

2 Ruthven Court Kingussie PH21 1HJ

Offers Over £130,000 are invited

Immaculate Two Bedroom Ground Floor Apartment Close to all Local Amenities



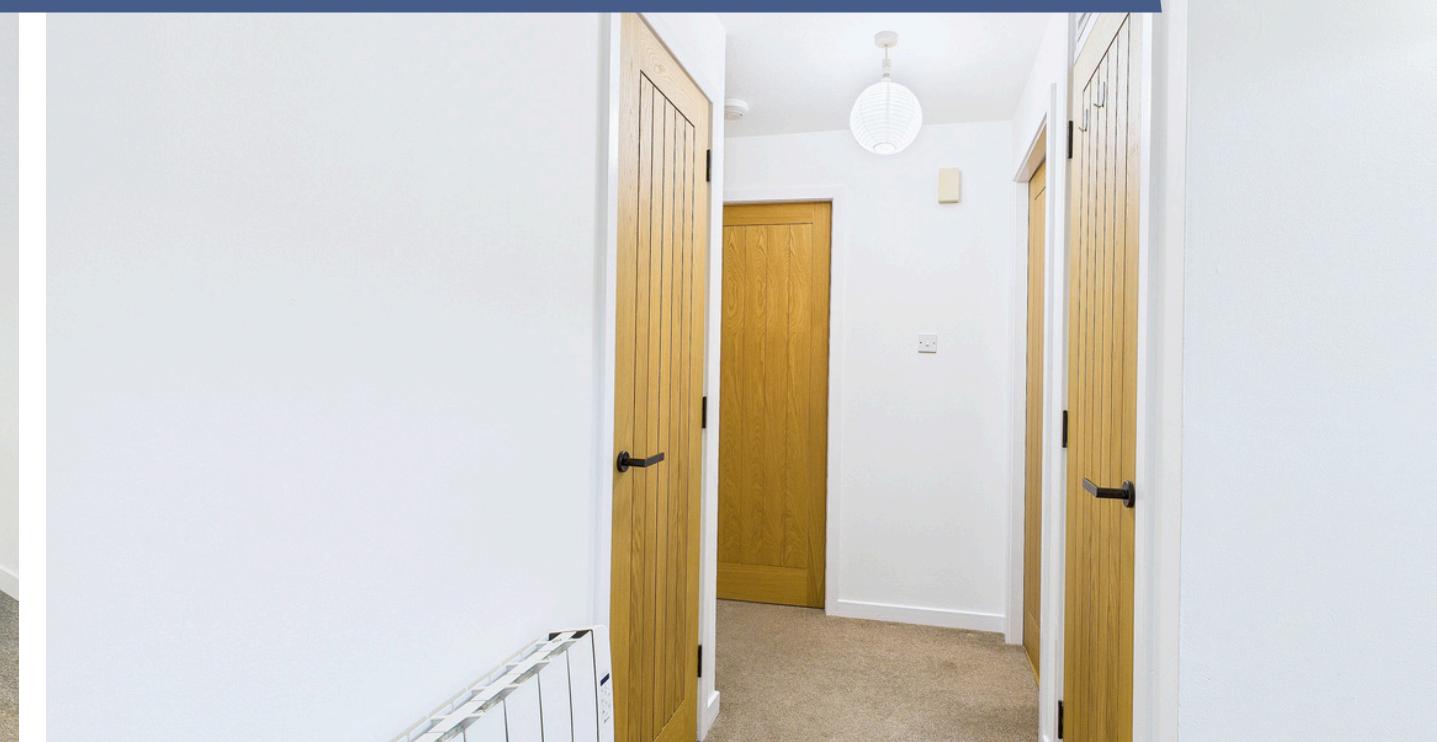
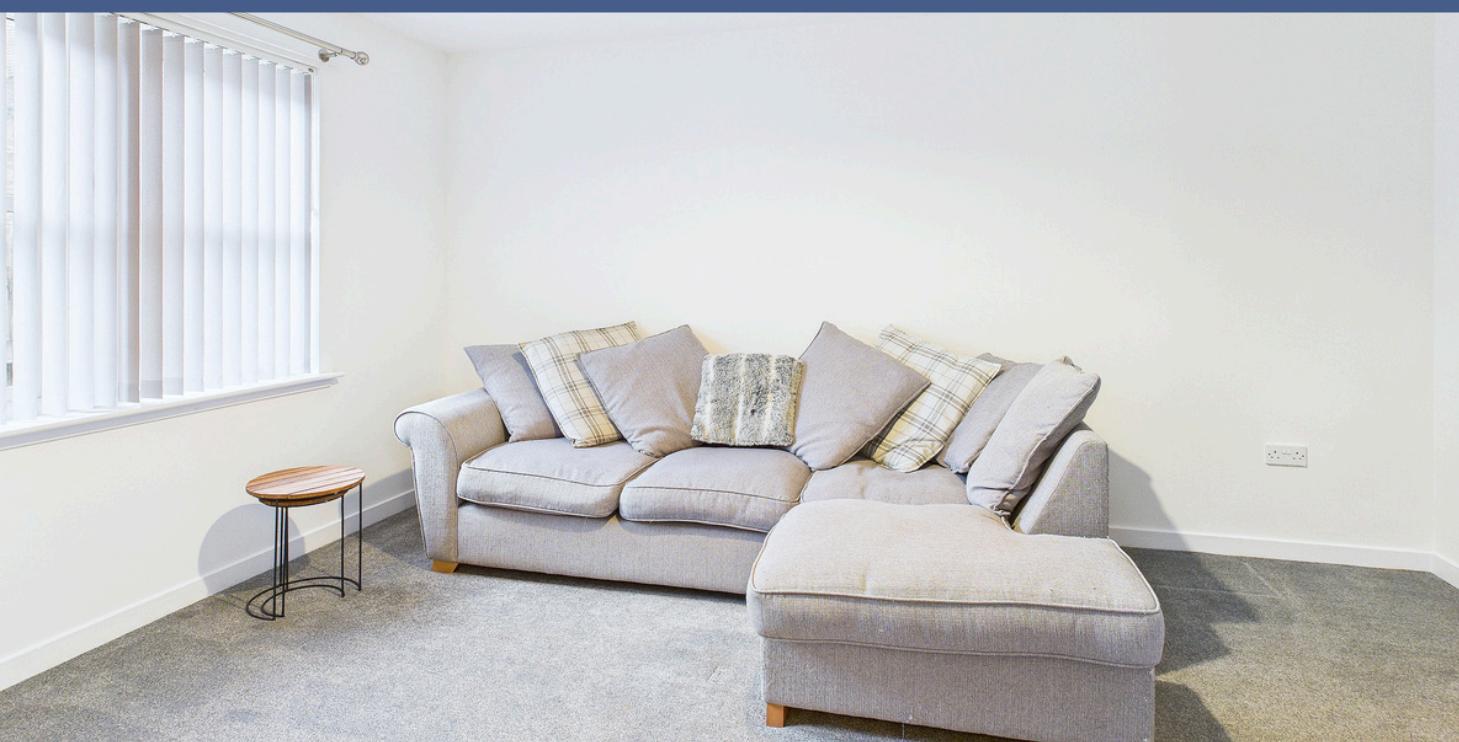
Features:

