



CB

KIRANDER, NEWTONMORE ROAD, KINGUSSIE, PH21 1HF
OFFERS OVER: £320,000

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BOATH**

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Accommodation Comprises: Entrance Hall, Lounge/Dining Room, Breakfasting Kitchen, Utility Room, Master Bedroom with En-Suite Shower Room, Two Further Bedrooms, Shower Room.
Upper Floor: Two Bedrooms with En-Suite Shower Rooms.
External: Gardens, Garage and Driveway.

This is a well presented DETACHED FIVE BEDROOM VILLA which has been extended to offer spacious family accommodation on two levels. The property benefits from double glazing and Total Control Electric heating. The fully fitted kitchen has a range of integrated appliances including electric hob with oven below and extractor hood above, dishwasher, fridge and freezer. The property is set within extensive gardens and has a large driveway offering off street parking for several cars. There is also a garage with an electric remote-controlled door. The property is located within the Village of Kingussie and is within walking distance to shops, schools and bus. All floor coverings and window blinds are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -

A double door gives access to the Vestibule. There is a carpeted stairway giving rise to the upper floor accommodation. A glazed door allows access to the reception hallway. There is a built-in storage cupboard with attractive mirror sliding doors. Downlights. Laminate flooring. Radiator.

LOUNGE/DINING ROOM: -

This is a well-presented room with large double-glazed windows offering excellent open views to the rear of the property. Fitted vertical blinds. There is a wood burning first with an attractive fireplace. There is ample space for a dining table and chairs. Ceiling downlights. Laminate flooring. Radiator. Wood burner stove. Wall lights. Carpet. Radiator.

BREAKFASTING KITCHEN: -

A glazed door gives access into the kitchen which has a range of wall and floor standing units with contrasting work tops and attractive splashback. There is a double-glazed window offering a pleasant outlook towards the rear. Fitted Venetian blinds. There is ample Space for a breakfasting table and chairs. Integrated appliances include a electric hob with electric oven below and stainless-steel extractor hood above, dishwasher, fridge and freezer. Laminate flooring. Radiator.



UTILITY ROOM: -

With a stainless-steel sink and plumbing connections for a washing machine. There is an external double-glazed door. A double-glazed window offers a good deal of natural light and outlook to side of the property. Fitted Venetian blind. Laminate flooring. Radiator.

MASTER BEDROOM: -

Situated on the ground floor this spacious bedroom has large double-glazed windows offering pleasant outlook towards the driveway. Fitted Venetian blinds. Laminate flooring. Radiator.

EN-SUITE SHOWER ROOM: -

comprising W.C. wash hand basin and a large shower enclosure. Double glazed window with fitted Venetian blind. Attractive wet wall splashback. Laminate flooring. Radiator.

BEDROOM TWO: -

This spacious bedroom has double glazed windows offering outlook towards the front garden. Fitted vertical blinds. Laminate flooring. Radiator.

BEDROOM THREE: -

With pleasant outlook towards the front garden. Fitted vertical blinds. Carpet. Radiator.

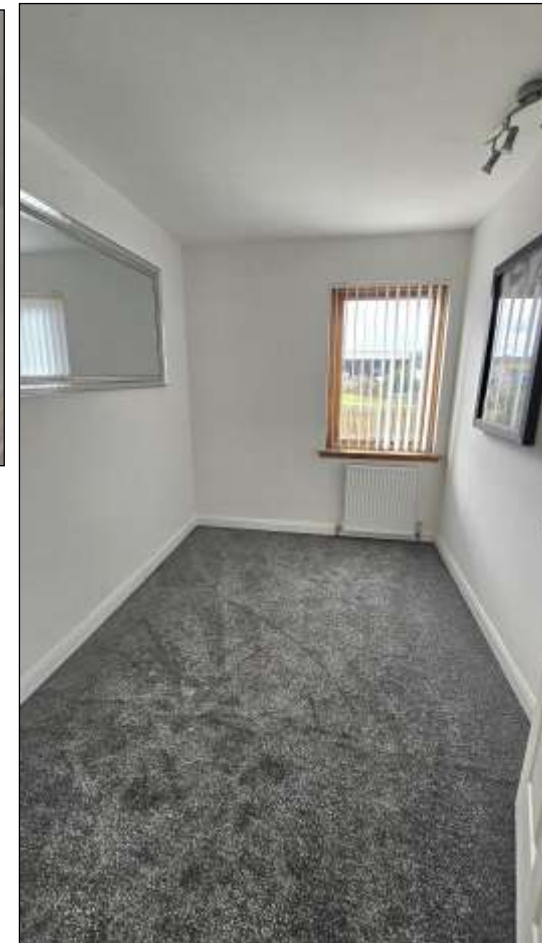
UPPER FLOOR:

The upper floor has a double-glazed Velux window which offers a good deal of natural light. Downlights. Carpet.

BEDROOM FOUR: -

This spacious double bedroom has a double-glazed window offering outlook towards the front of the property with views of the Cairngorm. Fitted vertical blinds. Downlights. Carpet. Radiator.





