

# 5 Columba Terrace Kingussie PH21 1HH

Offers Over £215,000 are invited

Two Bedroom House with South  
Facing Garden in Central Village  
Location



## Features:

- Two Double Bedrooms with Built In Wardrobes
- Fitted Kitchen Offering Space For Dining
- Timber Double Glazing and Oil Fired Central Heating
- Off Street Parking
- Low Maintenance Garden with Timber Shed
- Central Village Location Close to All Local Amenities

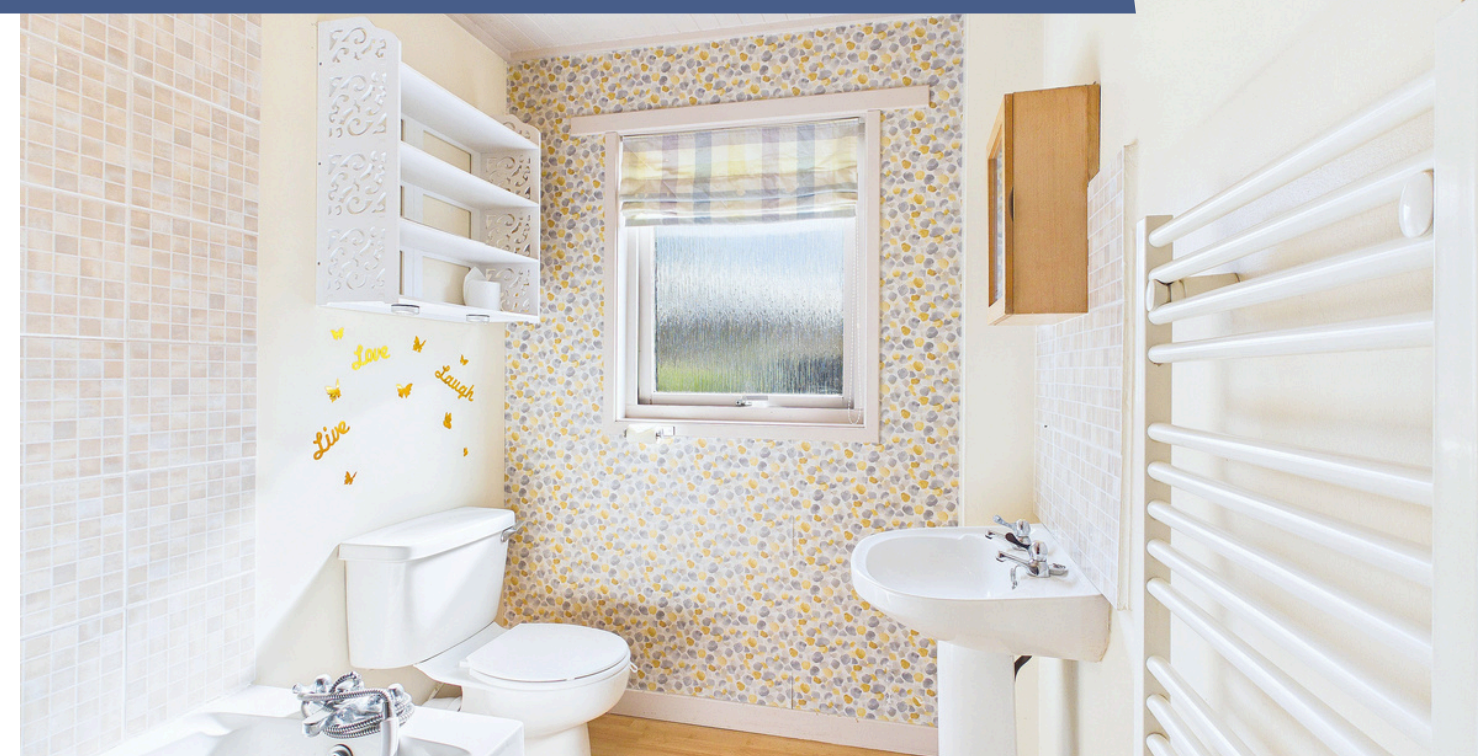
