

Creagan Mor, West Terrace, KINGUSSIE, PH21 1HA



Opportunity to acquire a spacious customised design three / four bedroom detached house in a slightly elevated location overlooking the town of Kingussie. This desirable property is in excellent order throughout and is located within a large plot bordering onto rear established woodlands. The property offers spacious accommodation over two floors with scope for development of the upstairs sitting room into a bedroom 4 or separate suite. The rear garden is extensive with mature trees. Detached extended garage / workshop. There is a summer cottage in the rear garden which has fallen into disrepair.

- Bright sunny sunroom / sitting room
- Master bedroom with en-suite
- Spacious kitchen/dining/including appliances
- Large utility room with appliances
- Additional toilet
- First floor – two double bedrooms
- Family bathroom / shower
- Large sitting room / bedroom 4
- Pleasant location / mature garden
- Extended garage / light / power



2

OFFERS OVER £335,000 ARE INVITED

STATION SQUARE GRAMPIAN ROAD
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KINGUSSIE

The capital of Badenoch in the Scottish Highlands, it is a small, lively town beside the famous River Spey in the midst of the glorious Cairngorms National Park and almost exactly in the centre of Scotland. Dominated by the stunning Cairngorms Mountains this landscape is where sports of every kind can be enjoyed from cycling, skiing, golf and fishing. It is surrounded by moorland with the RSPB Insh Marshes nearby. Education is provided at high school and primary school level. There is a cottage hospital and health centre. Kingussie's train station is on the main line north. Aviemore is 15 miles and Inverness is 45 miles with Inverness Airport 50 miles with regular daily flights to London.

THE PROPERTY

Creagan Mor is located on West Terrace, a much sought after location just above the town but within walking distance of the centre and close to all local amenities. This detached property was built in approximately 1998 and is off-set and to the rear of another victorian house within an attractive mature garden with vegetable garden and summer cottage which is currently derelict and requires total refurbishment. Built to a high standard with oil central heating and double glazing the spacious property is in excellent order. The oil fired Rayburn combi-stove / central heating and all other named appliances are included with carpets, curtains and blinds. Some additional appliances/furnishings may be available to purchase.

ENTRY

High security external door into vestibule.

VESTIBULE

(1.1m x 0.95m)

Tiled floor with glazed panelled door into hallway.

HALLWAY

(3m x 2.75m)

Radiator. Carpet. Smoke alarm.

LOUNGE/SUNROOM

(5.95m x 3m)

Bright tri-aspect room with views to front and side garden and driveway/garage. Radiator. TV and Telephone point. French doors to garden. Wood flooring.



OPEN PLAN DINING AREA

(5.95m x 2.45m)

Window to side garden area. Adequate space for family dining. Radiator.



OPEN PLAN KITCHEN

(3.95 x 3.5m)

Windows to side garden / pathways. Wood finish kitchen with excellent range of base, wall and drawer units with complementary work surfaces and stainless steel sink. Oil fired Rayburn stove / cooker / central heating boiler. Electric mini hob. Space for microwave. Integral dishwasher. Radiator. TV/ Telephone point.



UTILITY ROOM

(4m x 3.7m)

Large room with array of wall and floor mounted cupboards with sink and washing machine with space for a tumble dryer. Radiator. Large cupboard with shelving, electricity fuse board and hot water tank. Ceiling mounted drying rail / pulley. Telephone point. High security partial glazed rear external door to rear patio / pathways.



TOILET

(1.95m x 1.75m)

Window to side with WC and wash basin. Vanity mirror. Radiator. Vinyl flooring.

MASTER BEDROOM

(4.25m x 3.85m)

Bright with double window to front. Built-in furniture including 2 double and 1 single wardrobe. Radiator. TV and telephone point. Walk in dressing room with extensive shelving / hanging space.



EN-SUITE

(2.65m x 1.75m)

Window to side. Fitted suite comprising shower cubicle with mains shower, wash hand basin, mirror cabinet, WC. Radiator. Extractor fan.

Upstairs to first floor landing

BEDROOM 2

(4.25m x 3.15m)

Bright double bedroom with window overlooking front garden and driveway. Partial coombed ceiling. Radiator.



BEDROOM 3

(4.15m x 3.05m)

Bright double bedroom overlooking side garden. Radiator. Attic hatch.



FAMILY BATHROOM

(2.1m x 2.1m)

Velux window. Suite comprising bath with shower extension, wash basin and WC. Extractor.



SITTING ROOM / BEDROOM 4

(5.4m x 4.2m)

Large spacious room with double bay window and further velux window. Partial coombed ceiling. May be suitable for further sub-division into a double bedroom / en-suite subject to consent. Radiator. TV and Telephone point.



GARDEN

The extensive garden is well presented with driveway with parking to the front. Side and rear mature garden with trees, vegetable plot and patio seating area. The grounds are partially screened with a large variety of shrubs and ornamental trees with hedging and lawn

DERELICT SUMMER COTTAGE

To the rear of the mature trees this vacant dilapidated building was previously in use over the summer holiday periods. We understand services may have been connected but complete refurbishment is required.



SERVICES

Mains electricity, water and drainage. Telephone. Satellite TV dish.



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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.

EXTENDED GARAGE

(7m x 2.85m)

Situated to the side of the property of concrete block construction with up and over steel doors, window, to side with power and light sockets.

Oil tank to rear side with extensive paved area.



COUNCIL TAX / EPC

We understand this property is rated in Band F for council tax. The Energy Efficiency rating for the house is Band E - (47).

VIEWING

Is strictly by prior arrangement.

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.



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