

5 Caledonia Buildings Spey Street Kingussie PH21 1JH

Offers Over £145,000 are invited.

Excellent Value Two Bedroom
Terraced House Centrally Located
Within Kingussie



Features:

- Generously Sized Rooms and Ample Storage Space
- Enclosed Rear Garden and Beautifully Maintained Communal Garden Area
- Electric Economy Heating, Multi-fuel Stove & Full Double Glazing
- Close To Local Woodland Walks & Bike Trails

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No 5 Caledonia Buildings is a spacious two bedroom mid-terraced home, centrally located and within walking distance of the town's amenities. The property benefits from generous room sizes and ample storage space. Other benefits include a multi fuel stove in the lounge, double glazing throughout and electric economy heating. The enclosed rear decking area provides a generous space for seating and planting. The property is in good condition but could do with some modernization.

This affordable property will make a great family home or offer a first time buyer the chance to get on the property ladder. It could also be a great investment property for someone looking at a buy to let.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Sophia Peddie on 07759 119411



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. There are also many outdoor pursuits available within the National Park, including hill walking, climbing, mountain biking, wind surfing, skiing and snowboarding. There are several renowned golf courses in the area

Kingussie has many facilities, including a High school, primary school, shops, art gallery, restaurants, coffee shops, golf course, sports centre, library, tennis courts, bowling green and many more activities, organisations and clubs for all age groups.

ACCOMMODATION:

Entrance Vestibule 1.59m x 0.94m

uPVC security entrance door with glazed panels leads into the home. Pendant light. Vinyl flooring. Glazed door leads into hallway.

Entrance Hallway 3.89m x 0.94m

Hallway with space for hanging coats leads to the lounge and kitchen/ dining area. Carpeted stairs lead to first floor landing. Ceiling light. Storage heater. Telephone point. Vinyl flooring with carpet runner.

Lounge 4.49m x 3.43m

A bright, spacious and well-proportioned lounge creates an inviting space to relax and unwind. Double windows to the front allow for plenty of natural daylight. Feature 'Morso' multi-fuel stove set on a tiled hearth, surround, and mantle. The layout of the room allows for additional dining space if needed. Pendant light. Storage heater. TV point. Fitted carpet.

Kitchen / Dining Area 3.46m x 3.4m

Fitted kitchen with base and wall units incorporating stainless steel sink with mixer tap and worktops. Plumbed for washing machine and dishwasher. Space for free-standing fridge/freezer and cooker. Wall tiles above sink. Two fitted cupboards (1.64m x 2.0m + 0.93m x 0.6m) provide a perfect space for use as a larder or for extra storage. Spotlight rail. Coat hooks. Storage heater. Vinyl flooring. Space for informal table and chairs. Window to the rear offering views of the garden. Door to rear garden. Pendant light. Storage heater. Vinyl flooring.



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Retuning to entrance hallway.

Stairs to first floor and landing. Fitted stairlift.

Landing **3.1m x 1.38m**

Bright and open landing with window over staircase. Doors to Bedrooms 1 and 2 and Family Bathroom. Three deep built-in cupboards with space for hanging and storage as well as housing the Electrical Consumer Unit (ECU). Hatch to partially floored insulated loft space with lighting and ladder. Pendant light. Vinyl flooring.

Family Bathroom **2.9m x 1.5m**

Three-piece white suite comprising of WC, wash hand basin and bath with electric shower over. Fitted glazed shower screen and wall tiling around bath. Wall mirror, cabinet and toilet accessories. Electric downflow heater. Ceiling light. Vinyl flooring. Opaque window to rear allowing natural light to enter the room.

Bedroom 1 **4.0m x 2.9m**

Comfortable master bedroom with windows to the front giving limited views of the surrounding hills. Ample space for free-standing wardrobes and bedroom furniture. Unit containing hot water cylinder. Pendant light. Electric panel heater. Fitted carpet.

Bedroom 2 **4.17m x 2.45m**

Spacious double bedroom with a window to the rear allowing plenty of natural daylight. Abundant space for free-standing bedroom furniture. Pendant light. Storage heater. Fitted carpet.

Garden

At the rear of the property there is a covered decking area enclosed by timber facing. A perfect setting for outdoor relaxation, there is space for outside seating, which could be an ideal spot for outside dining or entertaining. Borders for planting have been created. A gate leads to a shared path, giving access to a large well maintained communal lawn with a designated drying area. A shared path gives rear access from the street to the communal gardens. On-street parking to the front of the home.

INCLUDED

All floor coverings and light fittings, some curtains and freestanding cooker. Stairlift can be included or removed depending on buyers preference. Furniture, washing machine and fridge/freezer are available on separate negotiation.

SERVICES

Mains electricity, water and drainage

COUNCIL TAX

Currently Band B (£1500 pa 2023/2024) (Including water rates)

Discounts are available for single person



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HOME REPORT

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

Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=yPIjVr05QLGJBZaPHwVVqQ%3d%3d>

Postcode: PH21 1JH

Energy Performance Band D

PRICE

Offers over £145,000 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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