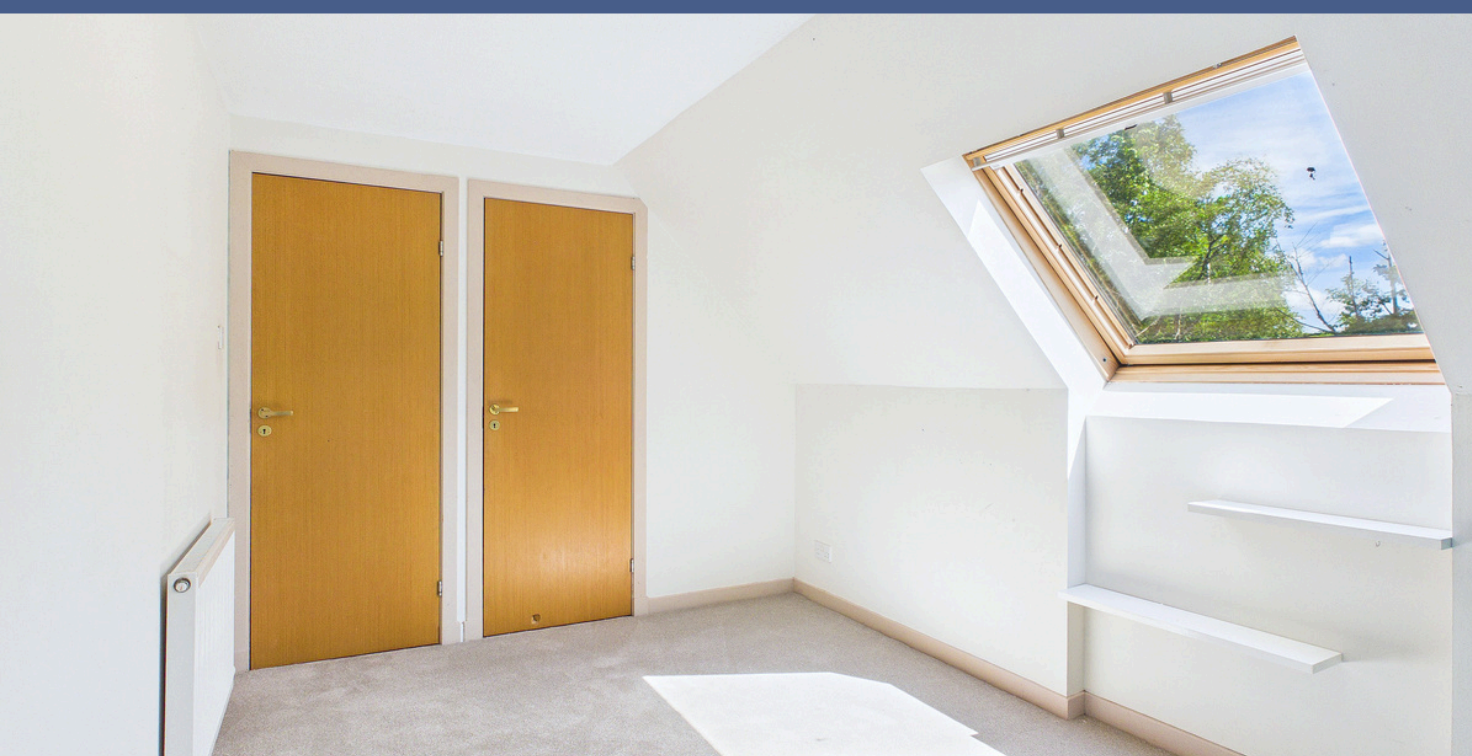
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Columba Terrace is a small development of similar homes, well positioned within a cul-de-sac at the north end of Kingussie and conveniently close to local amenities. No. 5 Columba Terrace enjoys a bright, south facing kitchen/dining room with direct access to the rear garden. The ground floor also includes a welcoming living room with views toward the main street, a family bathroom, and a generous hall cupboard.

