

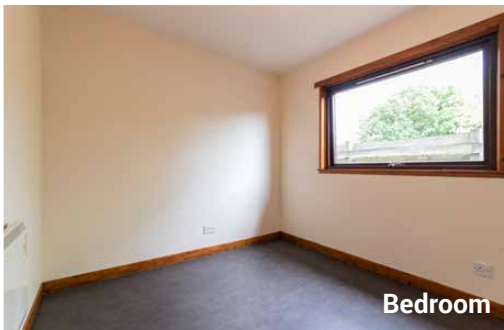



McEwan Fraser Legal
Solicitors & Estate Agents
01463 211 116

1 James Court
KINGUSSIE, HIGHLAND, PH21 1PD



Bathroom



Bedroom



Bedroom

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.

James Court is centrally placed for all local amenities within Kingussie which has retained many locally owned shops & businesses with an excellent choice of bars and restaurants close to hand. The town also 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. Kingussie has a challenging 18-hole hillside golf course, established in 1891 and rising to 1000ft above sea level and offering 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.

McEwan Fraser Legal are delighted to offer a rare opportunity to purchase this one-bedroom semi-detached bungalow close to Kingussie High Street. Originally built for holiday letting purposes, the property, in recent years has been used for long-term rental with no shortage of potential tenants in this area.

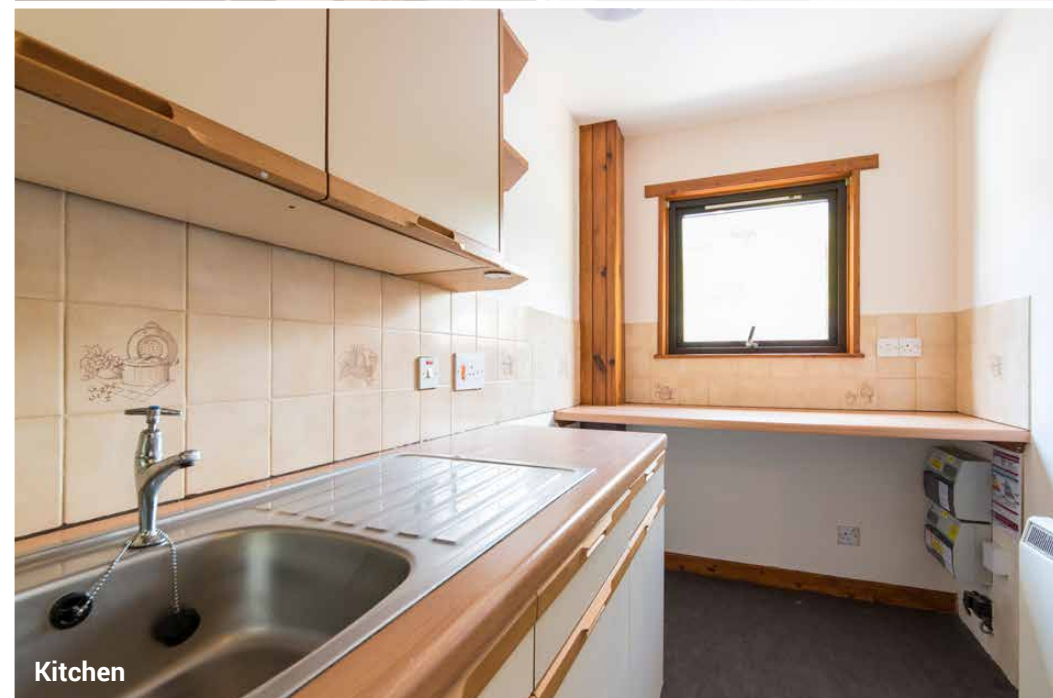
The accommodation is all on one level and consists of lounge, bedroom, breakfasting kitchen and bathroom and comes with garden/drying area and parking. The property benefits from double glazing and electric storage heating. This property would also be an ideal starter home as well as offering an excellent investment.



