



The double fronted shop unit, which extends to approximately 87 square meters, is ideally situated just off the High Street in the thriving village of Kingussie.



The Old Post Office, King Street, KINGUSSIE, PH21 1HP

Offers Over £120,000



REF: 59796

## The Old Post Office, King Street, KINGUSSIE, PH21 1HP

The property, originally the Old Post Office, comes with full planning permission for the conversion to a retail unit and one bedroom apartment. Full details of the planning consent can be found on the Highland Council website ref:- 21/03478/FUL.

The property, which is in need of some repair, is all located on the ground floor providing easy access directly from the street, along with a village centre location and ample on-street parking.

Viewing is highly recommended to fully appreciate the potential this property has to offer.

The village of Kingussie sits within the Cairngorms National Park and is an attractive town in Speyside which is a highly popular tourist destination. The town offers an excellent range of facilities including hotels, restaurants, guesthouses, medical centre and a good range of retail outlets.

Inverness, the main business and commercial centre in the Highlands, is within easy commuting distance and offers excellent road, rail and air links to the South and beyond.



### General

The property is being sold as seen.

### Services

Mains water, drainage and electric.

### Council Tax

N/A

### EPC Rating

N/A

### Post Code

PH21 1HP

### Entry

By mutual agreement

### Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

### Reference

AMM/JD/MEHM0001/1

### Price

Offers Over £120,000

### Directions

From Inverness take the A9 South, following the signs for Kingussie. Enter the village and continue along the High Street turning left at the traffic lights. The property is further along on your left.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.



Ground Floor Plan (As Proposed) - 1/50

