




McEwan Fraser Legal
Solicitors & Estate Agents
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17 Hillside Avenue
KINGUSSIE, INVERNESS-SHIRE, HIGHLAND, PH21 1PA

Kingussie, Inverness-shire

Kingussie is a lovely, lively town located close to the River Spey in the midst of the beautiful Cairngorms National Park being set in the foothills of the Cairngorm & Monadhliath mountains.

Hillside Avenue is located within an easy walk of the High Street. Kingussie has retained many locally-owned shops & businesses with an excellent choice of bars and restaurants also close to hand. The town has excellent primary and secondary schools along with its own medical centre.

For those seeking invigorating activities, experience climbing, rambling, pony trekking, water and winter sports, it is an ideal location. A challenging 18-hole hillside golf course established in 1891 and rising to 1000ft above sea level offers spectacular views of the National Park. For those seeking Highland peace and tranquillity, there are glorious riverside walks, fishing and bird watching as well as a pleasant walk from the town

to the ruins of Ruthven Barracks.

The property is within the boundary of The Cairngorm National Park and is the perfect base from which to visit some of the most amazing parts of Scotland, areas such as Loch Ness, Fort William, Speyside and Ben Nevis are all within an hour's drive of the town. The local railway station has regular services to Inverness, Perth and London.

Inverness, the Highland capital city, is 40 miles north and provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness Airport provides scheduled flight to many UK & overseas destinations.

The ruggedness of the Highlands, often referred to as the last great wilderness in Europe, boasts some of the most beautiful beaches and mountains in Scotland.



17

Hillside Avenue

PART-EXCHANGE AVAILABLE McEwan Fraser Legal is delighted to offer a wonderful opportunity to purchase this substantial six-bedroom detached house in a popular private development a short walk from Kingussie High Street. Whilst the property would benefit from some modernisation the general condition of the property is very sound.

The accommodation is constructed over two levels with the lower floor consisting Entrance Vestibule, inner hallway, spacious lounge with archway to open plan dining room, kitchen with free-standing electric cooker, utility room fitted for washing machine, master bedroom with en-suite shower room, two additional bedrooms (one currently used as a study) and family bathroom with shower over bath.

The upper floor comprises of a large landing area, two bedrooms with one with en-suite shower room and a vast upstairs triple-aspect sitting room which could also be used as another bedroom.

The property benefits from double glazing and electric storage and panel heating.

The front garden is laid to lawn with a gravel and paved driveway leading to the large concrete garage/workshop.

The low-maintenance rear garden is laid mainly to lawn, offset with mature shrubs, trees and a paved patio area.

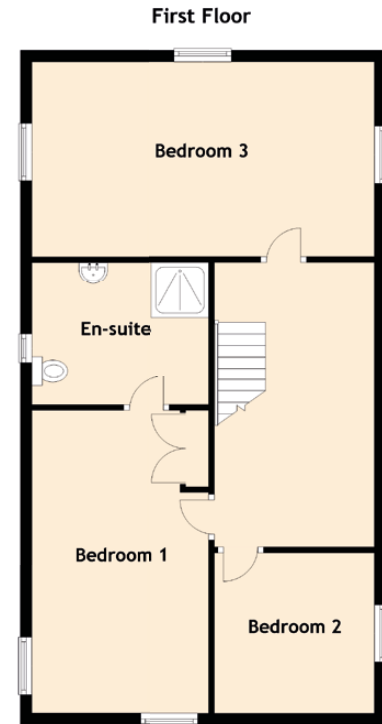
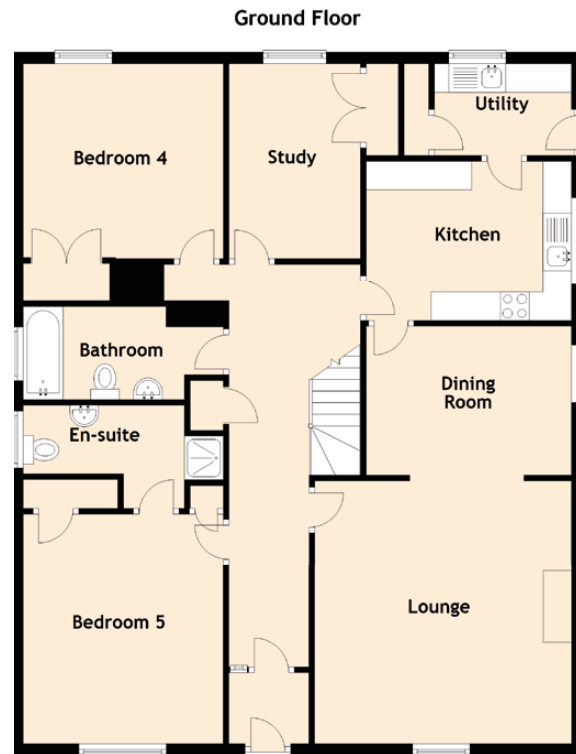
This property would make a lovely family home as well with excellent potential as a small guest house or Bed & Breakfast establishment.







