

11 Ruthven Court Kingussie PH21 1HJ

OFFERS OVER £115,000 are invited

Affordable One Bedroom Ground
Floor Apartment Close To Local
Amenities & Facilities



Features:

- Spacious Lounge & Dining Area
- Fitted Kitchen & Family Bathroom
- Full Double Glazing & Electric Economy Heating
- Well Maintained Communal Garden Grounds
- Dedicated Parking Space
- Close To Local Facilities

CONTACT US :
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01479 810 531



No 11 is a spacious one bedroom ground floor apartment, located within a block of 6 properties, all of which benefit from private garden grounds and dedicated parking spaces. The property itself benefits from a generous double bedroom, bright lounge, fitted kitchen and a family bathroom. The property also benefits from full timber double glazing and electric economy heating. This is a unique opportunity to purchase an affordable one bedroom apartment within walking distance of local amenities and facilities.

The property offers an excellent opportunity for a first time buyer or for someone looking to purchase a buy to let investment. Viewing is highly recommended to appreciate the spacious apartment that's on offer.



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.



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. The surrounding countryside is a haven for wildlife with a wealth of excellent rural sporting activities nearby.

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

OUTSIDE

There are communal grounds comprising of tarred road, parking areas (including a dedicated space for each apartment) and lawned areas complimented by trees and flowerbeds. Drying green. There is a charge of £10 per month for maintenance of the grounds.

Communal Entrance

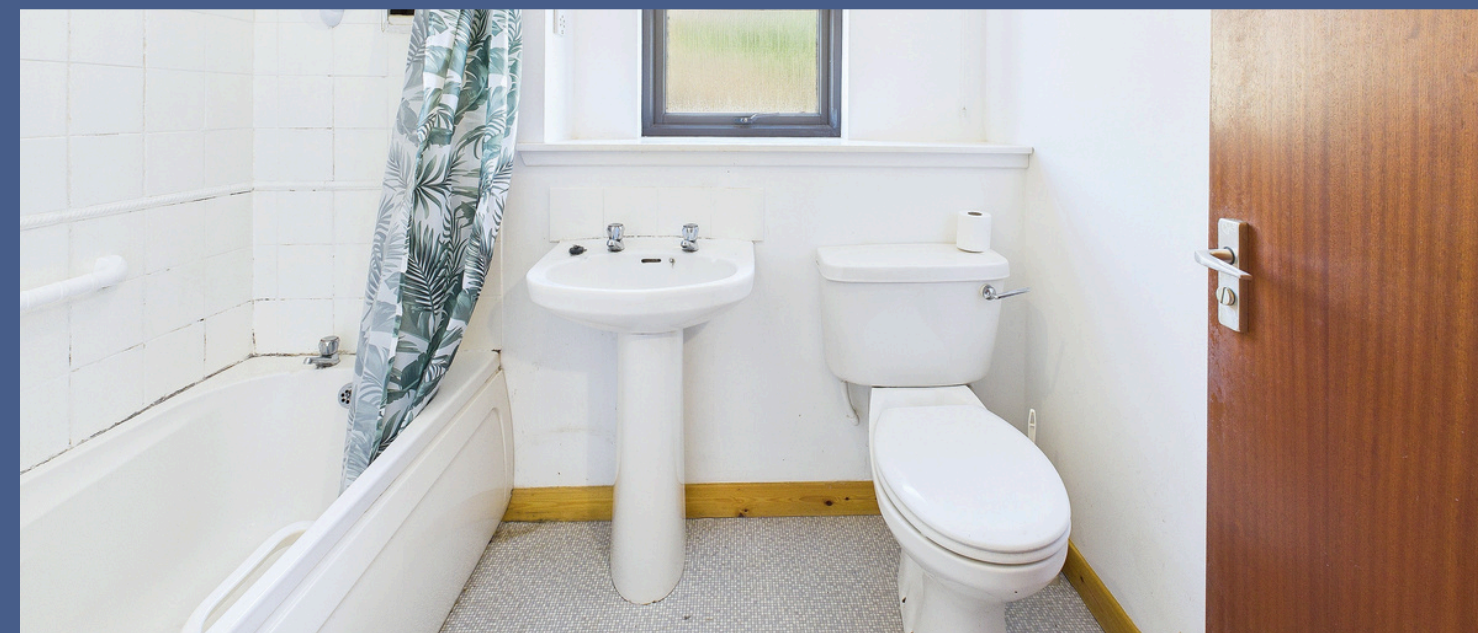
A glazed door with intercom opens into the communal hallway. There is also a rear entrance door, giving direct access to parking.