EN SUITE SHOWER ROOM: -

The spacious ensuite comprises W.C. wash hand basin and a shower enclosure with thermostatic shower. Attractive wet wall splashback. Double glazed Velux window. Vinyl flooring. Towel radiator.

BEDROOM FIVE: -

Another good-sized double bedroom with double glazed window offering pleasant outlook with views of the Cairngorm. Fitted vertical blinds. Carpet. Radiator.

EN SUITE: -

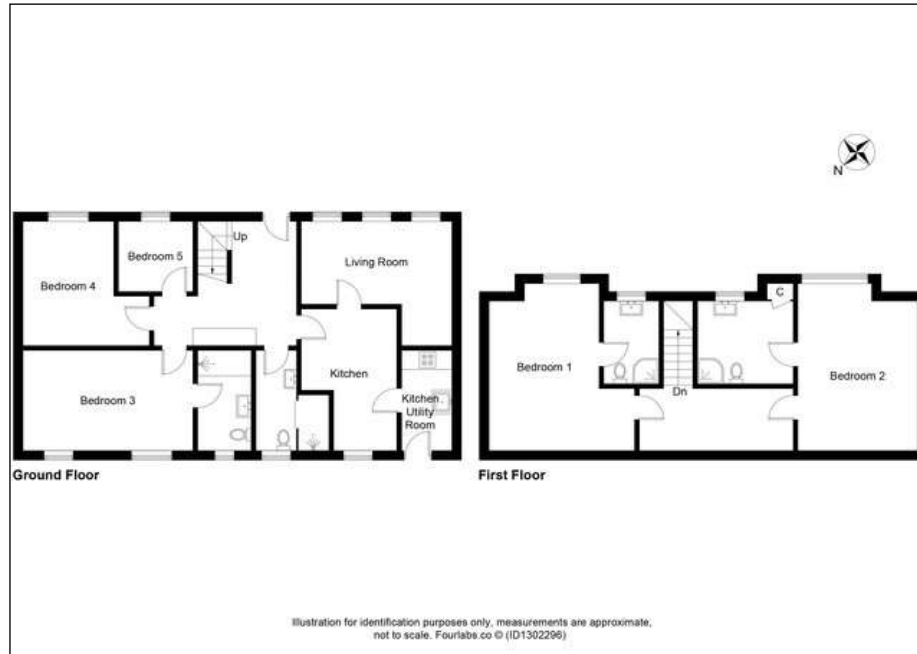
This is another spacious en-suite shower room comprising W.C., wash hand basin and shower enclosure with an electric shower. Attractive wet wall. Double glazed Velux window. Vinyl flooring. Towel radiator.

EXTERNAL: -

There is a spacious enclosed south facing garden to the front which has views of the Cairngorms. To the rear there is a stone chipped driveway offering off street parking for several cars. The garage has an electric roller door. Power and light.

INCLUDED IN SALE:

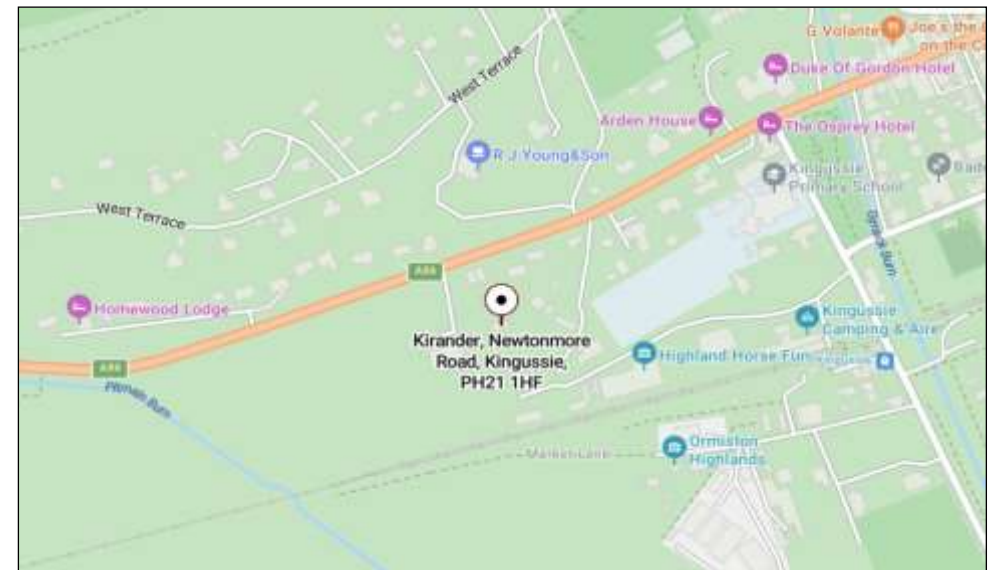
All floor coverings and window blinds where fitted.



Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on 01382 202060
or **Email:** Info@laraletting.co.uk

Office Opening Hours: Monday - Friday 9am - 5pm



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For more details regarding this property and many other properties visit our website at www.campbellboath.com or telephone our office on 01382 202060.

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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warranty can be given and any potential purchaser should satisfy themselves as to the accuracy of.

