

Old Distillery Cottage Kingussie PH21 1EZ

Offers Over £230,000 are invited

Traditional Three Bedroom Terraced Cottage
in Elevated Position with Scenic Views



Features:

- Spacious Kitchen with Space for Dining
- Oil Fired Central Heating and Multi Fuel Stove
- Central Town Location
- Enclosed Garden
- Off Street Parking

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Old Distillery Cottage is a charming traditional three-bedroom terraced cottage, occupying an elevated position with superb views across the town of Kingussie and towards the surrounding mountains.

The accommodation on the ground floor comprises a spacious kitchen/dining room, a cosy living room featuring a multi-fuel stove, and a versatile third bedroom that could equally serve as a home office or study. There are also two generous storage cupboards, one of which is plumbed for a washing machine.

Upstairs, the property offers two well-proportioned bedrooms. One enjoys far-reaching views over Kingussie, while the other looks towards Creag Bheag, the prominent hill that rises behind the town.

Further benefits include oil-fired central heating throughout. Combining character, practicality and a wonderful setting, Old Distillery Cottage would make an ideal family home, or a comfortable residence with dedicated space for home working.



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

To the rear of the property, there are two private off-street parking spaces laid with gravel. The garden has been thoughtfully arranged to include a terraced lawn, a patio area ideal for outdoor seating, a timber garden shed, and the oil tank. Steps lead down to the rear entrance, where there is a further gravelled area and a convenient log store.

To the front, a garden gate opens onto a lane providing pedestrian access to Ardvonie Car Park. The front garden is predominantly laid to lawn and is enclosed by a combination of hedging and fencing, creating an attractive and private outdoor space. Mature trees and shrubs add interest and colour throughout the seasons.

Enjoying an elevated position, the front garden takes full advantage of the property's stunning outlook, offering panoramic views across Kingussie and towards the surrounding mountains beyond.

INCLUDED

Fitted floor coverings, curtains, blinds and light fittings. Gas cooker and fridge freezer included.

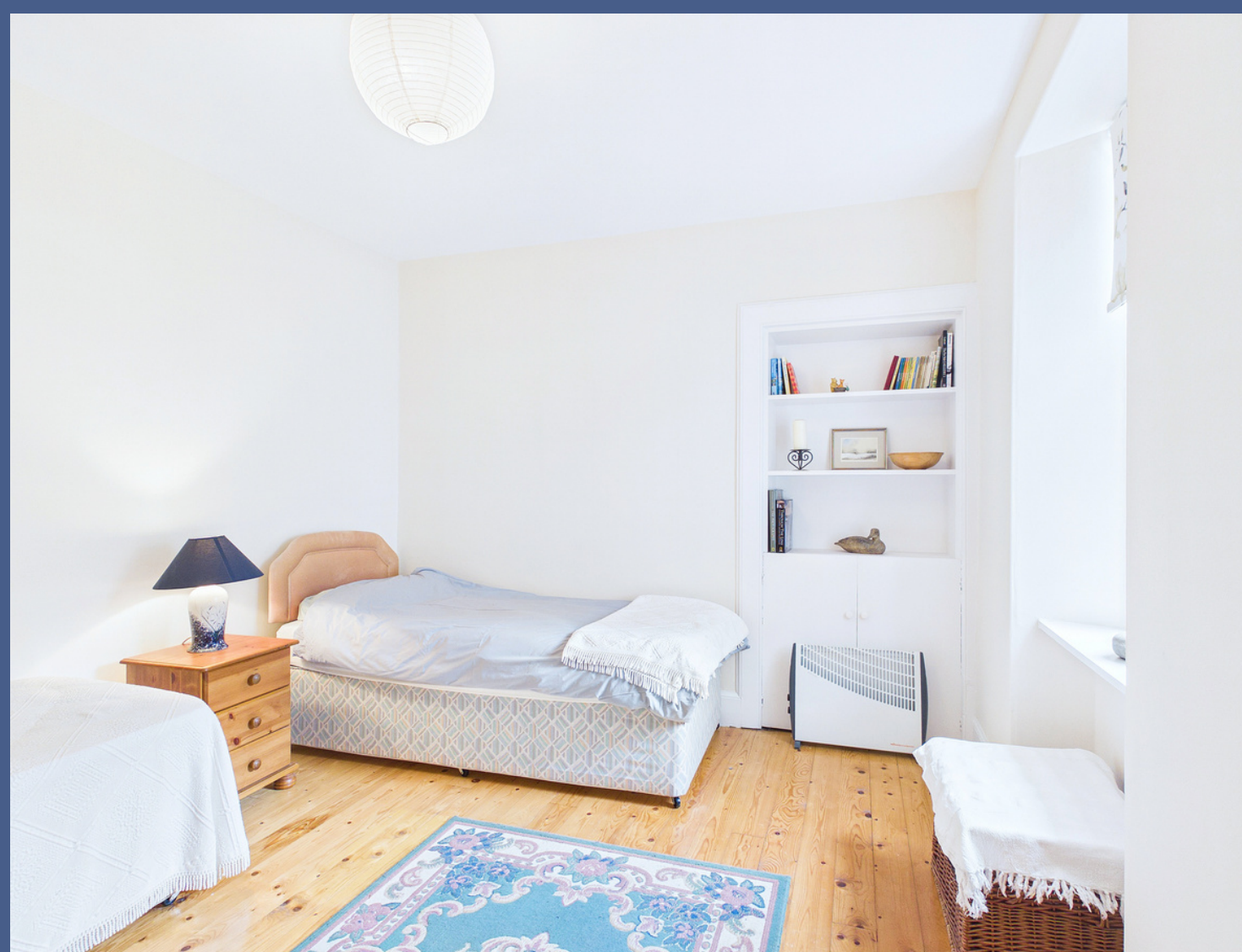
SERVICES

Mains electricity, water & drainage.

COUNCIL TAX

Currently Band C (£2032.28 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: Old Distillery Cottage Home Report

EPC: Band D

Home Report Value: £230,000

Post Code: PH21 1EZ

PRICE

Offers Over £230,000 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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