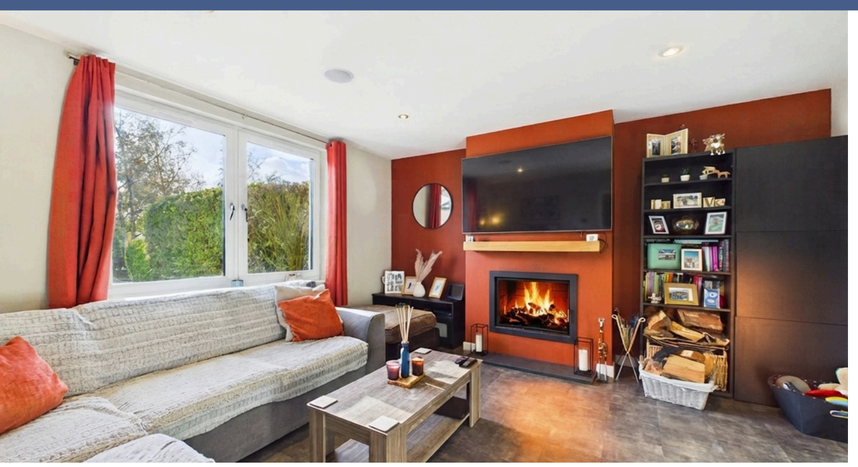
4 Cluny Terrace
Kingussie
PH21 1JW

Offers Over £185,000 are invited

Well Presented, Spacious Three-Bedroom,
Semi Detached Property









Features:

- Open Plan Kitchen, Living and Dining Area
- Master Bedroom with Ensuite Shower Room
- Woodburning Stove, UPVC Double Glazing and Oil-Fired Central Heating
- Enclosed Private Garden Space with Decking and Lawn
- Garden Gym/Office and Timber Garden Shed
- Carport and Parking for Multiple Vehicles

CONTACT US :
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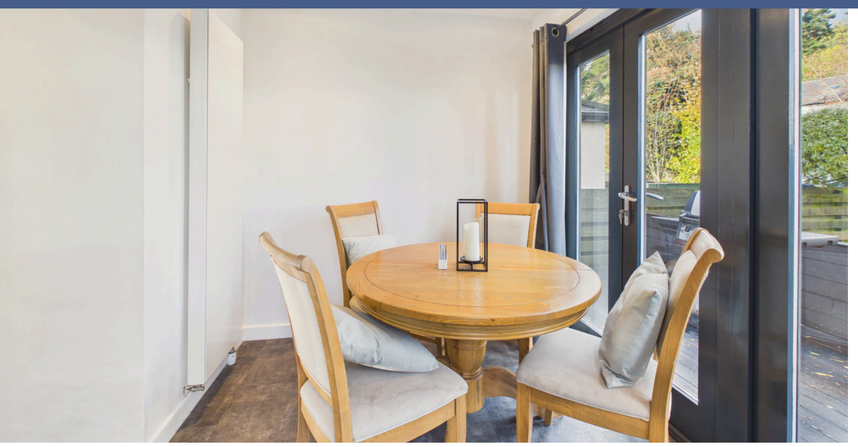
4 Cluny Terrace is a beautifully presented and spacious three-bedroom semi-detached home, occupying an elevated position in Kingussie.

Extensively refurbished to a high standard, the property benefits from a contemporary fitted kitchen, two stylish shower rooms, and a rear extension that creates a bright and inviting dining area overlooking the garden. At the heart of the home is an impressive open-plan kitchen and living space, where a built-in wood-burning stove provides a warm and welcoming focal point. The well-appointed kitchen features integrated appliances, a gas hob, breakfast bar and a generous pantry-style cupboard offering excellent storage, along with space for an American-style fridge freezer. A modern family shower room with a double vanity unit and a useful understairs storage nook complete the ground floor accommodation.

