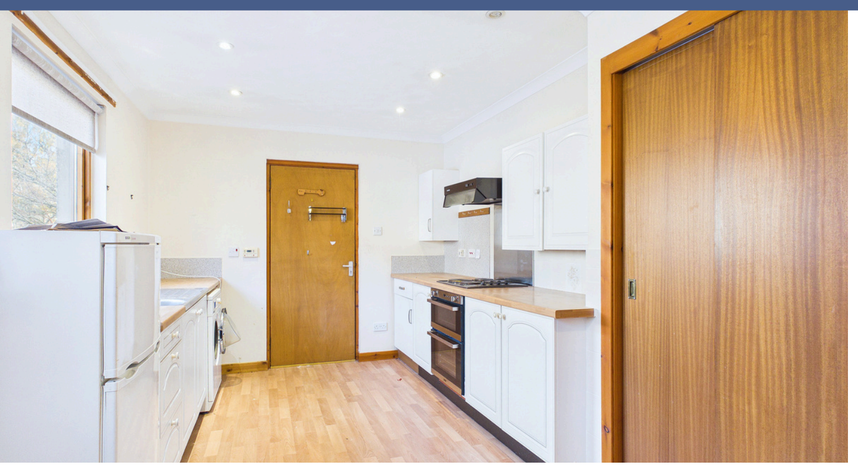
9 Manse Road
Kingussie
PH21 1JF



Offers Over £220,000 are invited

Three-Bedroom Bungalow in
Quiet Cul-De-Sac Location







Features:

- Spacious Living Room
- Three Well Proportioned Double Bedrooms with Built in Storage
- Wet Room Style Shower Room
- Timber Double Glazing and Oil-Fired Central Heating
- Integrated Garage with Power
- Low Maintenance Garden Space

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531

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Situated at the end of a quiet cul-de-sac, 9 Manse Road is a detached three-bedroom bungalow with an integrated garage.

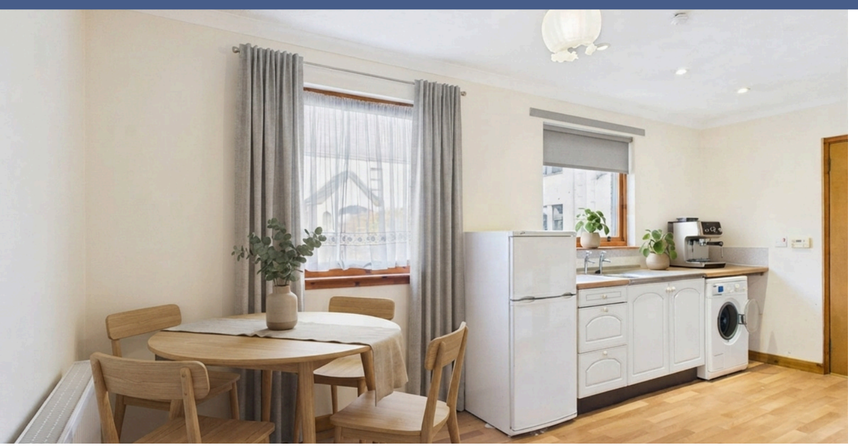
The accommodation comprises a spacious and bright living room, a kitchen with ample space for dining, and direct access to the garage. A large storage cupboard within the kitchen houses the hot water tank and provides additional practical storage space.

There are three generously proportioned double bedrooms, each benefiting from built-in storage, along with a wet room-style shower room.

