

1 Orchard Court Kingussie PH21 1LH

Offers Offer £140,000 are invited

One Bedroom End Terraced
Bungalow Situated Within a Quiet
Cul-De-Sac Within Kingussie



Features:

- Modern Lounge With Multi-Fuel Stove and Office Space
- Spacious Kitchen With Spot for Dining Furniture
- Private Parking and Communal Parking Area
- Idyllic Garden Grounds
- Full Double Glazing and Electric Economy Heating
- Within Walking Distance To Local Facilities and Amenities

CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

WWW.CALEDONIAESTATEAGENCY.CO.UK

01479 810 531



No 1 Orchard Court is a delightful one-bedroom end terraced bungalow, located within a quiet cul-de-sac of similar properties. The accommodation includes a recently decorated lounge boasting a stunning multi-fuel stove and two expansive windows, flooding the space with natural light. The kitchen provides ample counter space, room for kitchen appliances and white goods as well as accommodating dining furniture. A generously sized double bedroom and family bathroom provide comfortable living quarters. The property, which is in good condition, benefits from uPVC double glazing, electric economy heating and newly fitted laminate flooring. Outside, the property benefits from an idyllic enclosed rear garden with timber shed and log store. To the front the property has a private gravel driveway as well as an allocated space in the communal parking area.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Sophia Peddie on 07759119411.

This affordable property would make an ideal starter home for the first-time buyer, retirement home or investment property.

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.

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 Porch

1.25m x 1.00m

Entrance door with glazed panel opens into the vestibule. Hooks with hanging space for coats and shoes. Low level cupboard housing the electricity meter and fuses. Ceiling light. Laminate flooring. Door to lounge.

Lounge

5.28m x 3.31m

This recently modernized lounge boasts two large windows overlooking the front, allowing ample natural daylight to flood the room. With abundant space for both living room and office furniture, it offers versatility for various uses. The focal point of the room is a charming multifuel stove, set on a slate hearth with a decorative oak mantle, perfect for cozy evenings. Built in shelving provides convenient storage for books and décor. TV and internet points. Pendant and wall lighting. Laminate flooring.

Kitchen/Dining Area

4.76m x 2.13m

A spacious and bright kitchen with a sizable window to the front offers some views of the surrounding countryside and hills. Fitted with base and wall units incorporating a stainless-steel sink with mixer tap and an 'Indesit' oven and induction hob, the kitchen provides abundant storage and workspace for all your culinary needs. To one side of the room there is space for a dining table and chairs. Tiled surround above work surfaces. Space for under counter washing machine and free-standing tall fridge freezer. Spotlight rails. Central heating radiator. Laminate flooring.



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Hallway

3.35m x 1.92m

'T' shaped hallway with doors of the Family Bathroom and Bedroom. A glazed uPVC security door with glazed side panel conveniently gives access to the rear garden and allows natural daylight to flood the room. Two deep fitted cupboards offer shelving and storage space. Hatch to loft. Ceiling light. Central heating radiator. Laminate flooring.

Bedroom

3.26m x 3.23m

Comfortable double bedroom with a window to the rear overlooking the garden. Space for free-standing bedroom furniture. TV connection. Pendant lighting. Central heating radiator. Fitted carpet.

Bathroom

2.13m x 1.78m

Modern three-piece white suite comprising of a WC, wash hand basin and bath with 'Triton' electric shower over. Wall tiling around suite. Fitted shelving and bathroom cabinet to store all your bathroom essentials. Ceiling light. Vinyl flooring. Opaque window to the rear.

OUTSIDE

The front is lined with hedgerows giving privacy and features a gravel parking area. In addition, there is an allocated parking space for the property in the communal parking area.

At the rear, a well-maintained enclosed garden, mainly laid to lawn with a mixture of flower beds, plants and shrubs. There is a paved patio area, a perfect spot for outside furniture and soaking up the afternoon sun. Additionally, a timber shed, coal bunker and log store add practicality to the space. The rear garden can be accessed from a lane that runs to the side of the property.

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INCLUDED:

Fitted floorcoverings, integrated appliances and light fittings.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Band C (£1715 pa 2023/24), including water rates. Discounts are available for single home occupancy.

HOME REPORT

A Home Report is available for this property. Please use the below link:

<https://app.onesurvey.org/Pdf/HomeReport?q=zJzucr2kW5LaQ2SKhUuSNA%3d%3d>

OFFERS

Offers over £ 140,000 are invited

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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