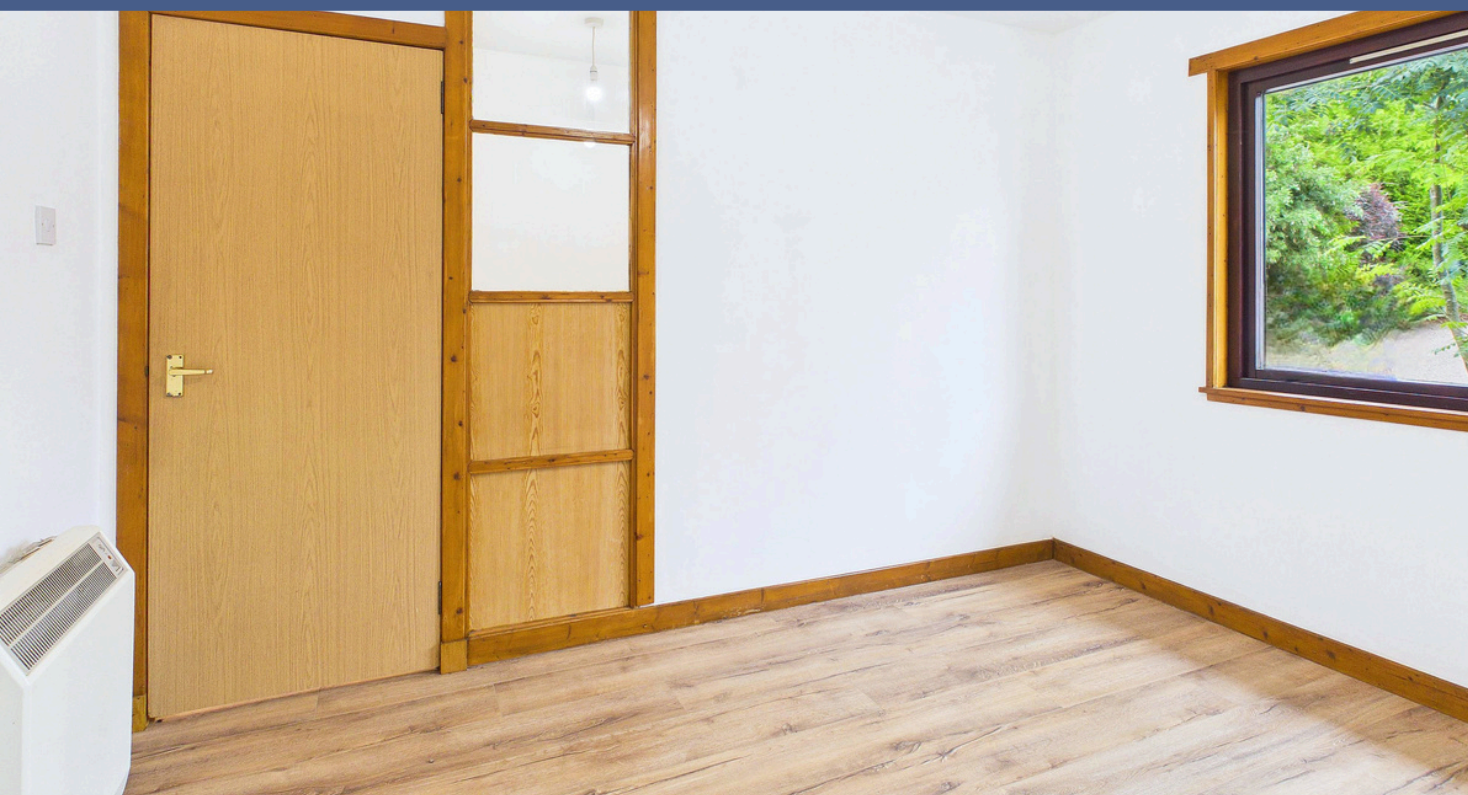


3 James Court
Kingussie
PH21 1PD

Offers Over £100,000 are invited

Affordable One Bedroom Semi Detached
Bungalow



Features:

- Double Bedroom with Large Built in Mirrored Wardrobe
- Spacious Lounge & Fitted Kitchen
- Electric Storage Heating and Timber Double Glazing
- Central Town Location
- Shared Garden Space

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GRAMPIAN ROAD
AVIEMORE
PH22 1RH
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01479 810 531



3 James Court is a one bedroom, semi-detached bungalow just off the high street in Kingussie. The property features a living room to the front, a small fitted kitchen, a double bedroom with integrated double mirrored wardrobe and a three piece bathroom with shower over the bath.

