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solicitors and estate agents

8 Craighdu Road, Newtonmore, PH20 1ED

UNDER OFFER £165,000

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

UNDER OFFER - A welcoming entrance vestibule opens into the hallway of 8 Craigdhu Road, a charming two-bedroom end-terrace home in the Highland village of Newtonmore. The accommodation flows naturally from the hallway into a bright sitting room with a feature inset electric fireplace, providing a comfortable setting for everyday living, while the adjoining dining area offers space for family meals and informal entertaining. There is a recently fitted kitchen which is smartly appointed with contemporary units, work surfaces and integrated appliances, creating a practical and attractive workspace with a pleasant outlook over the rear garden. Returning to the hall, the staircase rises to the first-floor landing, where there are two well-proportioned bedrooms, both offering good natural light and flexibility for freestanding furniture. The refurbished shower room is finished in a fresh modern style, with a glazed walk in shower enclosure, vanity storage and quality sanitaryware. Outside, the property enjoys the advantages of its end-terrace position, with a neat front garden and pathway leading to the entrance, together with generous gardens to the side and rear. Lawns, established planting, mature shrubs and useful outdoor seating areas create an appealing setting and there is a timber shed for storage. Combining a traditional village setting with refreshed interiors, attractive gardens and practical accommodation, this very well presented home offers an excellent opportunity for a variety of purchasers. EPC D, Council Tax B, Home report available online at massoncairns.com

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Newtonmore

Newtonmore stands as a testament to nature's grandeur and the rich tapestry of Scottish heritage. If you're considering a move, here's what awaits you in this charming village: Newtonmore is an oasis for nature lovers. Bordered by the breathtaking Cairngorms National Park, residents enjoy a panorama of rugged mountain peaks, serene lochs, and sprawling moorlands. From the imposing Creag Dhubh to the meandering paths of the Spey Valley, every direction offers a view that's worthy of a postcard. The village is steeped in history and traditions. The Highland Folk Museum, often referred to as the "living history" museum, offers an immersive journey through time, letting you experience Highland life from the 1700s to the 1960s. Whether you're an adrenaline junkie or a leisure seeker, Newtonmore has something for everyone. There are numerous walking and cycling trails, like the Wildcat Trail. For the adventurous, there are opportunities for skiing, golfing, horse riding, and even fishing in the River Spey. More than just a geographical location, Newtonmore is a community. Annual events like the Newtonmore Highland Games and the Shinty matches bind the residents in shared celebrations. It's a place where neighbors quickly become friends. While it maintains its village charm, Newtonmore is equipped with essential amenities including schools, local shops, cosy cafes, and traditional pubs. Moreover, its position on the main railway line and the A9 means that larger towns like Inverness and Perth are easily accessible. In essence, Newtonmore offers a harmonious blend of untouched natural beauty, rich culture, and modern amenities. It's not just a place to live; it's a place to truly experience life in its most vivid colors. Whether you're looking for tranquility, adventure, or a tight-knit community, this Highland village welcomes you with open arms.

Travel Links

Newtonmore, being in the heart of the Scottish Highlands, boasts a strategic location with good connectivity considering its village status. If you're looking to travel to or from Newtonmore, here are the primary travel links:

Railway:

Newtonmore Railway Station: Situated on the Highland Main Line, this station provides direct services to major destinations including Edinburgh, Glasgow, and Inverness. The train journey can be a scenic

treat, especially if you're heading north through the Cairngorms.

Roads:

A9: The main arterial route passing near Newtonmore, the A9 offers a direct link to both the north and south. It connects Newtonmore to Perth, Stirling, and the Central Belt to the south, and to Aviemore and Inverness to the north.

Local roads also connect Newtonmore to neighboring villages and attractions.

Buses:

Regular bus services operate in and around Newtonmore. These connect the village to other parts of the Highlands, including Aviemore, Inverness, and even destinations as far as Glasgow and Edinburgh.

Airports:

Inverness Airport (INV): About an hour's drive from Newtonmore, this is the closest international airport. It offers flights to various UK destinations and limited international destinations.

