



Innes & Mackay

**72a High Street, Kingussie,
PH21 1HZ**

- ONE BEDROOM GROUND FLOOR FLAT
- UPGRADED AND MODERNISED THROUGHOUT
- ELECTRIC HEATING
- DOUBLE GLAZED
- OWN ENTRANCE
- ON STREET PARKING

**REDUCED
FIXED PRICE**



DESCRIPTION

Located on the main street of Kingussie, only by viewing this spacious one bedroom ground floor flat will one appreciate the generous accommodation it has to offer. The current owners have completely renovated and upgraded the flat thus providing comfortable and modern living yet cosy and practical. The flat is double glazed, has new electric heating, new shower room, kitchen, flooring and electrics. Viewing recommended.

LOCATION

Living in Kingussie, tucked within the Cairngorms National Park, is an opportunity to embrace life amidst the serene landscapes of the Scottish Highlands. The town's stunning surroundings offer a peaceful and relaxing atmosphere, with the rolling hills, clear lochs, and lush woodlands just a step away. Outdoor enthusiasts revel in the ease of access to hiking, cycling, and walking trails, while wildlife lovers find joy in the proximity to the Highland Wildlife Park. Kingussie has a strong sense of community, offering a warm, friendly environment steeped in traditional Scottish culture. Regular events like music festivals and shinty foster camaraderie among residents, while a host of shops, cafes, and restaurants ensure everyday amenities and local culinary delights are never far away. The town is well-connected with larger cities through reliable transport links, making it convenient for work and leisure commutes. Historic attractions add a timeless charm to Kingussie, and excellent local schools make it a great place for families. Living here means experiencing a harmonious blend of natural beauty, rich cultural heritage, and modern comforts. It's not just a home; it's a lifestyle.

ENTRANCE HALLWAY

Front door opens directly into the hallway which is laid with laminate flooring giving a pleasing entrance. Located off here

are the bedroom, shower room and living room. A single built in cupboard provides ample storage and shelving.

LIVING ROOM

4.05m x 3.74m (13'3" x 12'3")

The living room is a generous sized room with a window to the front, laid with laminate flooring and has a door at the rear providing access to the kitchen.

KITCHEN

3.29m x 1.66m (10'9" x 5'5")

The kitchen is fitted with a good range of floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the sink with drainer to the side, electric hob with oven under and extractor hood above. Integrally fitted is the fridge freezer and there is space for a washing machine. With tiling between the units, the kitchen has an opaque window to the rear and laminate flooring giving a pleasing finish.

SHOWER ROOM

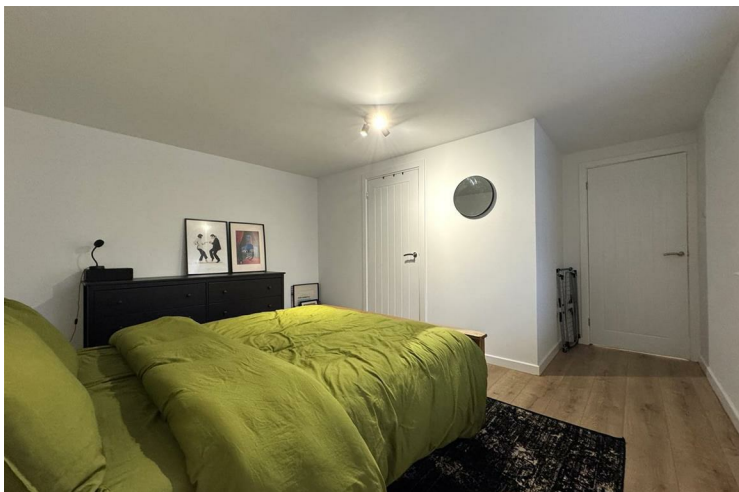
2.44m x 1.14m (8'0" x 3'8")

The shower room is furnished with a modern suite comprising WC, wash hand basin with storage under and a shower cubicle housing a mains shower. Attractive wet wall in the shower gives a pleasing finish along with the laminate flooring. Ladder style heated towel rail, wall mounted mirror fronted cabinet and extractor fan complete this room.

BEDROOM 1

4.52m x 4.04m (14'9" x 13'3")

The bedroom is a comfortable room located to the front elevation with a deep window sill and large walk in cupboard. The cupboard which has ample hanging rails and pull out metal drawers, currently houses a condensing tumble dryer.



HEATING

Electric wall mounted heaters.

GLAZING

Fully double glazed.

PARKING

Parking is on street.

COUNCIL TAX BAND

Band B

EPC

Band F38

EXTRAS INCLUDED

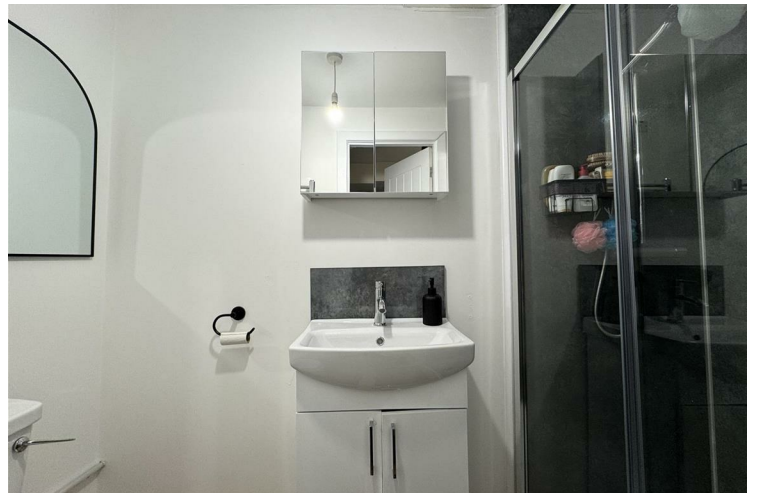
All fitted carpets, curtains, blinds, hob oven and cooker hood.

SERVICES

Mains, water, drainage, electricity, telephone and TV point.

VIEWING

Viewing is through Innes and Mackay property department
(01463) 251200.



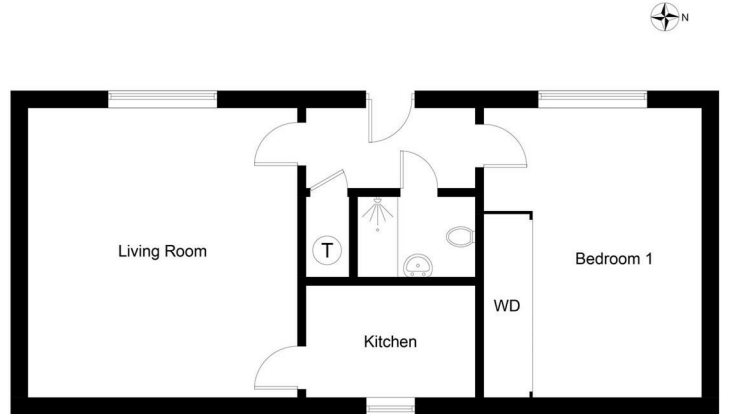


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlats.co © (ID1285518)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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