

Tighian Kingussie PH21 1LF

OFFERS OVER £285,000 ARE INVITED

Attractive Three Bedroom Family Home Set
In A Idyllic Location Overlooking The River
Gynack



Features:

- Lounge, Kitchen & Double Aspect Dining Room
- Full Double Glazing & Oil Fired Central Heating
- Easy Maintainable Garden Grounds & Off Street Parking
- Detached Single Garage
- Close To Local Woodland Walks & Bike Trails

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“Tighian” is a deceptively spacious, detached villa, situated in a unique secluded position overlooking the river Gynack. This charming family home benefits from three double bedrooms, all with fitted wardrobes, a modern kitchen and dining area and a south facing lounge with peaceful outlook. The house, which was built approximately 30 years ago, benefits from oil fired central heating, full double glazing, detached garage, and generous garden grounds. The property sits in an idyllic position with easily maintainable garden grounds which could be transformed and made more private.

This property offers an excellent opportunity to purchase a comfortable family home within the heart of the town, close to local amenities and facilities.



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.



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. tourists from around the globe and attract over 1.9 million visitors every year. 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.

A thriving tourist trade provides a ‘Great Outdoors’ adventure for people of every age and ability with a host of year-round sports and recreation facilities suitable for every age, fitness level and inclination.

ACCOMMODATION:

Entrance Vestibule 1.81m x 1.28m

Hardwood front door with glazed side screen. Window offering natural daylight. Pendant light. Vinyl flooring. Glazed door to hallway.

Hallway 5.09m x 1.24m

"L" shaped hallway with access off to lounge, kitchen, bedroom one, shower room and stairs to first floor. Fitted carpet. Central heating radiator. Pendant lights. Smoke alarm. Built-in storage cupboard.

Lounge 4.00m x 4.60m

Spacious lounge with picture window to the front, giving idyllic views over the river Gynack. Adequate space for furniture. TV point. Pendant light. Smoke alarm. Central heating radiator. Fitted carpet.

Kitchen/Dining Area 5.48m x 3.71m

Modern fitted kitchen with base and wall units incorporating stainless steel sink with mixer tap and drainer, electric oven and grill, ceramic hob, and extractor chimney. Space for freestanding fridge-freezer. Wall tiling above worksurfaces. Suitable space for family for formal dining. Fluorescent lighting. Central heating radiator. Vinyl flooring. Door to utility room.



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Utility Room 3.05m x 1.62m

Fitted worktop with stainless steel sink. Space for dishwasher and plumbed for washing machine. Central heating boiler. Built-in storage cupboards. Fluorescent lighting. Radiator. Vinyl flooring. Door and window to the rear.

Returning to the hallway:

Shower Room 2.05m 1.98m

Accessible three piece white suite comprising of a WC, wash hand basin and walk-in shower. Heated towel rail. Ceiling light. Vinyl flooring. Opaque window to the rear.

Bedroom 1 3.88m x 3.08m

Spacious double bedroom with window to the rear. Built-in wardrobes offering hanging and storage space. Pendant light. Central heating radiator. Fitted carpet.

FIRST FLOOR

A carpeted staircase with timber balustrade and Velux window leads up to the first floor landing. Storage cupboard. Loft hatch. Pendant light. Doors off to remaining bedrooms and family bathroom.

Bedroom 2 4.76m x 4.40m

Bright and spacious family bedroom with window to the front offering a pleasant outlook. Built-in double wardrobes with hanging and storage space. Pendant light. Coombed ceiling. Central heating radiator. Fitted carpet.

Bedroom 3 4.44m x 3.29m

Double room, again with window to the front offering natural daylight. Built-in wardrobe with hanging and storage space. Pendant light. Coombed ceiling. Central heating radiator. Fitted carpet.

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Bathroom 2.98mx 1.63m

Three piece off-white suite comprising pedestal wash hand basin, WC and bath with mixer shower above. Wall tiling above bath and wash hand basin. Pendant light. Wall mirror above wash hand basin. Central heating radiator. Vinyl flooring. Opaque window to the rear.

OUTSIDE

Garage

Block built, large single garage with up and over door, window to the side and pedestrian side access door. Power and lighting.

Garden Grounds

The front garden is accessed via a shared driveway and is laid to gravel for easy maintenance. The rear garden is secured by timber fencing and accessed via a gate next to the garage. Oil tank. Outside tap.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Band E (£2,489 pa 2023/24), , including water rates. Discounts are available for single home occupancy.



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HOME REPORT

A Home Report is available by following the below link:

- Postcode: PH21 1LF
- Reference:
- Energy Performance Certificate Rating: Band C

PRICE

Offers Over £285,000 are invited for this property.

The seller reserves the right to accept or refuse a suitable offer at any time.

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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