

The Auld Exchange Kingussie PH21 1HN

Offers Over £330,000 are invited

Spacious Four Bedroom,
Three-Bathroom Villa with Large Workshop



Features:

- Lounge with Wood Burning Stove
- Open Plan Kitchen, Dining, Living Area with Views to Ruthven Barracks
- Utility Room and Drying Room
- Ground Floor Bedroom and Shower Room
- Master Bedroom with Ensuite Shower Room
- Timber Double Glazing and Heatmiser Controlled Oil-Fired Central Heating
- Solar Thermal System
- Large Workshop
- Spacious Garden and Parking for Multiple Vehicles

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The Auld Exchange is an impressive four-bedroom, three-bathroom detached villa set on a generous plot, enjoying views towards Ruthven Barracks and conveniently located within easy reach of all local amenities.

At the heart of the home is a bright and spacious open-plan kitchen, dining and living area, with patio doors opening directly onto the garden, creating an ideal space for both family life and entertaining. The well-appointed kitchen is complemented by an adjoining utility room, which provides access to the garden and includes a useful drying room. A separate living room, complete with a log-burning stove, offers a cosy and comfortable retreat. The ground floor accommodation is completed by a generously sized double bedroom and a modern shower room.

The first floor features three further double bedrooms, two of which benefit from built-in wardrobes. The master bedroom enjoys the added luxury of an en-suite shower room. A family bathroom and a large linen cupboard provide additional practicality and storage.

The property benefits from timber double glazing, smart-controlled oil-fired central heating, and a solar thermal system for hot water production, helping to enhance energy efficiency.

The Auld Exchange would make an exceptional family home, while the ground-floor bedroom and shower room offer excellent flexibility for multi-generational living or accommodating guests.



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 Auld Exchange occupies a generous plot, accessed via a private tarred driveway with ample gravel parking for several vehicles. The grounds are predominantly laid to lawn and are complemented by a selection of mature trees and shrubs, along with a patio area that provides an ideal space for outdoor dining and garden furniture. To the side of the property is a substantial workshop with an adjoining wood store. Additional external features include a rotary clothes dryer and an outside tap.

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 F (£3597.47 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 or by using the following link:

Ref: [The Auld Exchange](#)

EPC: Band C

Home Report Value: £330,000

Post Code: PH21 1HN

PRICE

Offers Over £330,000 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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