- Immaculate Two Bedroom Ground Floor Apartment
- Modern Fitted Kitchen and Bathroom
- Oak Internal Doors
- UPVC Double Glazing and Electric Economy Heating
- Central Village Location Close to All Local Amenities
- Off Street Parking

CONTACT US:
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No2 Ruthven Court is an immaculately presented two-bedroom apartment, located within a cul-de-sac at the North end of Kingussie, close to local amenities. The apartment boasts a modern fitted kitchen, bright living room with space for dining, two double bedrooms, and family shower room. Both bedrooms benefit from fitted wardrobes, and the hallway also offers additional storage cupboards. The property has been recently decorated and finished to a very high standard. Other notable benefits include UPVC double glazing and electric 'Haverland' oil filled electric radiators. The apartment is accessed via an intercom security system.

This apartment represents an ideal purchase opportunity for the first time buyer, holiday home or buy to let investment.



For more information on this beautiful 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 Ruthven Court properties benefit from communal garden grounds which include allocated parking spaces, tarred road and areas laid to lawn with trees and shrubs. Drying Green. There is a charge of £10 per month for maintenance of the grounds.

INCLUDED

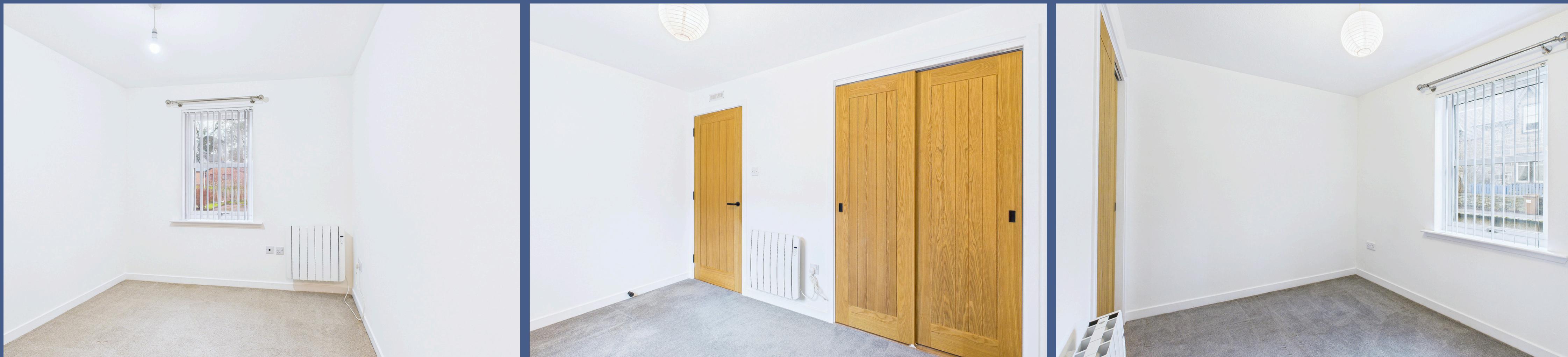
Fitted floor coverings, blinds, light fittings & integrated kitchen appliances.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently Band B (£1654.71 pa 2025/26), including water rates. Discounts are available for single occupancy.



