

Moraybank, Kingussie PH21 1ET

Offers Over £170,000 are invited

Spacious & Affordable Three
Bedroom Home in Central Location



Features:

- Spacious Lounge and Separate Dining Room
- Kitchen with Adjacent Rear Vestibule and Utility Room
- Generous Garden Space
- Central Town Location
- Air Source Heating, Solar Panels and UPVC Double Glazing
- Close To Local Amenities, Transport Links, And Scenic Walking Trails

CONTACT US :

CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
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PH22 1RH

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01479 810 531



Moraybank is a spacious three-bedroom semi-detached property situated in the centre of the town within easy reach of local amenities and excellent transport links. This spacious family home offers generous room sizes and an abundance of potential. The notable accommodation includes the bright south facing lounge/dining area, double aspect kitchen, spacious rear vestibule leading to a utility room, and separate dining room. The three bedrooms and shower room are located on the first floor. Other notable benefits include energy efficient air sourced heating, solar panels and full UPVC double glazing.

The property has recently been treated for any damp and woodworm. Preventative measures have been taken, and guarantees are available to confirm the remedial work. Due to this, the property requires some minor refurbishment but offers an excellent opportunity to purchase an affordable family home in a great location.



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

Externally, the property boasts a generous garden area laid to lawn at the front and rear of the property. There is a small patio area at the back door suitable for garden furniture. The air source heat pump is situated at the front of the house.

INCLUDED

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

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Currently D (£2127.48 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 1ET
- Energy Performance Certificate Rating: Band D
- Home Report Value: £170,000

PRICE

Offers Over £170,000 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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