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solicitors and estate agents

31 Hillside Avenue, Kingussie, PH21 1PA

UNDER OFFER £168,000

Contact us on 01479 874800 or visit www.massoncairns.com

UNDER OFFER - **** BELOW HOME REPORT VALUATION **** Situated within a peaceful residential area of Kingussie, 31 Hillside Avenue is an attractive two-bedroom semi-detached bungalow offering bright and easily managed single-storey accommodation. Recently modernised, the property now presents in fresh, contemporary condition, ready to walk in. Set back from the street behind an established front garden, the home is accessed via a paved driveway to the side providing off-street parking and gated access to the enclosed rear garden. The entrance vestibule opens into a central hallway with a generously proportioned and inviting sitting room, filled with natural light from a wide picture window to the front of the home. The newly updated kitchen has modern units and excellent amenity, with space for casual dining. To the rear, both bedrooms are well sized and enjoy views across the garden with the first bedroom also benefitting from integral storage and a glazed door leading directly onto a raised deck, creating an easy connection to the outdoor space. The accommodation is completed with a recently fitted shower room which is both stylish and contemporary. Externally, the rear garden is fully enclosed and predominantly laid to lawn with established planting, offering a private yet manageable outdoor setting. A raised decked seating area provides an ideal space for relaxing and a timber shed offers useful additional storage. This is an excellent opportunity for first-time buyers, downsizers or those seeking a well-located home within easy reach of local amenities, transport links and the outstanding natural surroundings of the Cairngorms. EPC E, Council Tax C. Home report available online at massoncairns.com

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Kingussie

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.

Transport Links

Kingussie boasts excellent transportation links that provide easy access to the rest of Scotland and the UK, making it an ideal location for commuters and travellers alike.

Rail: Kingussie railway station, a stop on the Highland Main Line, provides direct services to Edinburgh, Glasgow, and Inverness to the north, and as far south as London. This makes it extremely convenient for both local and long-distance travel.

Bus: The town is well-served by regular bus services offering routes to nearby towns and villages in the Scottish

Highlands, including Aviemore and Inverness. These services are operated by Stagecoach Highlands.

Road: For those who prefer to drive, Kingussie is conveniently located on the A9, the longest road in Scotland. This major route runs from Perth, through Inverness, and all the way up to the far north coast at Thurso. This makes travelling north to Inverness or south to the central belt and beyond straightforward.

Air: For international travellers, the closest airport is Inverness Airport, which is approximately an hour's drive away and offers flights to destinations across the UK and Europe.

Active Travel: Lastly, for those who prefer a more active mode of travel, Kingussie's location in the heart of the Cairngorms National Park offers an extensive network of cycling and walking paths.

Whether you're commuting, exploring the stunning local area, or journeying further afield, Kingussie's impressive transport links ensure you're well-connected.

Home Report

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

EPC Rating E

Entrance Vestibule

0.96m x 1.09m (3'1" x 3'6")

The entrance vestibule provides a colourful and practical introduction to the home. Accessed via a timber front door with a vertical glazed panel that allows natural light to filter

in, the space is finished with newly laid flooring and fresh décor, immediately setting the tone for the modern interior. There is room for everyday outerwear and footwear, while a further glazed internal door leads through to the main hallway. Ceiling lighting completes this neat and functional entrance area.

Hallway

The central hallway connects the principal accommodation and is finished with timber laminate floor coverings and neutral wall finishes. From here, doors lead to the sitting room, kitchen, both bedrooms and the shower room. A generous built-in cupboard provides practical shelving for linen and general storage. In addition, a ceiling hatch with fitted ladder gives access to a fully insulated loft space, offering valuable additional storage capacity. Ceiling lighting enhances the bright and well-presented feel.

Sitting Room

4.67m x 3.14m (15'3" x 10'3")

A bright and comfortable sitting room positioned to the front of the property, enjoying excellent natural light from a large picture window. The space is well proportioned, allowing for a flexible arrangement of lounge furniture, and has been enhanced by new floor coverings and fresh decorative finishes, giving the room a clean and contemporary feel. Ceiling lighting completes this welcoming principal living area.