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 D

Entrance Vestibule

2.39m x 0.91m (7'10" x 2'11")

From the front of the property into a spacious entrance vestibule which offers ample space for shoe and outerwear storage with hanging racks. There is a window to the front, laminate wood flooring, ceiling lighting and a further door leads into the hallway.

Hallway

From the hallway, doors lead to the sitting room / dining area and the kitchen with carpeted stairs rising to the first floor landing.

Sitting Room and Dining Area

3.38m x 5.81m (11'1" x 19'0")

The sitting room and dining area is a well-proportioned, practical

space arranged in two clear sections. The sitting area is set around the fireplace and offers good room for everyday seating towards the front of the home with a large window providing excellent natural light, while the adjoining dining area sits to the rear, positioned by another window looking out to the rear garden and providing space for a table and chairs. The open layout gives flexibility for a range of furniture arrangements and creates a useful living and entertaining space. With good natural light, fresh carpet flooring and ceiling lighting this is a warm and comfortable room. Furniture shown in the photo is staged for illustrative purposes.

Kitchen

3.37m x 2.90m (11'0" x 9'6")

The freshly fitted kitchen is finished in a clean, contemporary style, with gloss-fronted units providing good storage above and below the work surfaces. The dark worktops and matching splash backs with under unit mood lighting create a smart contrast, while the layout incorporates an electric hob with oven, extractor, stainless steel sink and drainer, integrated fridge freezer and a washing machine. A window over the sink brings in natural light and gives an outlook to the garden, and the wood-effect laminate flooring provides a practical finish with underfloor heating. A door leads back to the hall and an exterior door to the side provides easy access to the gardens.

Landing

The bright landing benefits from natural light provided from a side window and there is a loft hatch with access to the insulated attic space. There is also a shelved storage cupboard, carpet flooring, ceiling lighting and doors to the shower room and both bedrooms.

Bedroom One

4.52m x 2.79m (14'9" x 9'1")

Located to the front of the home, this is a bright and airy space with a window to the front. There is deep carpet flooring, ceiling lighting and a large walk in wardrobe in addition to ample space for freestanding furniture.

Bedroom Two

3.56m x 2.91m (11'8" x 9'6")

Another spacious and light double bedroom with a window to the rear offering excellent natural light. There is plenty of space for bedroom furniture in addition to carpet flooring and ceiling lighting.



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Shower Room

2.26m x 1.75m (7'4" x 5'8")

The refurbished shower room is finished in a clean, modern style, with a glazed walk in shower enclosure, vanity unit with storage, integral wash hand basin with chrome mixer tap and a fitted WC with concealed cistern. Light-toned wet wall panelling, wood-effect laminate flooring with electric underfloor heating are complemented with an opaque window, chrome towel radiator and ceiling lighting.

Outside

Outside, the property benefits from attractive garden ground to the front, side and rear, adding to its appeal as an end-terrace home. To the front, a pathway leads to the entrance through an area of lawn bordered by planted beds and established shrubs, creating a neat and welcoming approach. The side garden provides additional outdoor space, with lawn and mature planting, while to the rear there is a further enclosed area of garden, again mainly laid to lawn, together with shrubs, small trees and a timber shed providing useful external storage. Overall, the gardens are a particular feature of the property, offering a good amount of outdoor space.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating in addition to supplementary electric underfloor heating in the kitchen and shower room.

Entry

By mutual agreement.

