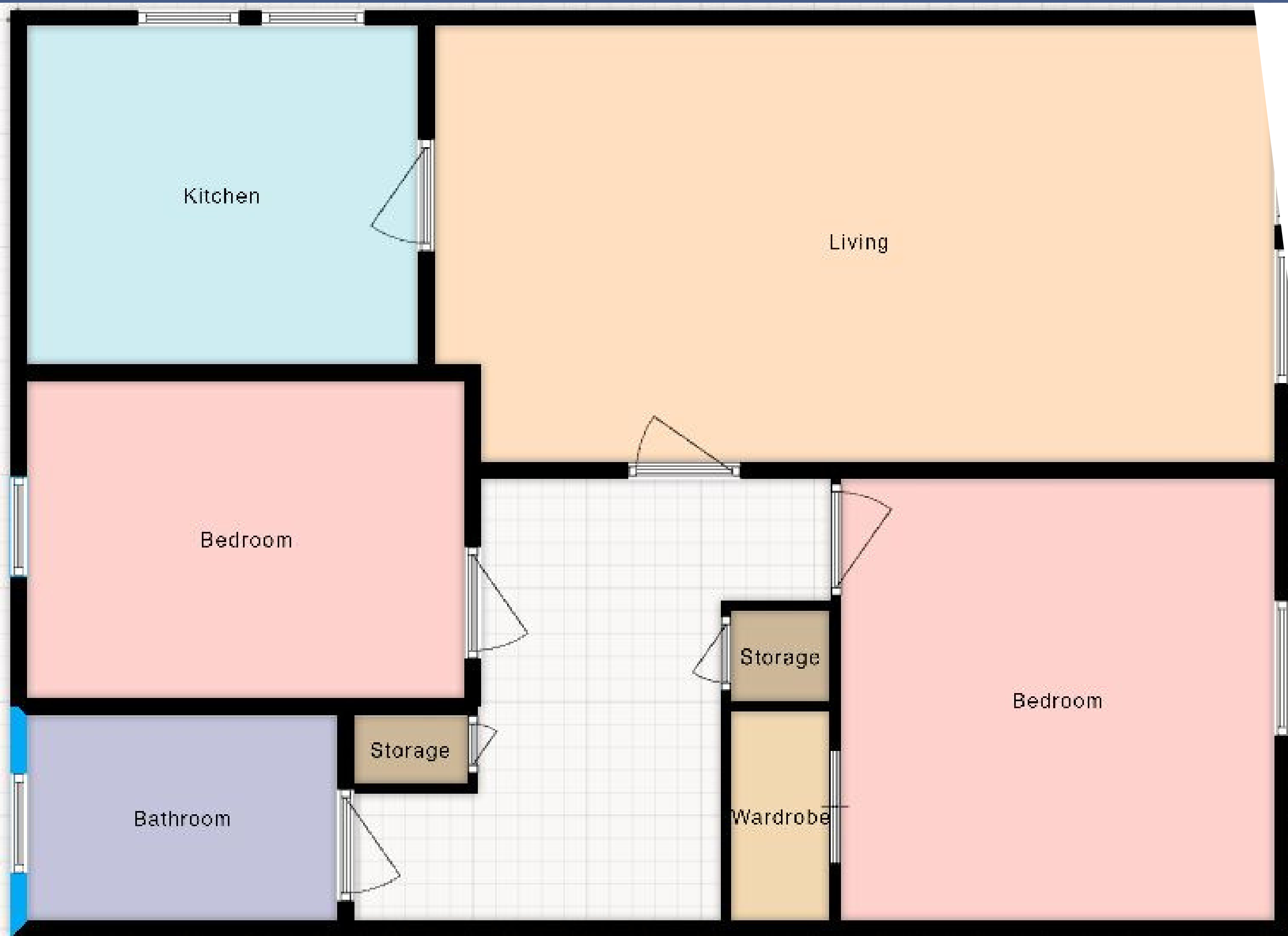
VIEWING

Viewing is 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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