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HOME REPORT

A Home Report is available from www.caledoniaestateagency.co.uk or use the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH21 1HJ
- Energy Performance Certificate Rating: Band D
- Home Report Value: £130,000

PRICE

Offers Over £130,000 are invited for this property.

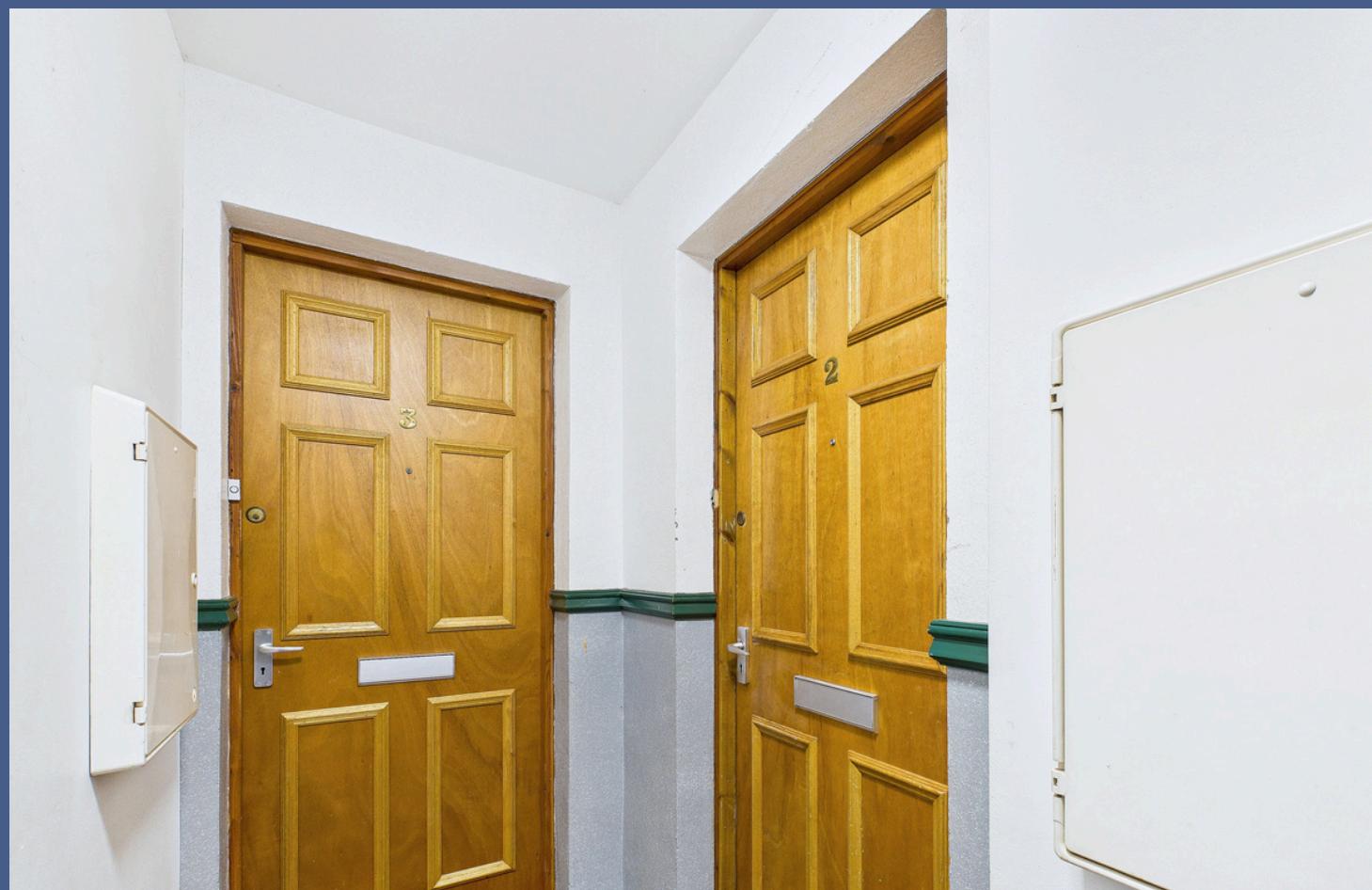
The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewings are by appointment 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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