

4 Suidhe Crescent
Kinbraig
PH21 1NB

Offers Over £175,000 are invited

Three Bedroom Mid-Terrace, Ex Local
Authority Property



Features:

- Spacious Living Accommodation
- Electric Storage & Panel Heating, Timber Double Glazing and Woodburning Stove
- Enclosed Front & Rear Garden Spaces
- On Street Parking at Front & Rear
- Sought After Location in the Cairngorms National Park

CONTACT US :
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4 Suidhe Crescent is a three-bedroom mid-terrace former local authority villa, ideally situated in a quiet cul-de-sac in the heart of the popular village of Kincaig. The property offers well-proportioned accommodation throughout, including a spacious living room featuring a cosy wood-burning stove and a generous kitchen-dining room overlooking the rear garden. A shower room completes the ground floor accommodation.

On the first floor, there are three comfortable bedrooms, all of good size, together with some cupboard space on the landing and in one of the bedrooms. The property benefits from a combination of electric storage heating, Rointe and Dimplex panel heaters, as well as timber-framed double glazing.

While the home would benefit from some updating, it offers excellent potential and would make a wonderful family home in a highly desirable Highland village location.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807965.

Kincaig is a quiet Highland village situated within the Cairngorms National Park and adjacent to Loch Insh. The area is well served with winter and summer outdoor activities. The village includes an excellent primary school, vibrant community hall, church and local hotel with a popular pub. Kincaig is located just off the A9 Inverness to Perth trunk route and is approximately 6 miles from the busy tourist resort of Aviemore, which has rail links to Inverness and London. The Highland capital of Inverness, with its nearby airport, is 35 miles and Perth some 75 miles away.

Socially the village has an extremely popular Italian café/gallery and a friendly and cosy village pub. The village hall is a centre for events, clubs, classes and occasions hosted by the welcoming Kincaig community.

OUTSIDE

The front garden is predominantly laid to gravel, complemented by a selection of bedding plants and established shrubs, with a ramp providing convenient access to the front door. The rear garden, which can be accessed from the kitchen and via a rear gate leading to additional parking, is mainly laid to lawn with gravel areas and a variety of mature trees and shrubs. A small timber garden shed provides storage space for outdoor equipment.

SERVICES

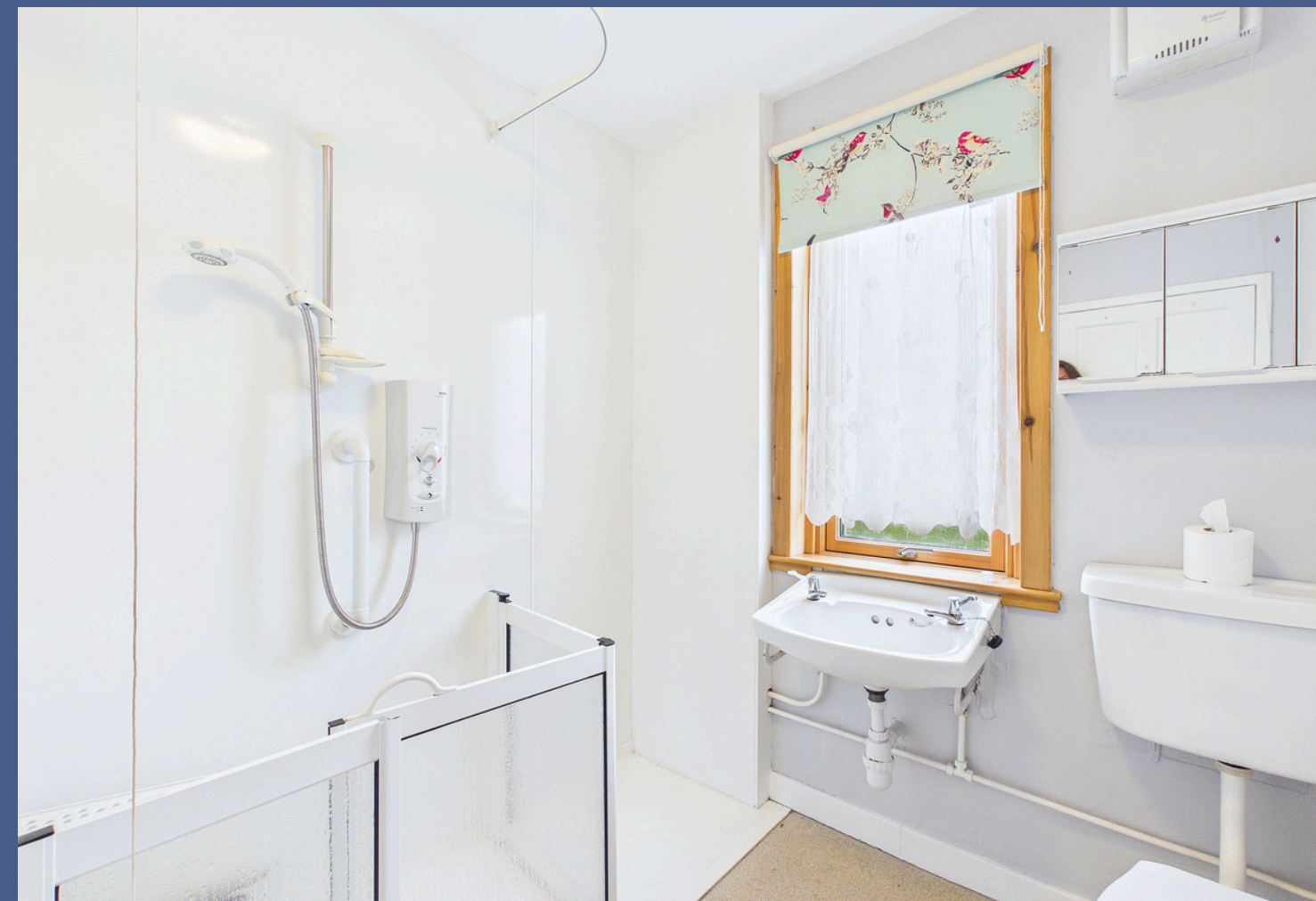
Mains electricity, water and drainage.

COUNCIL TAX

Currently Band B £1778.24 p.a. in (2026/27) including water rates. Discounts are available for single occupancy.

INCLUDED

Fitted floor coverings, curtains, blinds and light fittings.



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HOME REPORT

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

- <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH21 1NB
- EPC rating: Band E
- Home Report Value: £175,000

PRICE

Offers Over £175,000 are invited for this property. 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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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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