Price

UNDER OFFER

Viewings and Offers

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

Strathspey House
Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

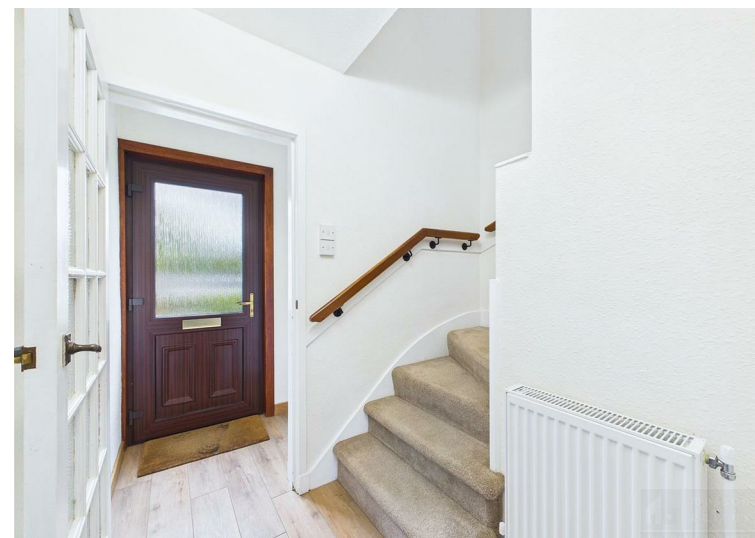