The first-floor hosts three well-proportioned double bedrooms, all benefiting from built-in storage. The master bedroom enjoys the added luxury of an en-suite shower room and stunning views towards the surrounding mountains.

Further benefits include oil-fired central heating and uPVC double glazing throughout. Offering spacious, modern accommodation in a desirable location, this attractive property would make an ideal family home.









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

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The charming town of Kingussie, the capital of Badenoch, is located within the Cairngorms National Park, known as the outdoor capital of the North, 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 English cities and further afield.

The surrounding countryside is a haven for wildlife, with red deer, badgers and squirrels amongst some of the abundant inhabitants. There is a wealth of excellent rural sporting facilities, such as stalking and grouse shooting, along with trout and salmon fishing.There are also many outdoor pursuits available within the National Park, such as hill walking, climbing, mountain biking, wind-surfing, skiing and snowboarding.

OUTSIDE
The front of the property is laid to loc bloc paving, providing off-street parking for up to three vehicles. A useful carport and adjoining log store are situated to the side of the property, offering additional covered storage.

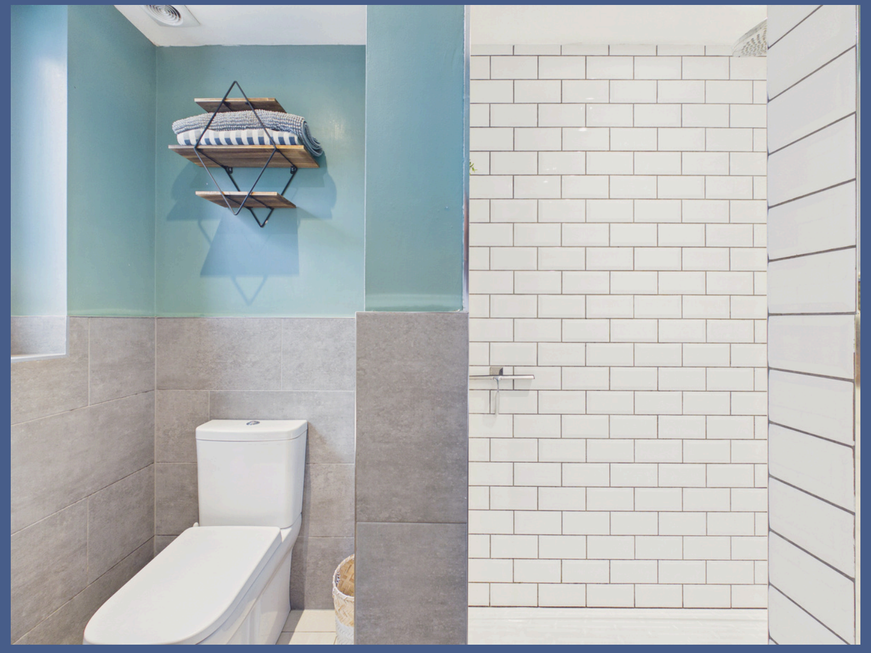
The generous rear garden is fully enclosed, creating a private and secure outdoor space, and is accessed via a gate to the side of the house. Predominantly laid to lawn, the garden also features a decking area, ideal for outdoor dining and entertaining. A detached gym/home office and timber shed provide excellent versatility and storage. Additional practical features include an outside tap, washing line and oil tank.

INCLUDED
Fitted floor coverings, curtains, blinds and light fittings. Integrated kitchen appliances will also be included.

SERVICES
Mains electricity, water & drainage.

COUNCIL TAX
Currently Band C (£2032.28 p.a. in 2026/27).
Discounts available for single occupancy.







HOME REPORT
A Home Report is available from our website: www.caledoniaestateagency.co.uk or by using the following link:
Ref: https://app.onesurvey.org/Pdf/HomeReport
EPC: Band D
Home Report Value: £185,000
Post Code: PH21 1JW

PRICE
Offers Over £185,000 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 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.