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solicitors and estate agents

Glamaig, Church Terrace, Newtonmore, PH20 1DT
UNDER OFFER £220,000

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

UNDER OFFER Set in a quiet yet central position within the sought-after village of Newtonmore, Glamaig is a detached three-bedroom bungalow offering single-storey living, neat gardens, and excellent scope to add value. The accommodation includes a front porch leading into the hallway, a bright and well-proportioned sitting room, and a spacious kitchen/dining area with access to the side porch and garden. Three good-sized bedrooms provide flexibility for family living, guest space, or home working, while a shower room completes the layout. Externally, the property sits within a nice plot and includes a detached garage with adjoining store/workshop (3.26m x 4.91m and 2.12m x 4.90m), offering excellent storage or project space. Glamaig presents a superb opportunity for purchasers looking to create a tailored home in a highly desirable location with excellent potential for value uplift. This property will appeal to those seeking both a lifestyle move and an investment in the heart of the Cairngorms National Park. Located within walking distance of the village amenities, Newtonmore itself is a vibrant community, well-served by shops, cafés, a golf course, and the renowned Wildcat Trail. Excellent transport links, including rail connections and proximity to the A9, provide easy access to Aviemore, Inverness, and beyond. For those seeking outdoor adventure or simply the charm of Highland village life, Glamaig offers the perfect home. EPC E, Council Tax D Home report available 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 neighbours quickly become friends. While it maintains its village charm, Newtonmore is equipped with essential amenities including a primary school, 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.

Transport 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 E

Front Porch

1.73m x 1.51m (5'8" x 4'11")

The front porch provides a practical entry point to the home, with ample glazing on three sides that allows natural light to fill the space and offers open views over the surrounding area. It is finished with neutral décor and fitted carpeting, making it a useful area for outdoor wear before entering the main hallway.

Hallway

The hallway provides a central connection to the main accommodation within the home. It is finished with carpet flooring and ceiling lighting, creating a practical route through to the principal rooms. The space links directly to the sitting room, kitchen/dining area, shower room,

and bedrooms, while also benefitting from access to the porch at the front of the property. An airing cupboard houses the water cylinder and a loft hatch with Ramsey ladder provides access to the insulated and partly floored attic space

Sitting Room

4.76m x 3.48m (15'7" x 11'5")

The sitting room is a generously proportioned space designed to take advantage of the large picture window, which provides open views across the surrounding area to the distant hills and fills the room with natural light. A feature fireplace with a stone surround offers a focal point and potential for a cosy fire, while the room easily accommodates a variety of seating and storage options. Finished with carpet flooring, ceiling and wall-mounted lighting, this is a practical and inviting living area that serves as the heart of the home.

Kitchen / Dining

4.64m x 2.97m (15'2" x 9'8")

The kitchen and dining area is a bright and practical space, well-suited for family life or entertaining. Fitted with an array of base, wall, and display units in a traditional style, the kitchen offers ample storage alongside generous worktop space. An integral dishwasher is included for convenience, while additional space is provided for appliances such as a washing machine and cooker. Two large windows to the rear allow natural light to flood the room and frame views of the garden space and distant hills. The dining area is comfortably proportioned, providing space for a family-sized table and chairs, making it a welcoming hub of the home. The room is finished with durable vinyl tile-effect flooring, combining practicality with easy maintenance while a larder cupboard offers excellent further shelved storage. A further door leads to the side porch.

Side Porch

1.13m x 1.87m (3'8" x 6'1")

The side porch provides practical everyday access to the property, leading directly to the kitchen/dining area. It is finished with carpet floor tiles and includes a side-facing window that allows natural light into the space. The porch offers a useful transitional area for daily use, ideal for storing coats and footwear.

Shower Room

1.93m x 2.33m (6'3" x 7'7")

The shower room is fitted with a three-piece suite comprising a shower



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enclosure with an electric shower and wet wall surround, a WC, and a wash hand basin with twin taps. A privacy window provides natural light and ventilation, while wall-mounted shelving offers additional storage.

Bedroom One

3.35m x 2.98m (10'11" x 9'9")

This is a comfortable double bedroom positioned at the rear of the home. A large window fills the room with natural light while offering a pleasant outlook. The space is well-proportioned, easily accommodating a double bed along with additional furnishings. There is an integral wardrobe with hanging and shelved storage and the room is finished with ceiling lighting and carpet flooring.

Bedroom Two

3.48m x 2.89m (11'5" x 9'5")

The second bedroom provides space for a double bed and additional furnishings. A large window to the front of the property ensures good natural light and views, while a fitted wardrobe offers practical storage. The room is finished with carpet flooring and ceiling lighting.

Bedroom Three

2.84m x 2.98m (9'3" x 9'9")

Another double room with a picture window to the rear offering excellent natural light. There is a generous wardrobe with hanging and shelved storage, carpet flooring and ceiling lighting.

Outside

The property is set within easily maintained gardens, mainly laid to lawn with mature shrubs and planting, offering both privacy and greenery around the home. Steps lead up to the front entrance, where a raised terrace takes in views across the surrounding area. To the side, a pathway provides access around the property, while to the front there is a garage with adjoining store. Together, these features provide secure storage, workshop potential, and convenient off-street parking.