Kitchen

3.10m x 2.72m (10'2" x 8'11")

The kitchen has been recently upgraded and offers a modern and well-configured space with a comprehensive range of wall and base units providing generous storage and worktop area. A large window above the stainless steel dual sink draws in natural light and provides a pleasant outlook to



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the front. Appliances include a freestanding electric cooker and washing machine, with further space allocated for a fridge-freezer. There is room for a dining table and chairs, making this a practical everyday dining area.

Bedroom One

3.36m x 2.72m (11'0" x 8'11")

A spacious double bedroom situated to the rear of the property, benefitting from direct access to the garden via a glazed door which also allows excellent levels of natural light. The room has been redecorated and features new flooring, creating a bright and comfortable environment. A built-in double wardrobe provides convenient storage, and a further single wardrobe houses the hot water cylinder, making this an attractive and well-appointed principal bedroom.

Bedroom Two

2.70m x 3.15m (8'10" x 10'4")

Another well-proportioned double bedroom positioned to the rear, overlooking the garden. Light and airy in feel, the room has been recently refreshed with updated floor coverings and décor, and offers flexibility for use as a guest bedroom, home office or additional accommodation.

Shower Room

1.92m x 1.70m (6'3" x 5'6")

The shower room has been upgraded to provide a smart and contemporary finish. It comprises a walk in shower, pedestal wash hand basin set beneath an opaque window for natural light and privacy, and a WC. Full height tiling in the shower area offers a clean, modern look, complemented by new flooring, a heated towel rail and chrome fittings.

Outside

Externally, the property enjoys an attractive and established setting within a quiet residential street in the heart of Kingussie. The front garden is neatly maintained, with mature shrubs, seasonal planting and a paved pathway leading to the entrance. A driveway to the side provides convenient off-street parking and gated access to the rear. The enclosed rear garden offers a secure and private outdoor environment, enjoying excellent sunlight and a pleasant green outlook. A central lawn is framed by established planting, while a raised decked seating area provides an ideal spot for outdoor dining or relaxation. A timber shed offers useful external storage, and paved pathways.

Services

It is understood that there is mains water, drainage and electricity.

Entry

By mutual agreement.

Price

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Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-

