

**Croft-ah-Tigh, King Street
KINGUSSIE, PH21 1HW**



Centrally located first floor apartment providing spacious accommodation accessed via private entrance from King Street. In immaculate condition, this attractive property is presented for sale in "walk in" condition.



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- Two bedroom apartment with own private entrance
- Bright and airy, open plan kitchen / dining / living room
- Multi fuel stove in lounge
- Quality fitted kitchen with integral Bosch hob / oven
- Dedicated dining area
- Attractive original features throughout
- Bathroom with over-bath shower and storage
- On street parking

STATION SQUARE GRAMPIAN ROAD
AVIEMORE PH22 1PD

T: (01479) 811 463 / 810 020

F: (01479) 811 577

sales@highlandproperty-services.co.uk

www.highlandproperty-services.co.uk

OFFERS OVER £105,000 ARE INVITED

Kingussie

Welcome to Kingussie, the capital of Badenoch in the Scottish Highlands. It's a small, lively town right beside the famous river Spey in the midst of the glorious Cairngorms National Park and almost exactly in the centre of Scotland! Surrounded by the stunning Cairngorms Mountains this landscape is where sports of every kind can be enjoyed from cycling to skiing, golf and fishing to watersports, walking and much more, Kingussie is a paradise for outdoor activities and for those who appreciate invigorating Highland air, dramatic scenery and Highland hospitality. Kingussie is surrounded by moorland with the nearby RSPB Insh Marshes and the Cairngorm Mountains for winter sporting facilities and hill walking. The popular village of Aviemore is 12 miles and Inverness is 42 miles with Inverness Airport 50 miles distant with regular daily flights to London, Edinburgh and Glasgow. The town has a primary & secondary school, health centre, cottage hospital and established sport/leisure centre.

THE PROPERTY

Centrally located two bedroom first floor apartment with character in the picturesque town of Kingussie. The property has been recently updated with Fischer radiators and is accessed via its own entrance door from King Street. The vestibule with timber stairs and electric services offer access to the first floor accommodation which comprises an L shaped hallway, two double bedrooms, bathroom with over-bath shower and new radiator, open plan living room with feature multi fuel stove and new radiator, dedicated dining area and white finished kitchen area with wood finish breakfast bar and integral Bosch hob and oven. The apartment offers a bright and cosy home within easy reach of Aviemore and the wider Cairngorms National Park. The town is just off the main A9 trunk road and is on the mainline rail network.

The property is offered for sale with integral appliances and recently installed Fischer wall radiators, together with feature multi-fuel stove.

HALLWAY

(3m widest X 4.1m)

Entrance into first floor - L hallway via pitch pine door with some original features. Carpeted with window overlooking the street, Dimplex night storage heater, ceiling lighting, smoke alarm and attic hatch with access to the spacious insulated loft.

ENTRANCE VESTIBULE

(3m X 1m)

Off street access from King Street via external timber door. Useful practical space for coat racks and some storage. Electric services / meter. Ceiling lighting and an attractive pine staircase to the first floor accommodation.

LIVING ROOM / KITCHEN / DINING

(5.4m widest X 6m longest)

Bright and airy open plan with natural light from three large picture windows to the front and rear overlooking mature trees. Feature pine clad wall with a cosy traditional feel and feature Charnwood 6KW multi fuel stove with warranty and fireplace surround. The dedicated dining area has space for a four person dining table and is highlighted by feature book shelving. The kitchen area offers modern living with breakfast bar and offers a range of gloss white base and drawer units with solid wood worktops. There is a Bosch stainless steel oven with ceramic hob, space for a larger fridge and plumbing for a washing machine and slimline dishwasher. There is a walk in larder cupboard and press store cupboard currently used for firewood. Recent addition of Fischer wall radiator.





MASTER BEDROOM

(4.2m X 2.72m)

Good sized double bedroom located to the rear of the property with adequate space for bedroom furniture. Carpet. Large window to the rear. Night storage heater and ceiling lighting.

BEDROOM TWO

(3.12m X 3.1m)

Further double bedroom with large window and views to the front. Carpet. Ceiling lighting.



BATHROOM

(3.78m X 1.5m)

Spacious bathroom with bath & Mira Sprint electric shower and glass shower screen, WC and wash hand basin with integral vanity cupboard. Complementary tiling, wall mirror, airing cupboard, vinyl flooring. Recent addition of Fischer heated towel rail / radiator. Opaque window to the rear.



SERVICES

We understand that the property has mains water, drainage and electricity. There is double glazing, multi fuel stove and electric night storage heating and wall mounted Fischer heaters. Tel / Broadband and TV connection.

COUNCIL TAX / EPC

We understand this property is rated in Band C for council tax (Currently £1065). The Energy Efficiency rating for the house is Band E.

VIEWING

Is strictly by arrangement with the sole selling Agents by appointment only. To avoid disappointment when travelling, please always confirm any viewing with our office prior to setting off or up to one hour prior.

HOME REPORT

A Home Report is available for this property from our Office.

DATE OF ENTRY

A prompt Settlement date is being sought.

ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding Holiday or Residential Letting / rental rates and a comprehensive property management and holiday rental service is available on request.

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.



OFFERS / SOLICITORS

Highland Property Services are pleased to provide any potential purchaser of this property with a full legal service from an established Scottish solicitor to act in the purchase. All Offers from your solicitor in the standard Scottish style must be made direct to Highland Property Services. Our client reserves the right to accept an Offer at any time. In the event that a Closing date is set, we are only able to liaise with clients who have instructed their Solicitor to Note interest on their behalf.



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