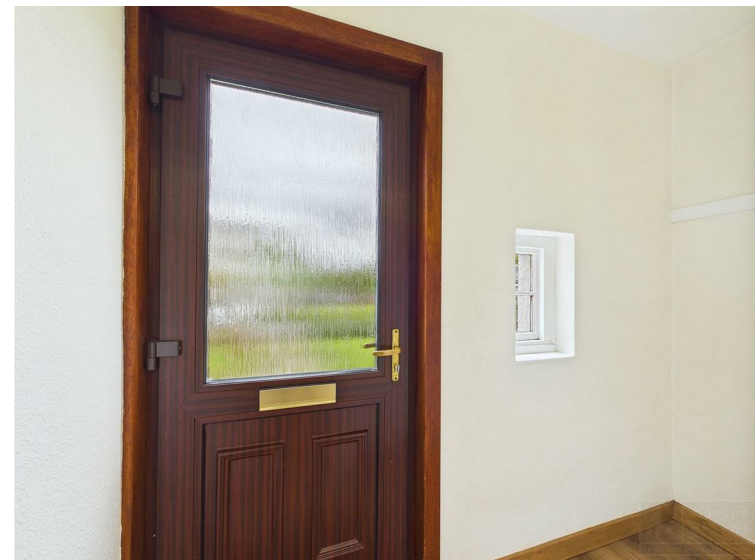
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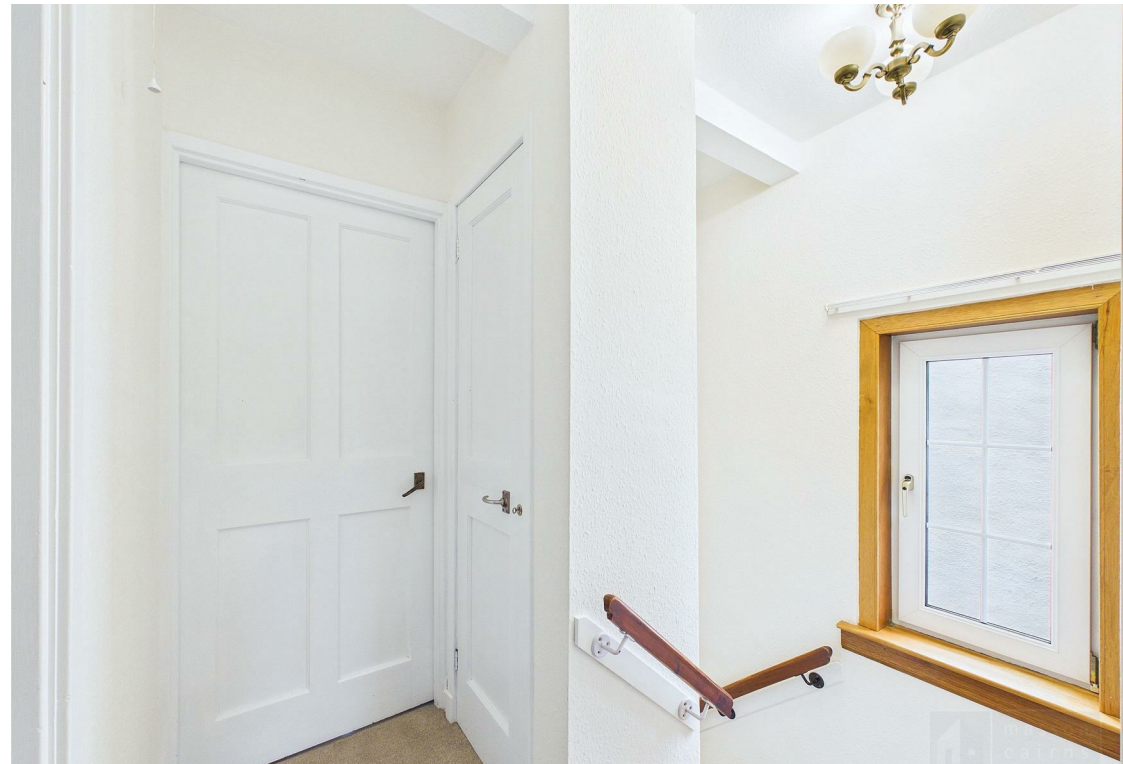
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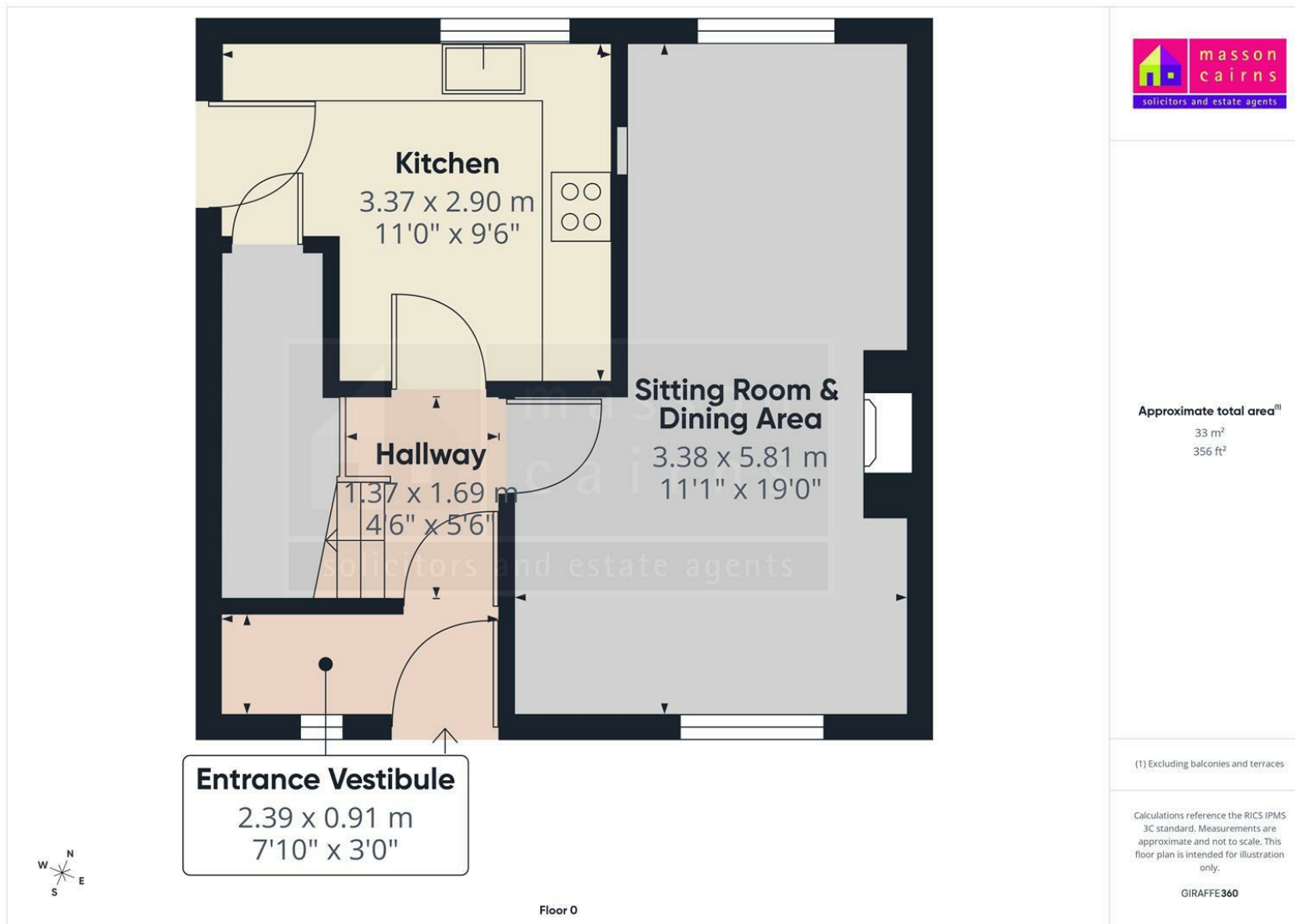