Garage and Store / Workshop

3.26m x 4.91m / 2.12m x 4.90m (10'8" x 16'1" / 6'11" x 16'0")

A detached garage with adjoining store/workshop, extending to approximately 26.5 m² (285 ft²). The garage (3.26m x 4.91m) is accessed via an up-and-over door, providing secure parking or

storage, while the adjoining store/workshop (2.12m x 4.90m) offers excellent additional space for hobbies, DIY projects, or garden equipment. Both areas benefit from block construction with concrete floors, providing versatile and practical outbuildings.

Services

There is mains water, drainage and electricity. There is electric storage and panel heating.

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

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Tel: (01479) 874800

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Email: property@lawscot.com

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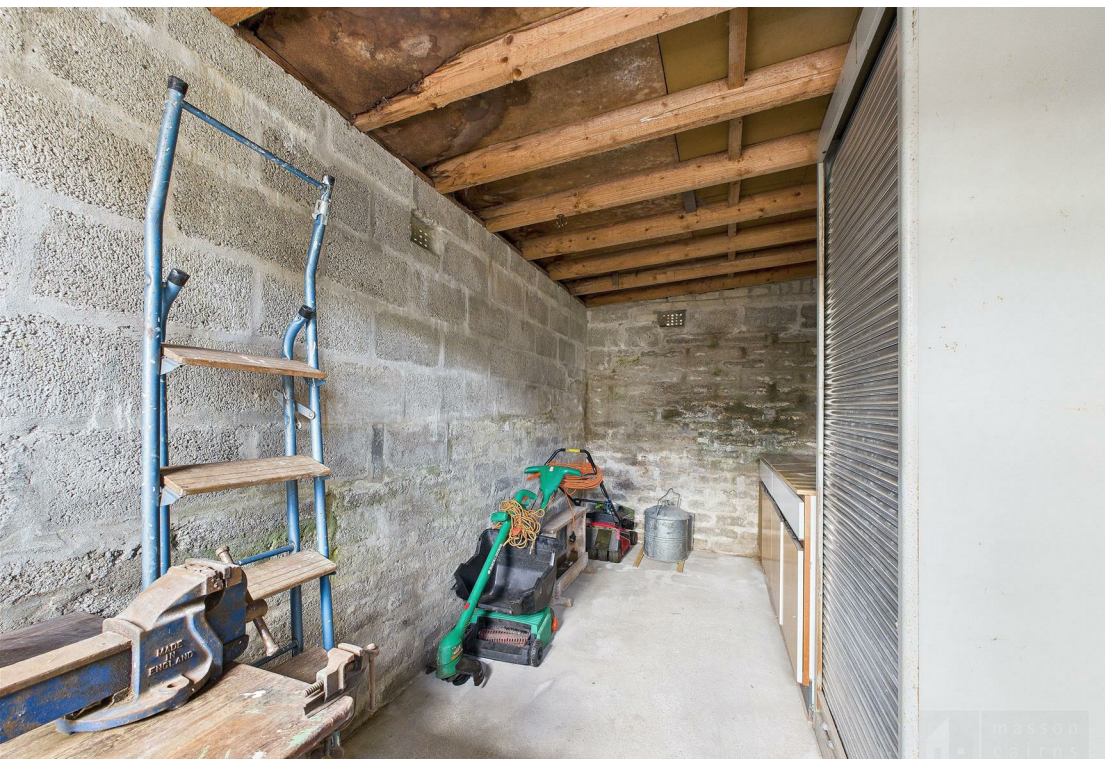
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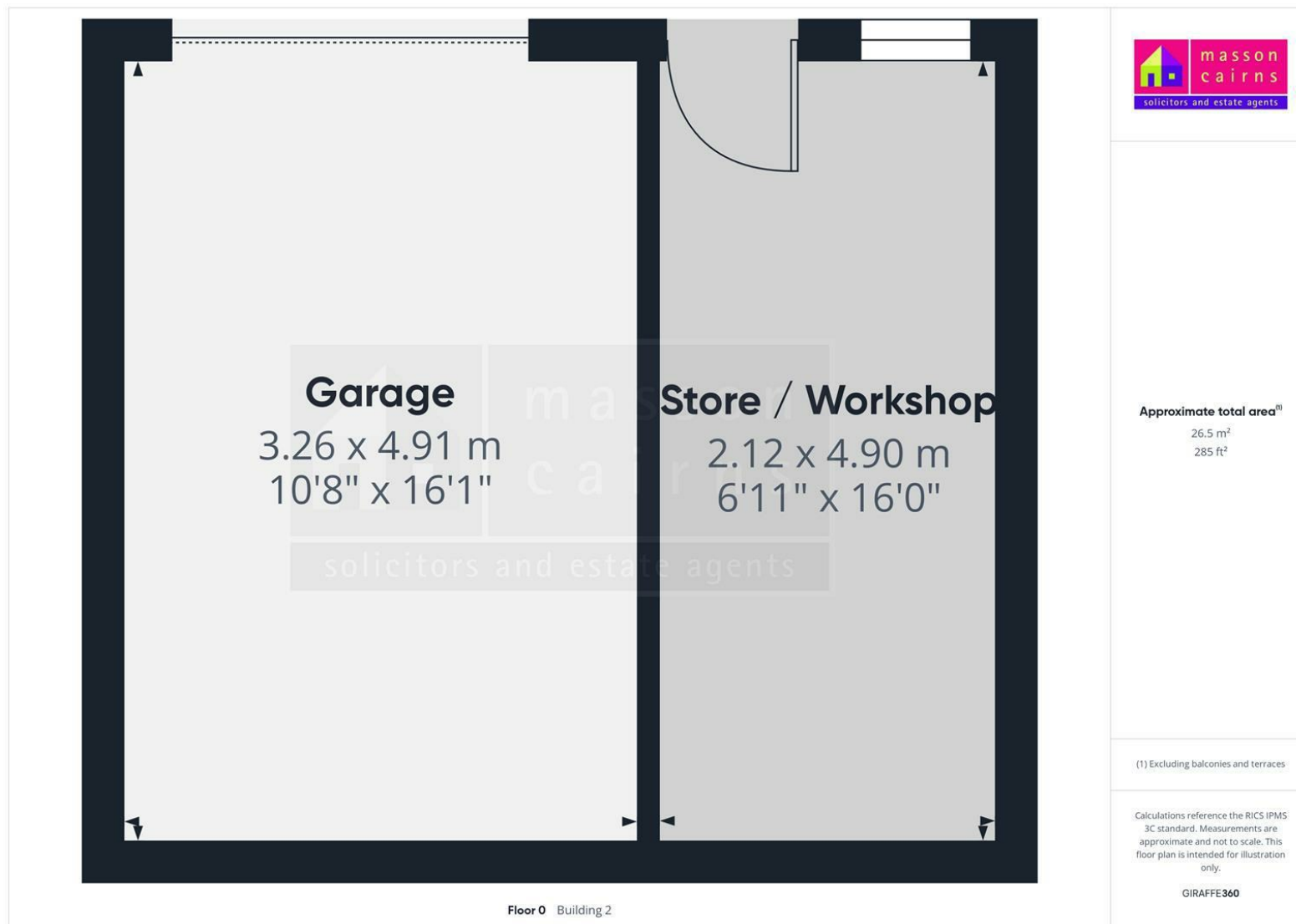
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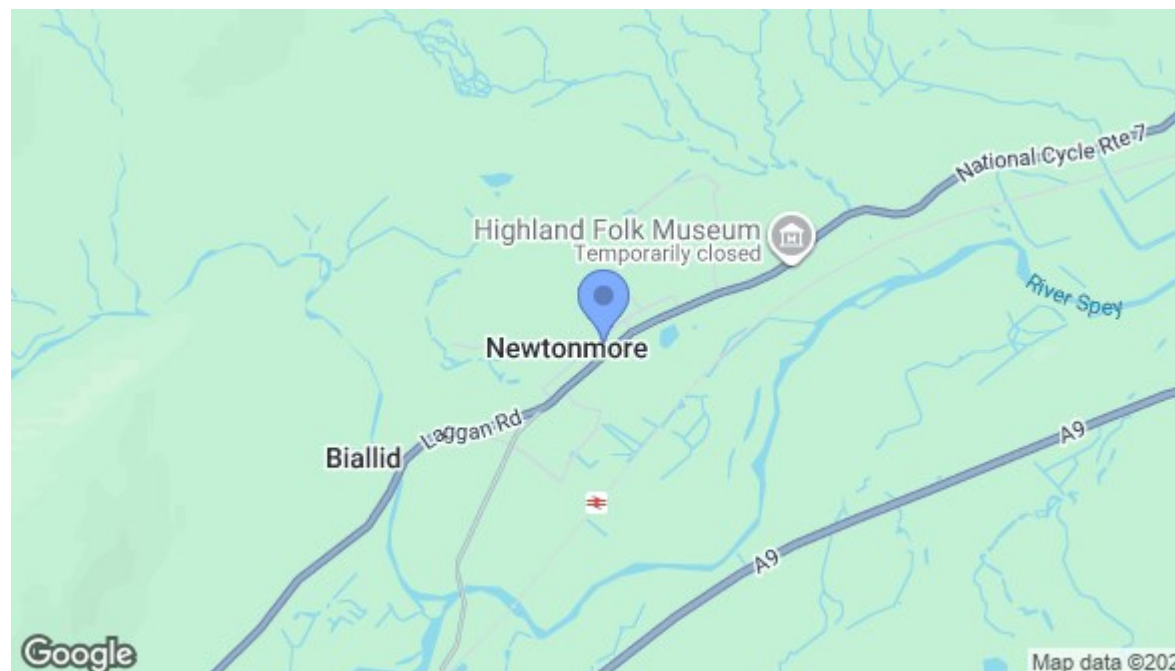
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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