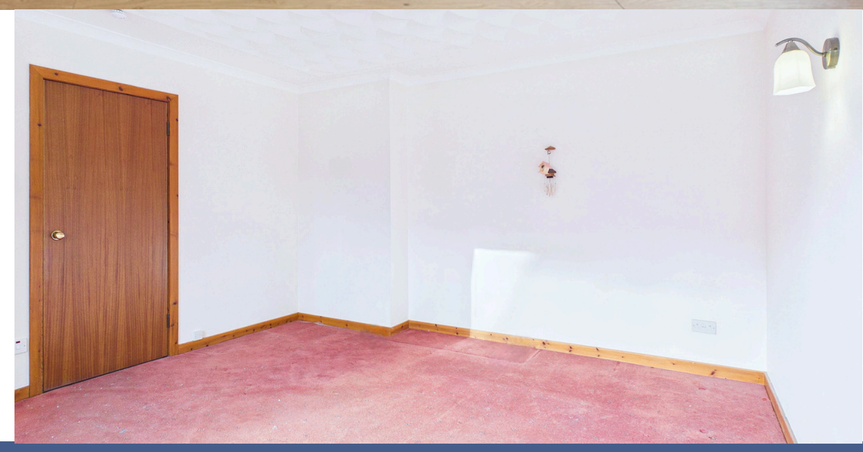
The property further benefits from timber double glazing throughout and oil-fired central heating.

While some modernisation would be beneficial, this property offers excellent potential and would make an ideal family home, retirement property, or investment opportunity.









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

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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 garden is fully enclosed, offering a secure outdoor space, with gated access to the front door and a driveway leading to the garage. For ease of maintenance, the grounds are mainly laid to gravel, and a concrete ramp provides convenient access to the property.

The integrated garage is equipped with an up-and-over door, power and water supply, and benefits from both a pedestrian door to the rear and direct internal access to the kitchen. An oil tank is situated to the side of the garage.

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 D (£2286.31 p.a. in 2026/27).
Discounts available for single occupancy.







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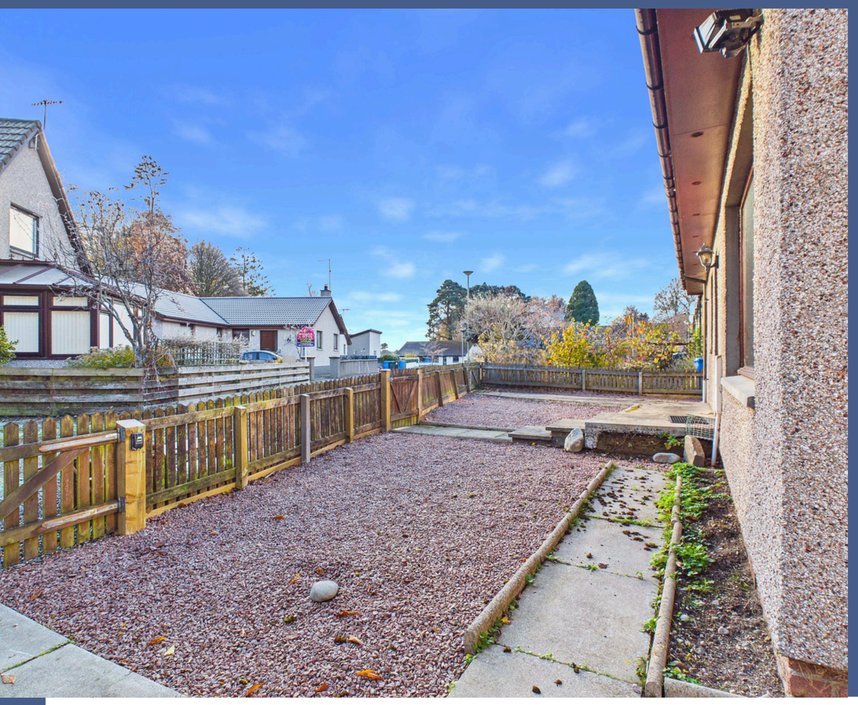
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HOME REPORT
A Home Report is available from our website: www.caledoniaestateagency.co.uk or by using the following link:
Ref: 9 Manse Road.pdf
EPC: Band D
Home Report Value: £220,000
Post Code: PH21 1JF

PRICE
Offers Over £220,000 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.