INCLUDED

Carpets, curtains and floor coverings where fitted. Free-standing washing machine. (no warranty will be given)

SERVICES

Mains electricity, water & drainage.



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COUNCIL TAX

Currently Band B (£1535 p.a. in 2024/25). Discounts available for single occupancy.

HOME REPORT

A Home Report is available from our website or by using the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=eBk454JyNhewSeP29iVduw%3d%3d>
- Energy Performance Certificate Rating: Band D
- Home Report Value - £115,000
- Post Code – PH21 1HJ

PRICE

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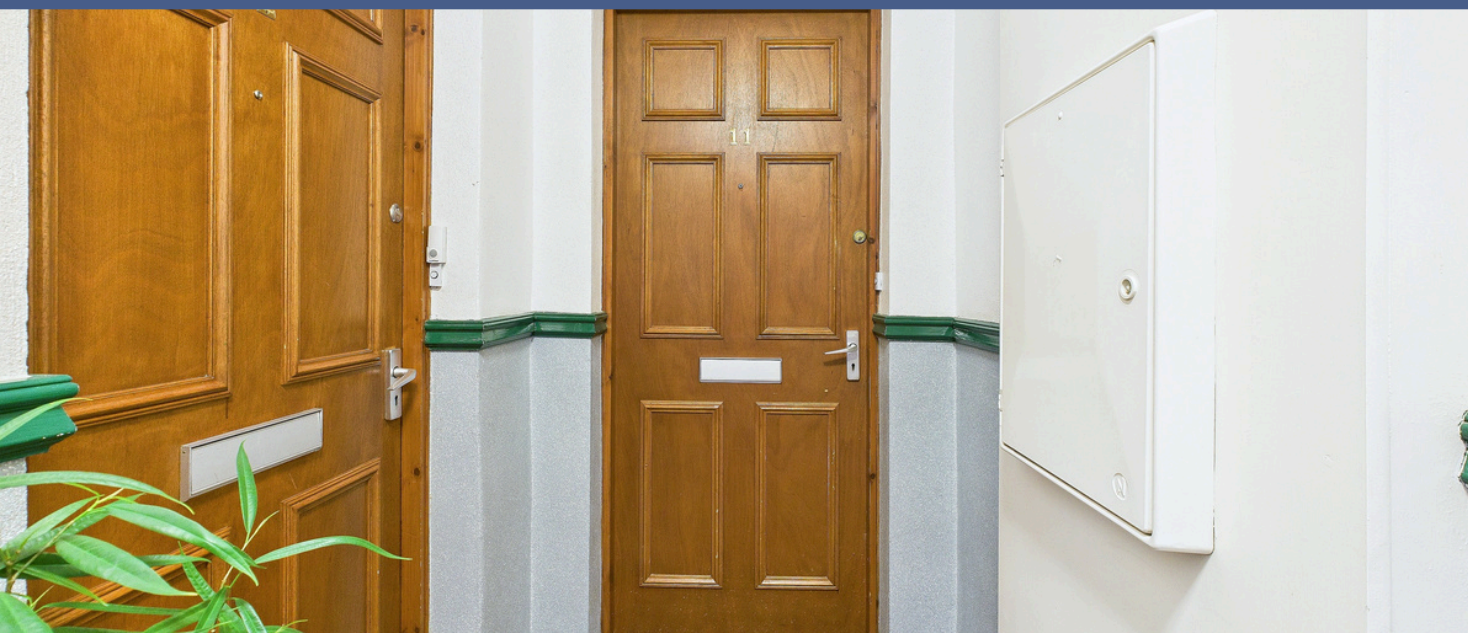
The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