Hallway



Kitchen



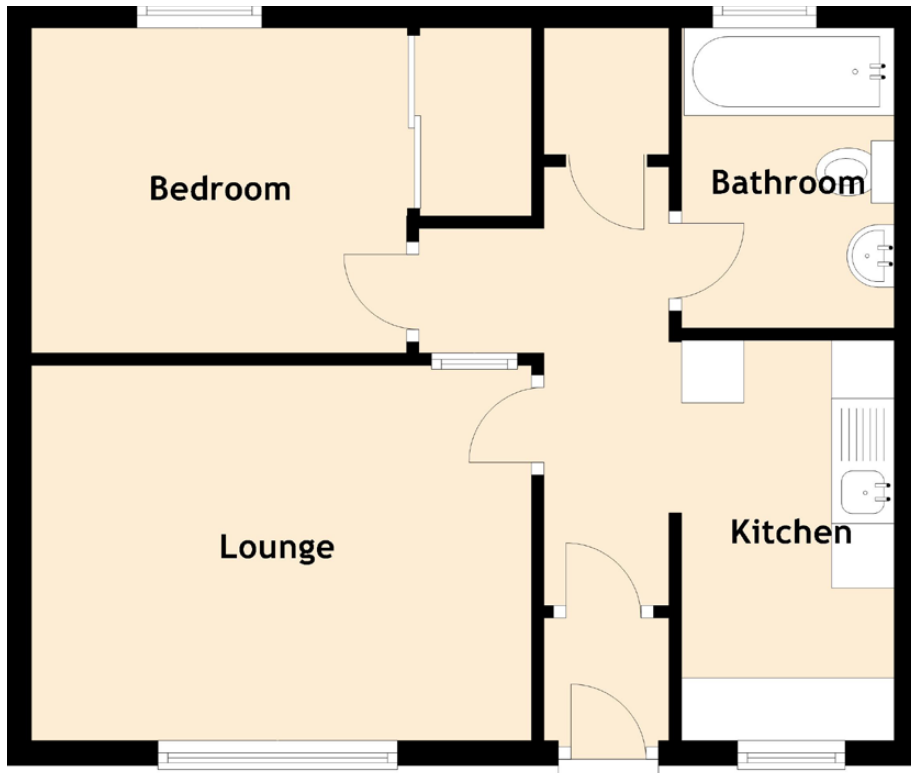
Kitchen



Lounge



Lounge



Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1" x 3.00m (9'10")
Kitchen	3.20m (10'6" x 1.70m (5'7")
Bedroom	3.00m (9'10" x 2.60m (8'6")
Bathroom	2.30m (7'7" x 1.70m (5'7")

Gross internal floor area (m²): 38m²

EPC Rating: D

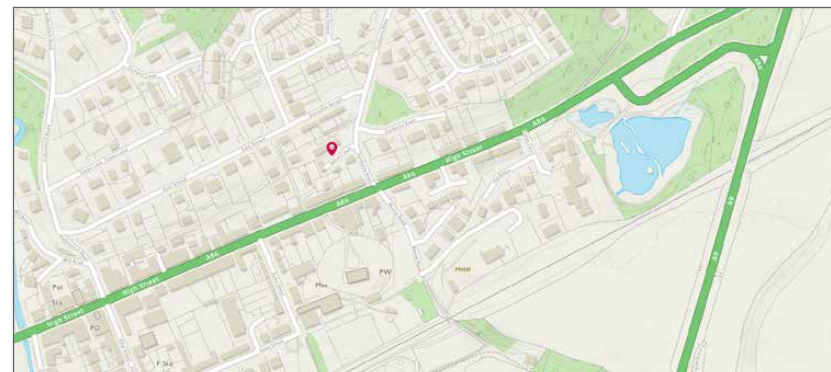


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
THOMAS KISSOCK
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer