

# Flat A, 26 High Street Kingussie PH21 1HZ

Offers Over £115,000 are invited

Affordable Two Bedroom First Floor  
Apartment



## Features:

- Open Plan Kitchen & Lounge Area
- Two Spacious Double Bedrooms
- Three Piece Bathroom Suite
- Central Location Close To Local Amenities & Facilities

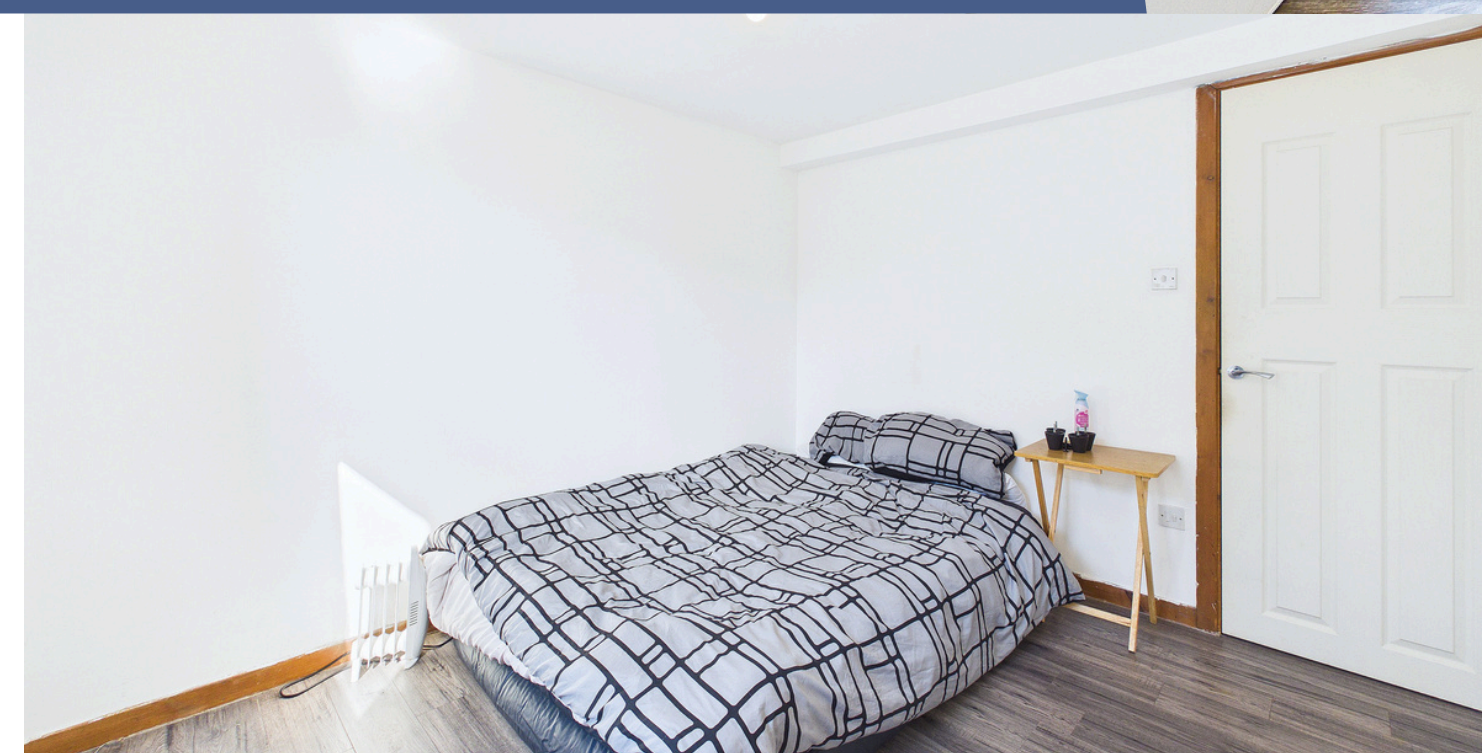
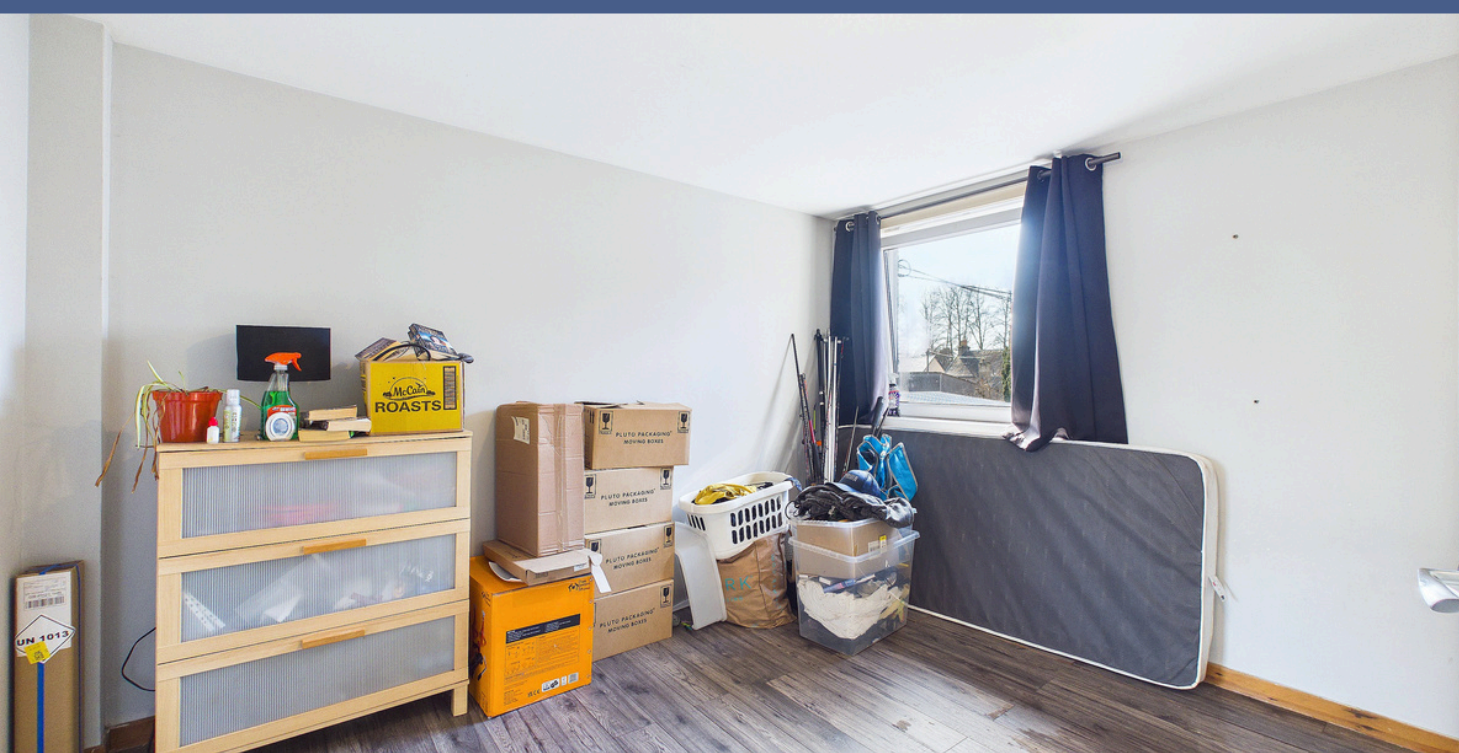
CONTACT US :  
CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH  
[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)  
01479 810 531