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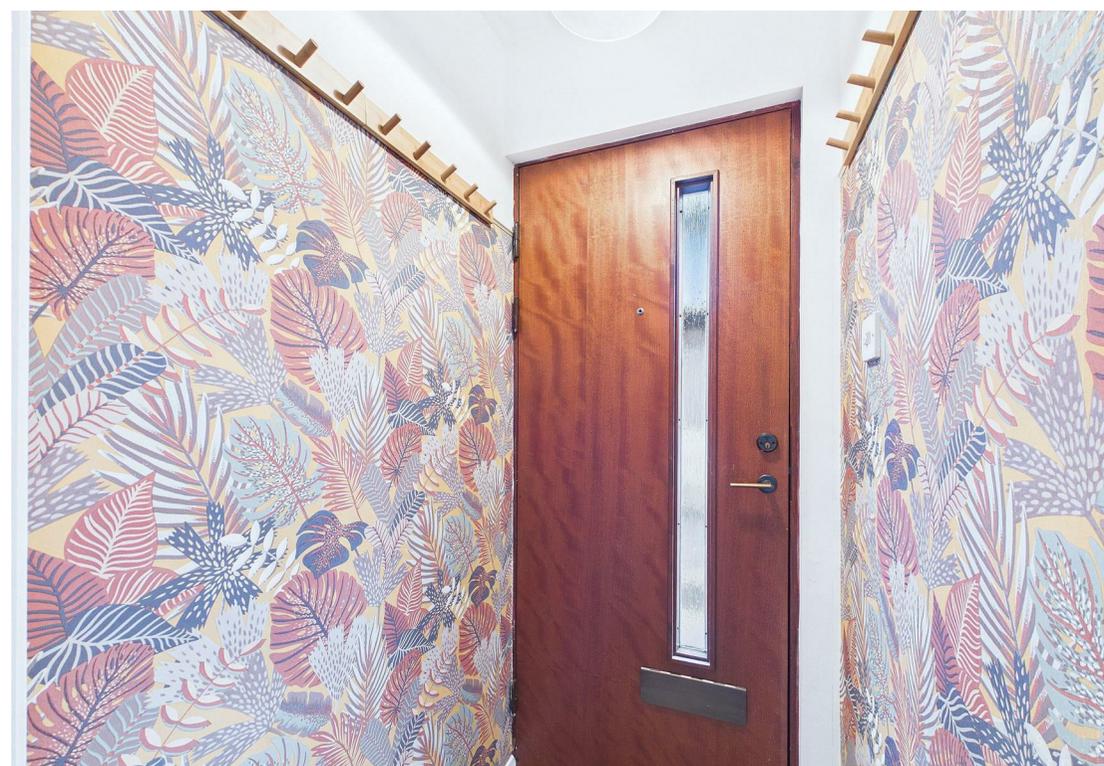
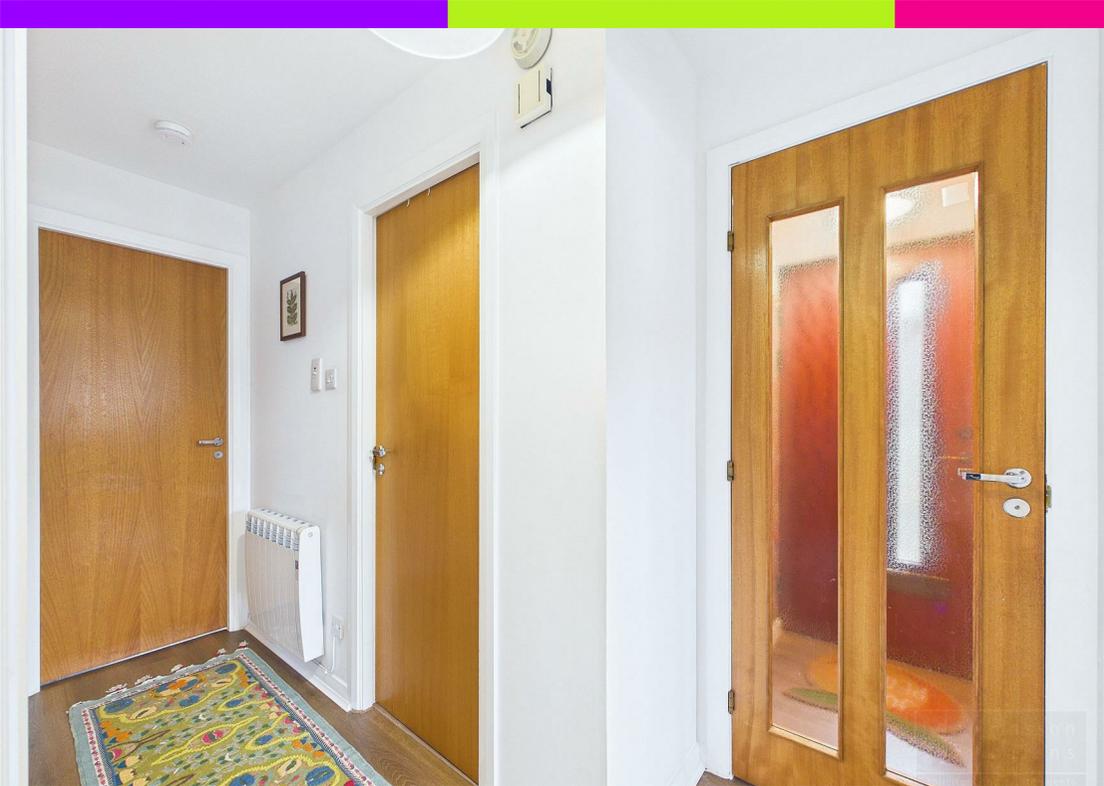
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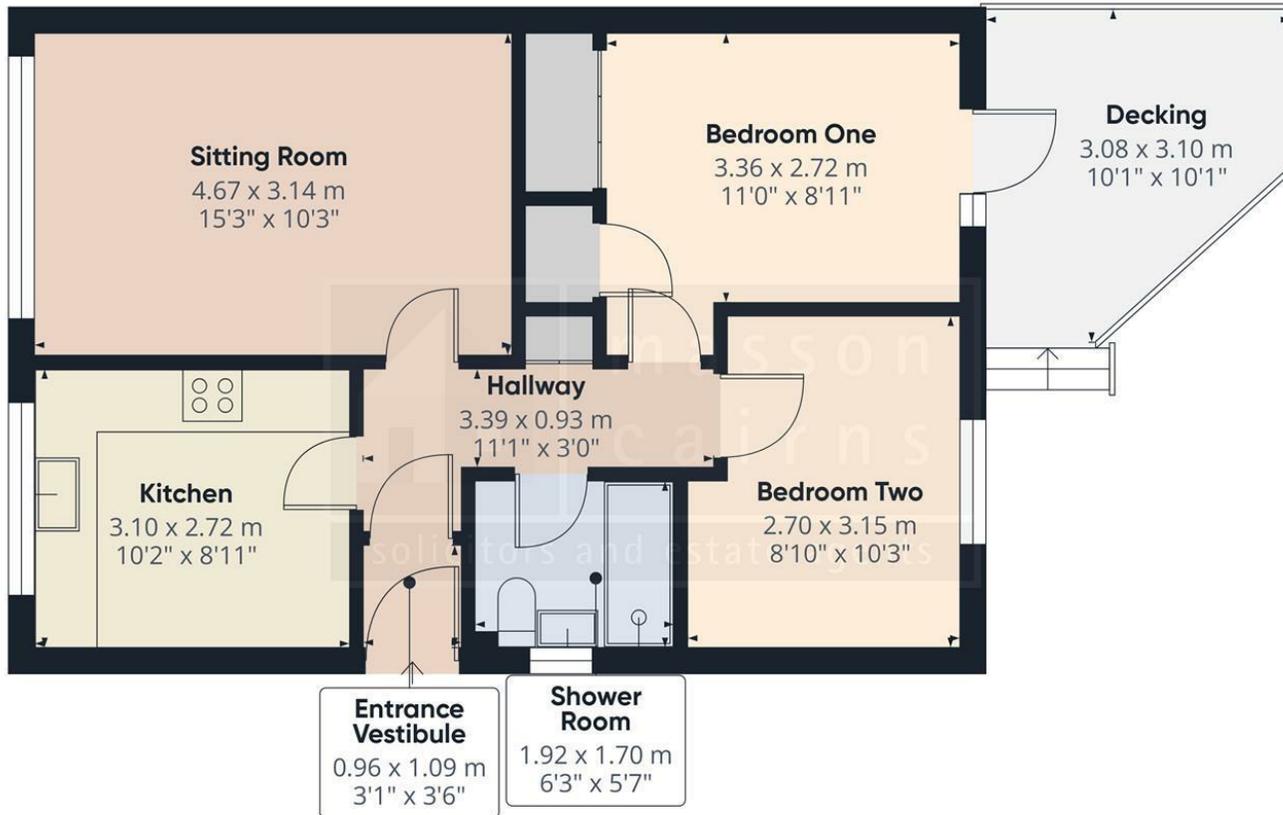












Approximate total area⁽¹⁾

51.2 m²
550 ft²

Balconies and terraces

8.2 m²
88 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 81 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 51 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Scotland | EU Directive 2002/91/EC |  |



While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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