Bedrooms
En-Suite



Specifications Floor Plan & Property Location

Approximate Dimensions (Taken from the widest point)

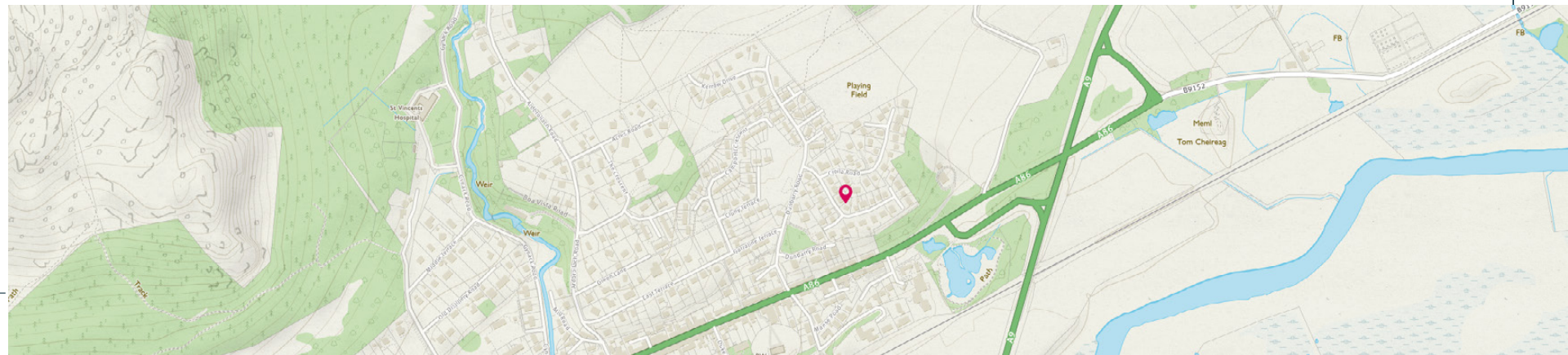
Ground Floor

Lounge	4.60m (15'1") x 4.50m (14'9")
Kitchen	3.60m (11'10") x 2.80m (9'2")
Dining Room	3.60m (11'10") x 2.60m (8'6")
Bedroom 4	3.50m (11'6") x 3.40m (11'2")
Bedroom 5	3.50m (11'6") x 3.50m (11'6")
En-suite	2.82m (9'3") x 1.80m (5'11")
Study	3.40m (11'2") x 2.30m (7'7")
Utility	2.40m (7'10") x 1.60m (5'3")
Bathroom	3.50m (11'6") x 1.80m (5'11")

First Floor

Bedroom 1	5.30m (17'5") x 3.10m (10'2")
En-suite	3.10m (10'2") x 2.50m (8'2")
Bedroom 2	3.30m (10'10") x 2.80m (9'2")
Bedroom 3	6.00m (19'8") x 3.40m (11'2")

Gross internal floor area (m²) - 184m² | EPC Rating - D





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Part
Exchange
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