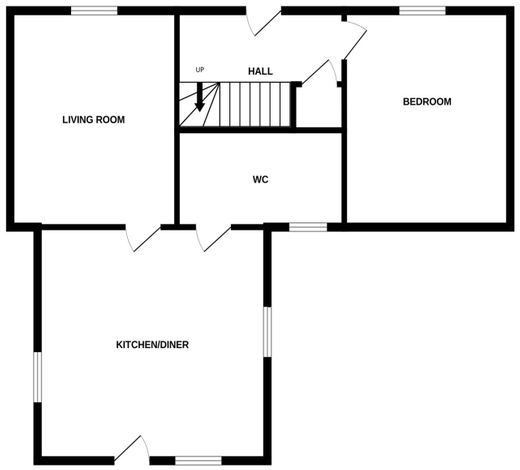
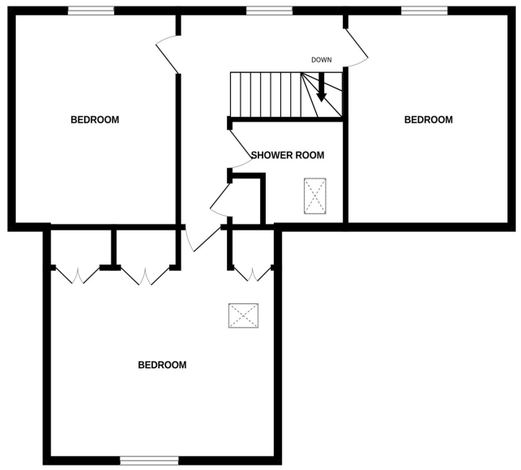
GROUND FLOOR



1ST FLOOR



Services
Mains water, electricity and drainage.

Extras
All carpets, fitted floor coverings and curtains.

Heating
Electric heating.

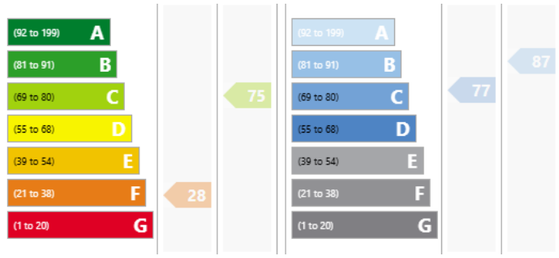
Glazing
Double & triple glazed windows throughout.

Council Tax Band
E

Viewing
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry
By mutual agreement.

Home Report
Home Report Valuation - £215,000
A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS

These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.

MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS



Theodore Cottage, Duke Street
Kingussie
PH21 1SG

A seldom available, three/four bedroomed end-terraced villa which occupies a desirable and convenient location.

OFFERS OVER £213,000

The Property Shop, 20 Inglis Street, Inverness
property@munronoble.com
01463 22 55 33
01463 22 51 65

Property Overview

End-Terraced House
3/4 Bedrooms
2 Receptions
1 Shower Room
Electric
Garden
On-Street Parking
Solar Panels


Kitchen


Kitchen


Bedroom One


Bedroom Two



Property Description

Situated in the of town of Kingussie, in the heart of the Cairngorms National Park, Theodore Cottage is a pleasant, three/four bedroomed end-terraced villa which affords an extensive rear garden and boasts spacious accommodation spreading over two floors. Suiting a variety of prospective purchasers, the property will appeal to those looking for an attractive home that has scope to modernise and suit ones family needs and viewing is recommended. Lying to the front elevation on the ground floor is a double bedroom with feature fireplace and the formal lounge, which has an electric fire and gives access to the kitchen/diner. Both rooms are of a good size, and could be utilised as a dining/family room, or even as a home office to suit those working from home. The fully equipped kitchen is practical and gives easy access to the rear garden, and utility room which has a sink, base mounted cabinets, plumbing for white goods and a WC. The kitchen itself features a fantastic range of wall and base mounted cabinets and worktops, splashback tiling and has a stainless steel sink drainer with mixer tap, and an electric cooker with extractor fan over. This triple aspect room allows the sunlight to shine through, making this a warm and inviting space for all to enjoy, whilst also providing space for a large table and chairs for family meals. From the entrance hall, stairs rise to the first floor which plays host to a bright landing, shower room and three bedrooms, with the principle bedroom being double aspect. The colourful shower room is fitted with a wash hand basin, WC and a wet-walled shower cubicle. Excellent storage is provided by cupboards in the entrance hall, landing and principle bedroom. Further pleasing features included double and triple glazed windows, electric heating and solar panels.

Outside, the large garden grounds lay to the rear elevation and can be accessed from the kitchen and the side elevation via a shared path. They are a combination of patio and lawn and are enclosed by a mixture of walling, timber and wire fencing. The patio area offers a pleasant outdoor setting for entertaining, whilst the lawn area is the perfect spot for children to play. On-street parking lies to the front of the property.

The town of Kingussie is nestled within the Cairngorms National Park an offers an opportunity to embrace the serene landscapes of the Scottish Highlands. The town's surroundings offer a relaxed atmosphere, with the rolling hills, clear lochs, and lush woodlands just a step away. Outdoor enthusiasts revel in the ease of access to hiking, cycling, and walking trails, while wildlife lovers find joy in the proximity to the Highland Wildlife Park. Kingussie has a strong sense of community, offering a warm, friendly environment steeped in traditional Scottish culture. Regular events like music festivals and shinty foster camaraderie among residents, while a host of shops, cafes, and restaurants ensure everyday amenities are seen to.







Rooms & Dimensions

Entrance Hall

Bedroom/Family Room
*Approx 3.61m x 4.57m**

Lounge
Approx 3.57m x 4.17m

Kitchen
Approx 4.98m x 4.67m

Utility Room/WC
Approx 3.33m x 2.43m

Landing

Bedroom Two
*Approx 3.61m x 4.62m**

Bedroom Three
*Approx 2.73m x 4.48m**

Shower Room
Approx 1.80m x 3.34m

Bedroom One
Approx 4.98m x 5.00m

*At widest point