26a High Street is a centrally located two bedroom first floor flat that offers generous accommodation and an affordable price. The property boasts a spacious open plan lounge and kitchen area, two double bedrooms and family bathroom. The modern kitchen comprises of fitted base and wall units which incorporate a laminate worktop, electric hob, oven and grill. There is also space for free standing appliances.

The two bedrooms are well sized and offer decent space for bedroom furniture. The main bedroom benefits from a mirrored built-in wardrobe. The three piece white bathroom suite comprises of a WC, pedestal wash hand basin and bath with electric shower over.

The property also benefits from full double glazing and partial electric economy heating. This affordable two bedroom flat offers a great opportunity to purchase an easy maintainable property within walking distance to all local amenities. It will be suitable for first time buyers or potential 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.



## INCLUDED

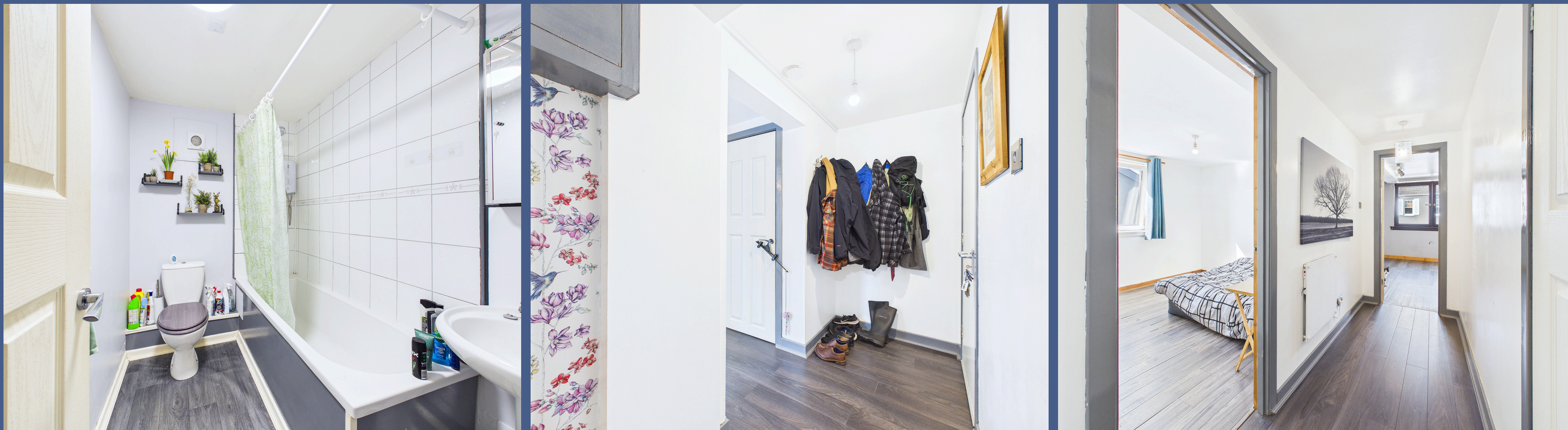
Fitted floor coverings, curtains, light fittings & integrated kitchen appliances.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Currently Band A (£1524.21 p.a. 2026/27), 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](http://www.caledoniaestateagency.co.uk) or use the following link:

