46 Croila Road
Kingussie
PH21 1PB

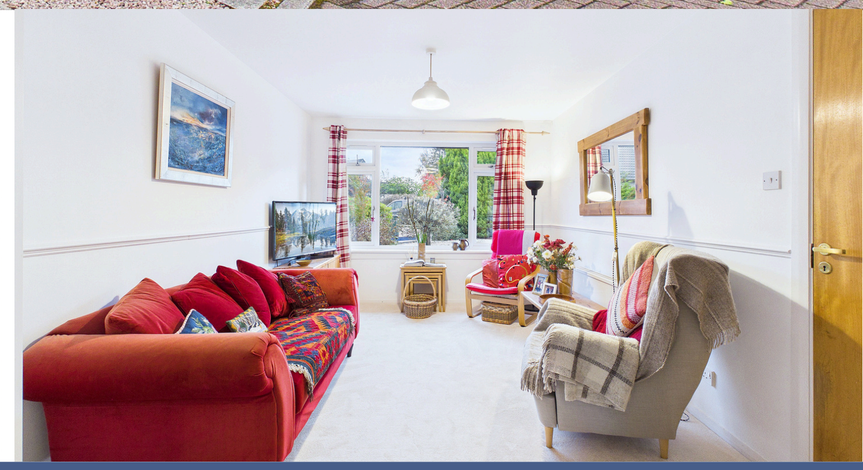
Offers Over £195,000 are invited

Two-Bedroom Semi Detached Bungalow with Sunroom & Private Parking









Features:

- Open Plan Kitchen, Dining, Living Area
- Double Glazing and Electric Economy Heating
- Enclosed Private Garden Space
- Timber Garden Shed
- Carport and Parking for Multiple Vehicles

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Situated in a quiet cul-de-sac within a popular residential area of Kingussie, 46 Croila Road is a well-presented two-bedroom bungalow offering comfortable single-storey living.

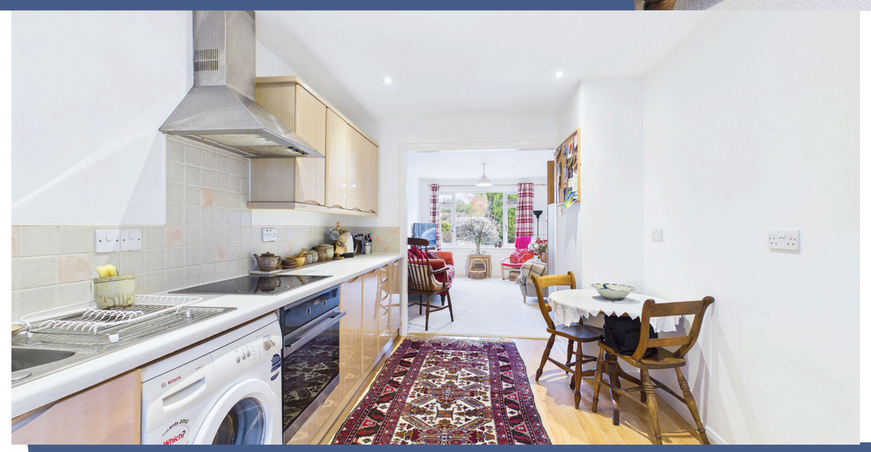
The accommodation comprises a bright and spacious open-plan kitchen and living area with space for dining and a range of integrated appliances. A charming sunroom, accessed from the kitchen area, overlooks the garden and provides an ideal space to relax and enjoy the surroundings.

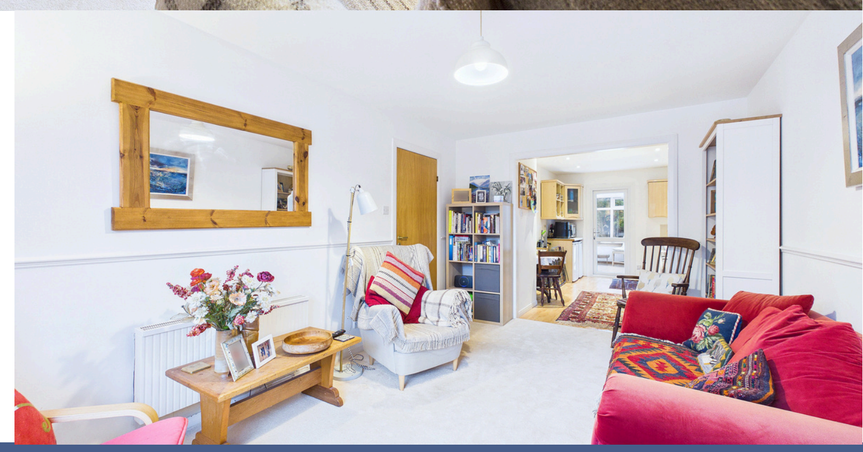
There are two double bedrooms, one of which benefits from a large mirrored wardrobe. A modern shower room and two useful hall cupboards, including one housing the hot water tank, complete the accommodation. The property further benefits from double glazing throughout and economical electric heating.

Offering low-maintenance living in a peaceful location, this property would make an ideal home for first-time buyers, those looking to downsize, or anyone seeking a comfortable home close to local amenities.









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
Set on a generous plot, 46 Croila Road enjoys attractive outdoor space to both the front and rear. The open-plan front garden is predominantly laid to gravel and features a patio area, along with a selection of mature trees and shrubs. A paved driveway provides off-street parking for three vehicles, while a carport offers sheltered access directly to the property.
To the rear, the private garden is fully enclosed by timber fencing and accessed via a gate. Designed for low-maintenance living, the garden is mainly laid to gravel with a lawn area, mature trees, and ample space for outdoor seating and entertaining. A timber garden shed provides useful storage for gardening tools and outdoor equipment.
Benefitting from excellent afternoon and evening sunshine, this delightful outdoor space is perfect for relaxing and enjoying the peaceful surroundings.

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 C (£2032.28 p.a. in 2026/27).
Discounts available for single occupancy.







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 E
Home Report Value: £195,000
Post Code: PH21 1PB

PRICE
Offers Over £195,000 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.