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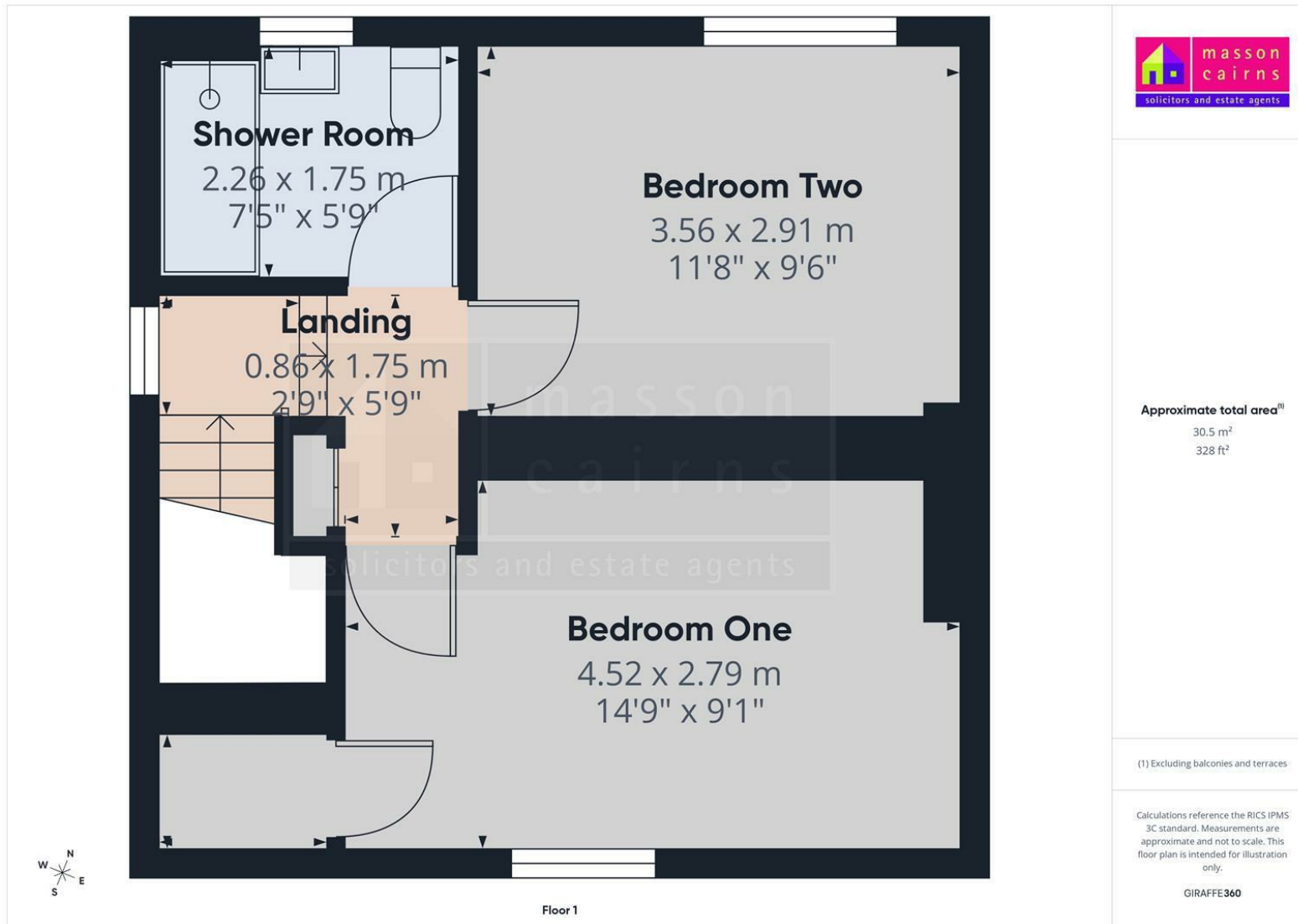
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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