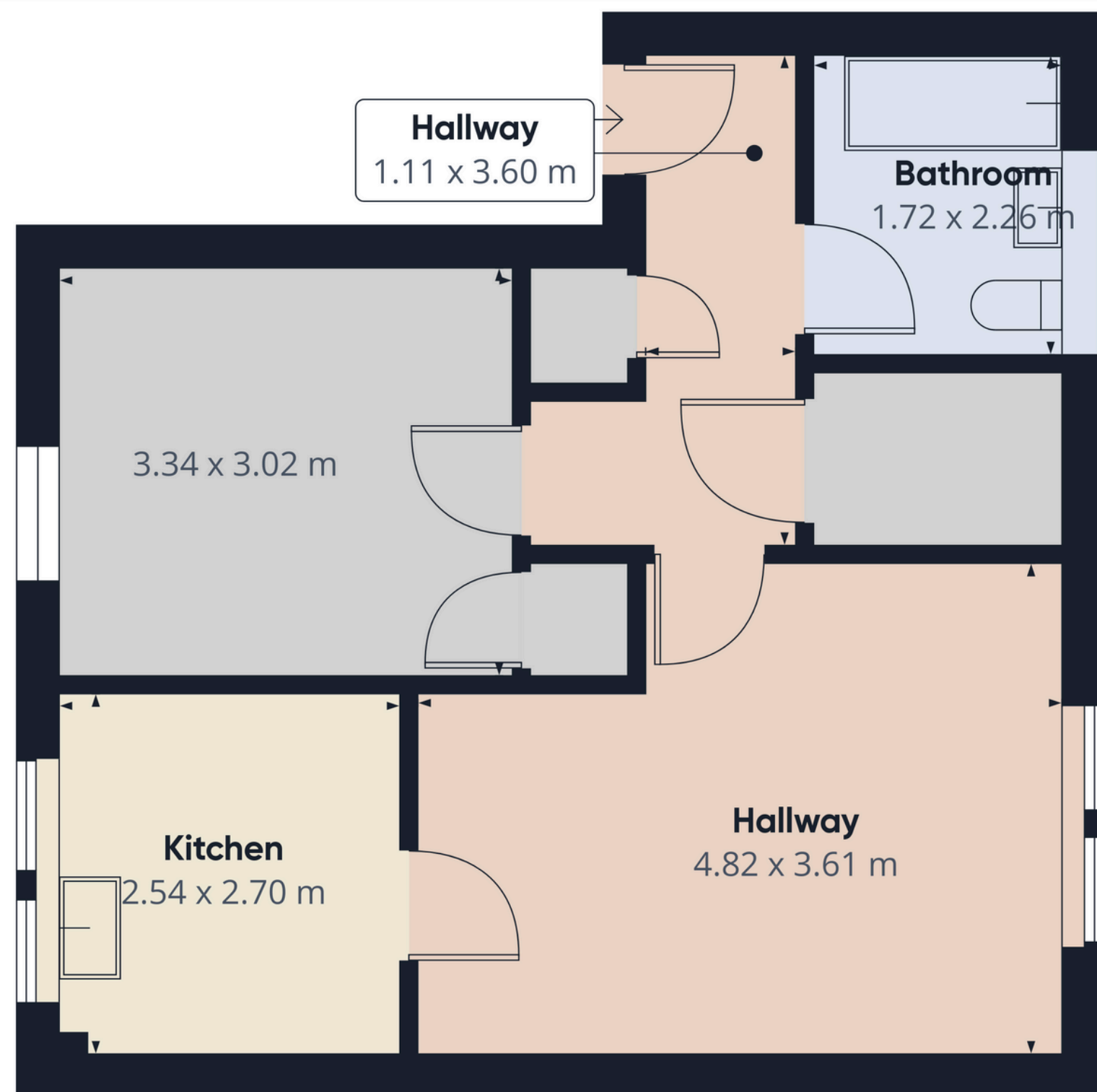
VIEWING

Viewing is by appointment only through the Selling Agents.



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Approximate total area[®]
46.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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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