Upstairs, the property offers two well proportioned double bedrooms, each with built-in wardrobes, along with an additional storage cupboard on the landing. A loft hatch provides further storage potential. The home benefits from timber double glazing and oil fired central heating throughout.

This two-bedroom property presents an ideal purchase opportunity for the first time buyer or as a buy to let investment.



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

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 south facing rear garden is designed for low maintenance living, laid mainly to gravel and enclosed by wooden fencing with a gate leading directly to the parking area. The oil tank and oil fired boiler are also situated here. Just outside the gate, there is a wooden garden shed. To the rear of the property, residents also enjoy access to a gravelled parking area which provides generous off-street parking for multiple vehicles. Outside tap.

## **INCLUDED**

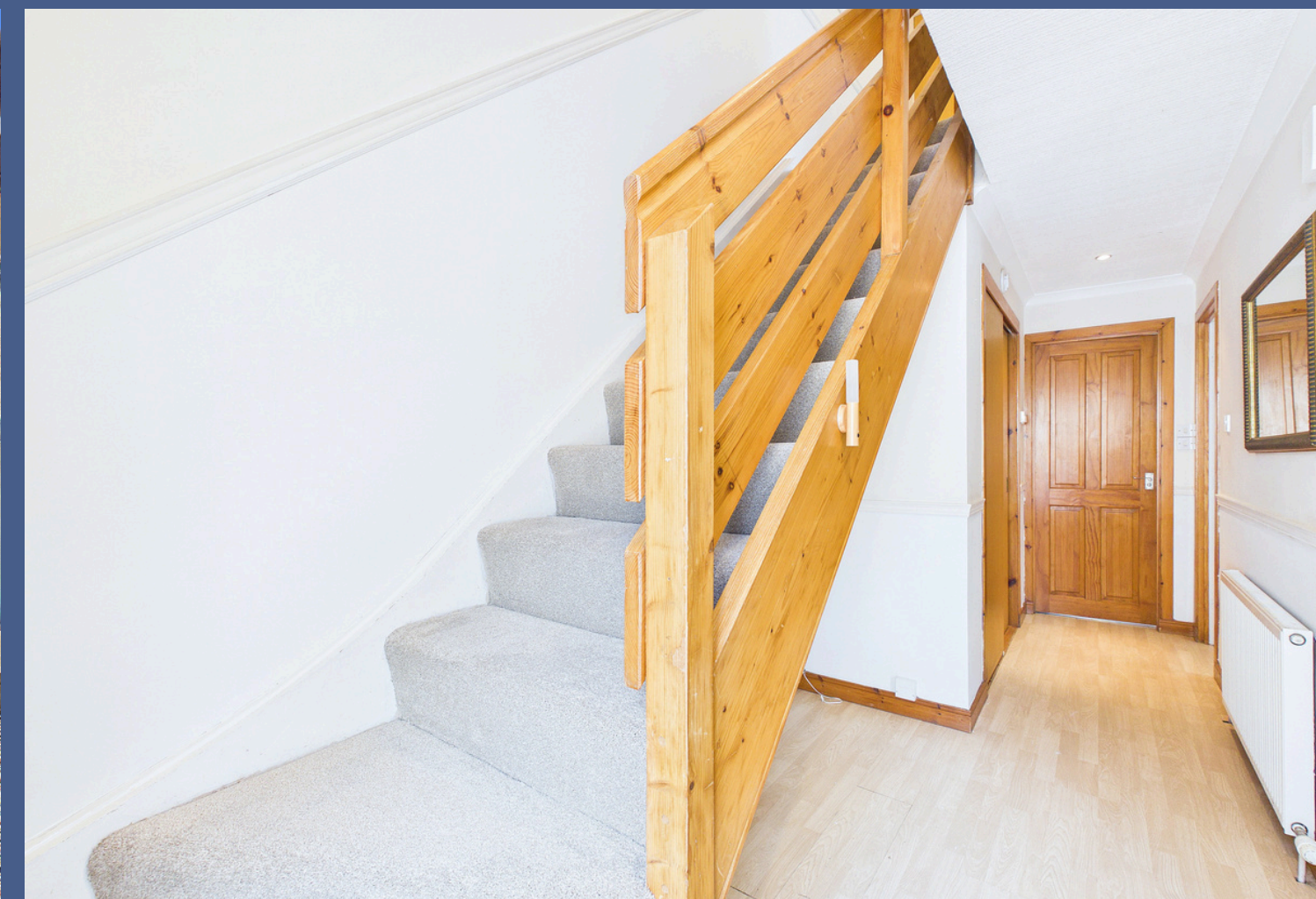
Fitted floor coverings, curtains, blinds and light fittings. All integrated kitchen appliances will also be included.

## **SERVICES**

Mains electricity, water & drainage.

## **COUNCIL TAX**

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



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## HOME REPORT

A Home Report is available from our website: [www.caledoniaestateagency.co.uk](http://www.caledoniaestateagency.co.uk) or by using the following link:

Ref: [5 Columba Terrace.pdf](#)

EPC: Band D

Home Report Value: £225,000

Post Code: PH21 1HH

## PRICE

Offers Over £215,000 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.

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