The property further benefits from timber double glazing and electric storage heating. This bungalow would make an ideal affordable residential property or excellent 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

At the front of the property there is a shared parking area. To the side of the property is a shared garden space laid to gravel with rotary clothes dryers.

INCLUDED

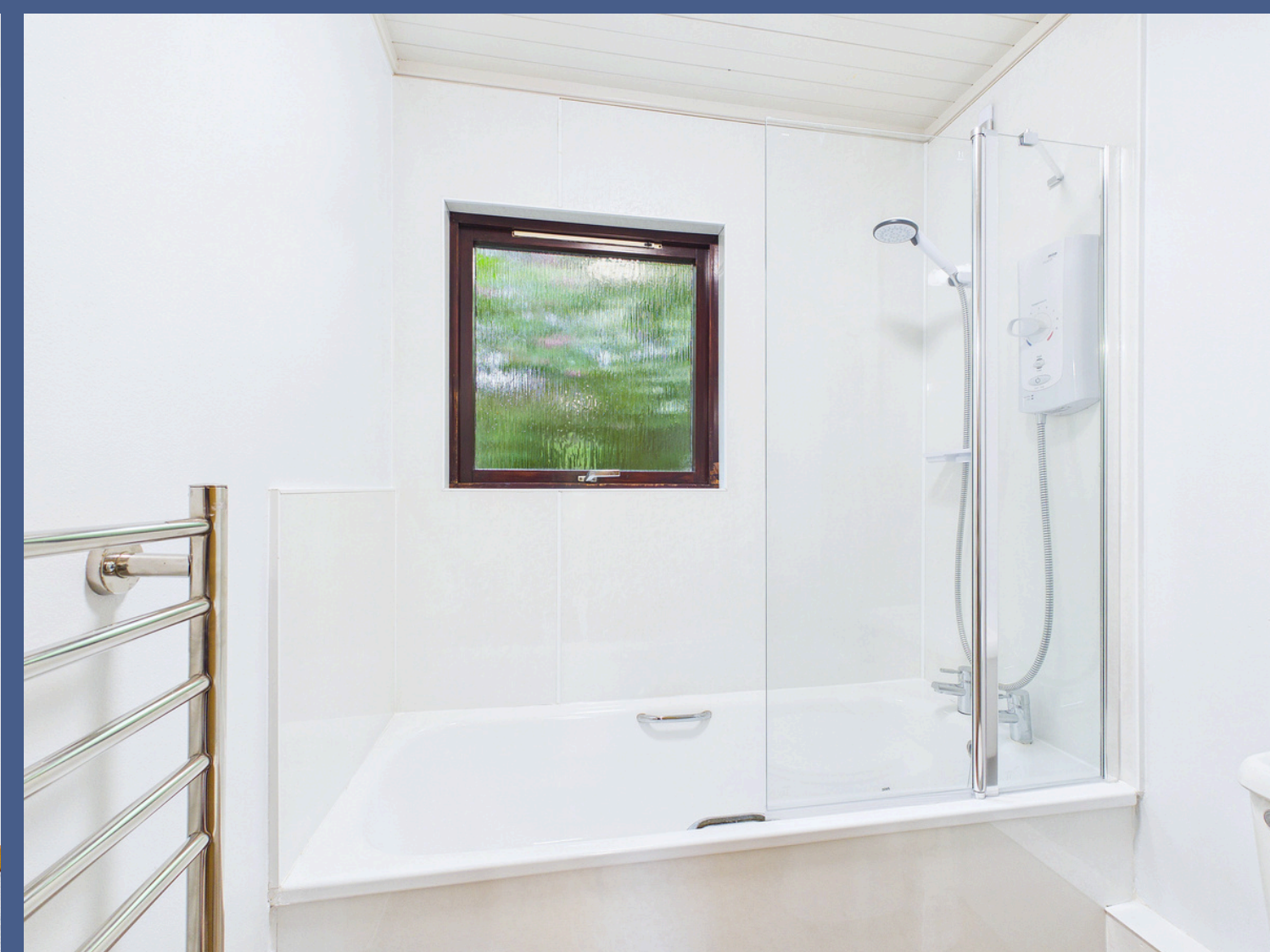
Fitted floor coverings and light fittings.

SERVICES

Mains electricity, water & drainage.

COUNCIL TAX

Currently Band B (£1778.24 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: <https://app.onesurvey.org/Pdf/HomeReport>
- EPC: Band D
- Home Report Value: £100,000
- Post Code: PH21 1PD

PRICE

Offers Over £100,000 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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