




McEwan Fraser Legal
Solicitors & Estate Agents
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5 James Court
KINGUSSIE, HIGHLAND, PH21 1PD



KINGUSSIE

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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 and Monadhliath mountains.

James Court is centrally placed for all local amenities within Kingussie which has retained many locally owned shops and 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.

The area is ideal for those seeking invigorating activities, experience climbing, rambling, pony trekking, water and winter sports. Kingussie also has a challenging 18-hole hillside golf course, established in 1891 and rises 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 an ideal 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 village. The local railway station has regular services to Inverness and also to Perth and the south.

Inverness, the Highland capital city, is forty 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 and 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.



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“ ... A LOVELY FAMILY/HOLIDAY HOME
AS WELL AS OFFERING EXCELLENT
INVESTMENT POTENTIAL ... ”

McEwan Fraser Legal are delighted to offer an excellent opportunity to purchase this three-bedroom detached bungalow in a small private development close to the High Street. Originally built for holiday letting purposes, the property, in recent years has been used for long-term rental.

The accommodation is all on one level and consists of entrance vestibule, main hallway, spacious lounge, dining kitchen, three bedrooms (master with en-suite shower room) and bathroom. All bedrooms come with fitted wardrobes.

The properties benefit from double glazing and electric storage heating.

An area of ground next to the property for parking is included in the sale.

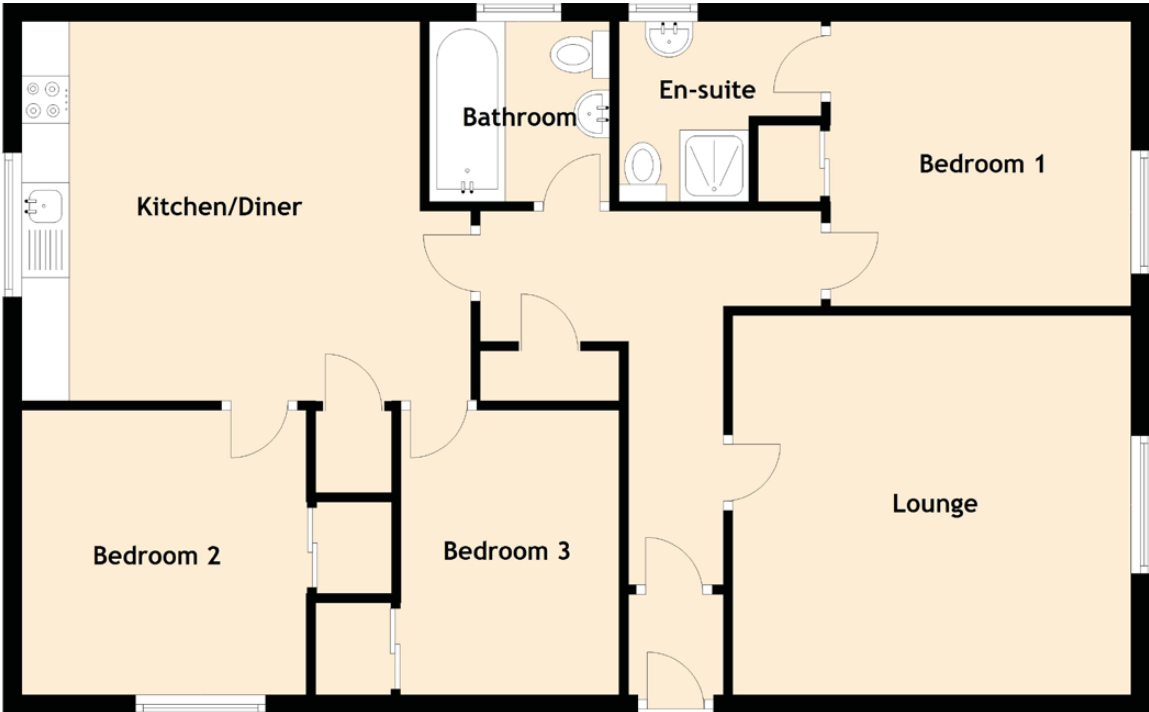
This property would make a lovely family/holiday home as well as offering excellent investment potential.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 4.00m (13'1")
Kitchen/Diner	4.20m (13'9") x 4.00m (13'1")
Bedroom 1	3.17m (10'5") x 3.00m (9'10")
En-suite	2.00m (6'7") x 1.90m (6'3")
Bedroom 2	3.00m (9'10") x 3.00m (9'10")
Bedroom 3	3.00m (9'10") x 2.30m (7'7")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²): 82m² | EPC Rating: E

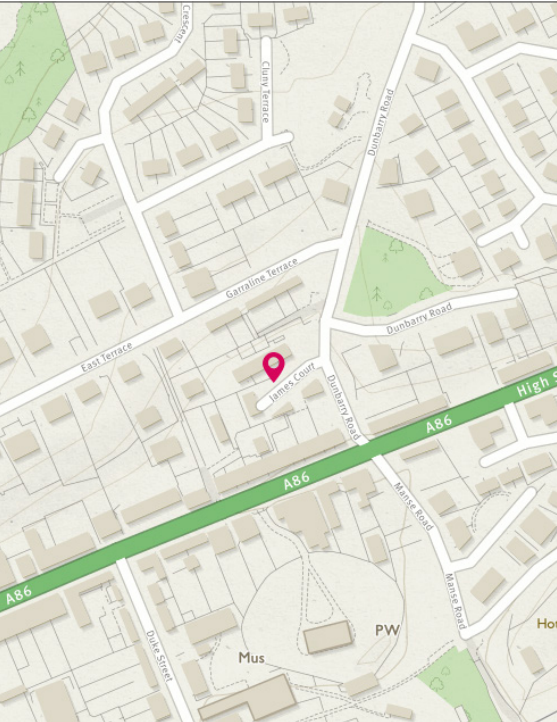


Image credit: <https://www.orchardmap.com/>

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Part
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Text and description
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Surveyor



Professional photography
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Photographer



Layout graphics and design
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