- Ref: <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH21 1HZ
- Energy Performance Certificate Rating: Band G
- Home Report Value: £115,000

## PRICE

Offers Over £115,000 are invited for this property.

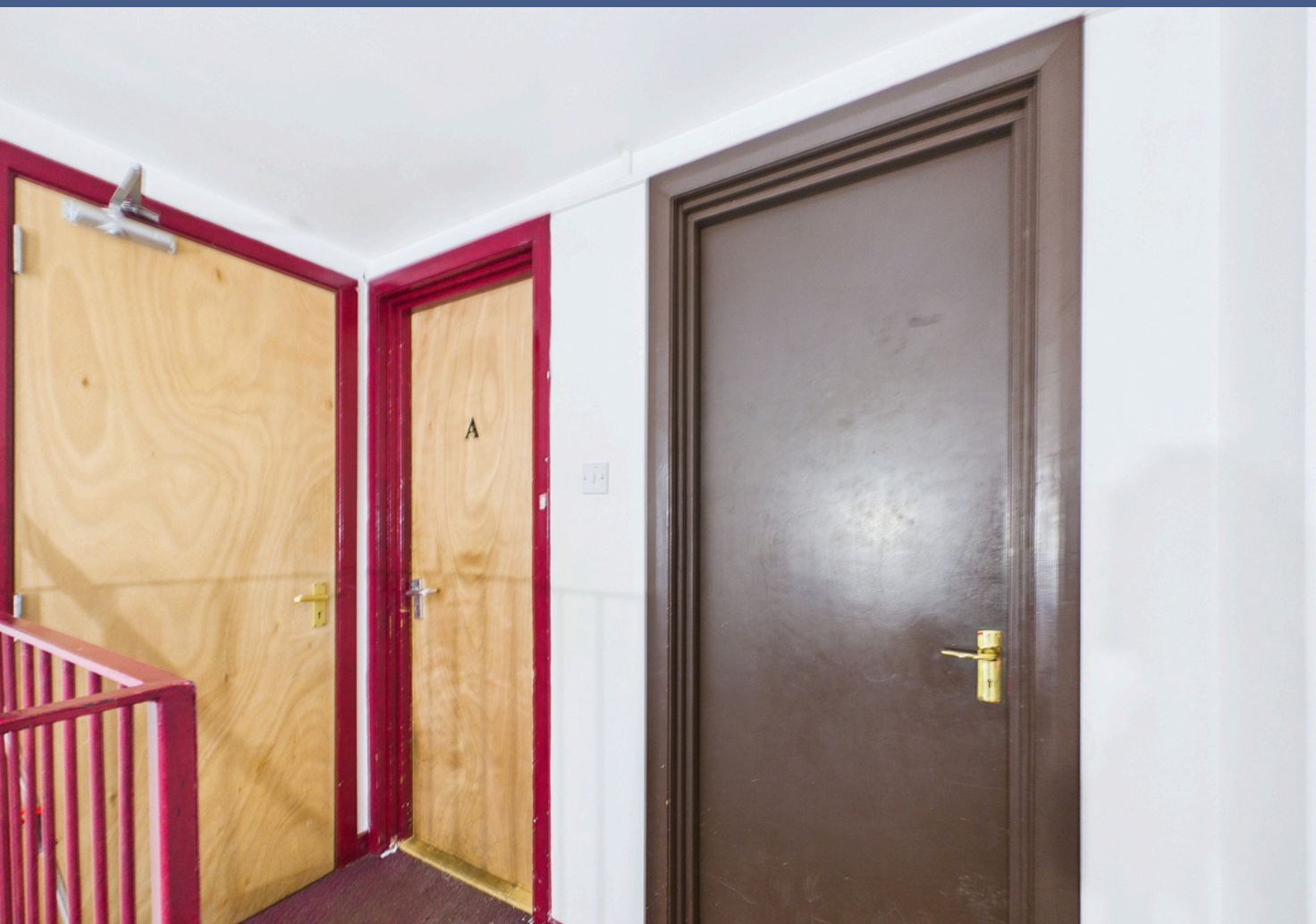
The seller reserves the right to accept or refuse a suitable offer at any time.

## 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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