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Cluny Cottage, Main Street, Newtonmore, PH20 1DR

UNDER OFFER £165,000

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

solicitors and estate agents

UNDER OFFER - Cluny Cottage is a beautifully refurbished two bedroom home in Newtonmore, offering bright, stylish accommodation arranged over two floors, together with an enclosed garden. Finished in fresh neutral tones, the property blends traditional charm with modern comfort, creating an appealing home suitable for a variety of purchasers. The entrance opens to a welcoming hall with stairs rising to the first floor and access into the main living accommodation. The kitchen/living area is a superb open-plan space, with attractive laminate wood flooring, recessed lighting and a characterful stone fireplace with a wood-burning stove as a focal point. The living area provides generous room for seating and dining, while the contemporary kitchen is fitted with cream shaker-style units, contrasting worktops, sink, integrated oven and hob, built-in microwave and space for a fridge freezer while a useful utility space sits off the kitchen area, providing laundry space and access to the rear. There is also a ground floor WC, well placed for guests, and a flexible additional room which could serve as a compact second or occasional bedroom, hobby or home working space. Upstairs, a small landing leads to a generous principal double bedroom, a bright and peaceful room with soft carpeting, recessed lighting, dormer window, charming period-style fireplace and useful eaves storage. Completing the first floor is a well-appointed bathroom, fitted with bath, separate curved shower enclosure, WC, wash hand basin and heated towel rail, with a velux window drawing in excellent natural light. Outside, Cluny Cottage enjoys an enclosed garden laid mainly to lawn, with timber fencing, planted border, stepping-stone path, garden store and space to sit out. Fully refurbished and ready to enjoy, this charming cottage offers low-maintenance living in a convenient Newtonmore setting. EPC C 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 Dhubb 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. What three words location ///forge.stall.plants

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 C

Entrance

Through double doors to the front providing access into the welcoming entrance area with stairs rising to the first floor and direct access into the main living accommodation and flex space. The space is finished in fresh neutral tones with laminate wood flooring, recessed down lighting and a practical layout for coats and everyday use. There is an under stair cupboard that provides additional storage.

Kitchen / Living Area

7.27m x 3.44m (23'10" x 11'3")

A bright open-plan kitchen and living space which extends from the front to rear of the property. The living area has laminate wood flooring, recessed ceiling down lighting and a traditional stone fireplace housing a wood-burning stove, creating an attractive focal point. A front-facing window brings natural light into the room, while the open arrangement provides ample space for both seating and dining. The kitchen is fitted with cream shaker-style units, contrasting worktops, stainless steel sink with window above looking over the rear garden. There is an integrated oven and hob, built-in microwave, dishwasher, extractor and space for a fridge freezer.

Utility

1.22m x 1.59m (4'0" x 5'2")

A useful utility space positioned off the kitchen area, fitted with worktop space and storage, with plumbing and space for laundry appliances. There is a glazed external door providing access to the garden.

Flex Space / Occasional Bedroom

2.33m x 2.38m (7'7" x 7'9")

Positioned on the ground floor, the versatile flex space offers a bright and well-finished additional room, ideal for a variety of uses. It features an opaque window to the rear allowing for natural light while maintaining privacy, along with recessed down lighting and a contemporary finish throughout. Perfect as a home office, gaming room, hobby space or occasional bedroom, this adaptable room provides valuable extra functionality to suit modern living needs.



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WC

1.84m x 0.72m (6'0" x 2'4")

A convenient ground floor WC fitted with wash hand basin and toilet. There is recessed down lighting, an extractor, chrome towel radiator and an opaque window.

Landing

The first-floor landing provides access to the bedroom and bathroom. It is neatly finished with fitted carpet to the stairs, recessed down lighting and a velux window providing excellent natural light.

Bedroom

4.25m x 3.39m (13'11" x 11'1")

A generous double bedroom on the first floor with dual aspect windows to the front and rear drawing in natural light and providing an outlook over the garden. The room is freshly decorated in neutral tones with soft carpet flooring, recessed ceiling lighting and a charming period-style decorative fireplace.

Bathroom

2.09m x 2.47m (6'10" x 8'1")

A well-appointed first-floor bathroom fitted with bath, separate shower enclosure with wet wall surround, WC, wash hand basin set in a vanity unit and a heated chrome towel rail. A velux window brings in excellent natural light and there is recessed down lighting, an extractor and a cupboard housing the water cylinder.

Outside

The enclosed garden is laid mainly to lawn and provides a private outside space for sitting outside. It is enclosed by timber fencing, with an attractive stepping-stone path, planted border, timber garden store and direct access from the rear of the property as well as the side. There is further amenity provided with an outside tap and external electricity socket. There is street parking.

Services

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

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:-Masson Cairns

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

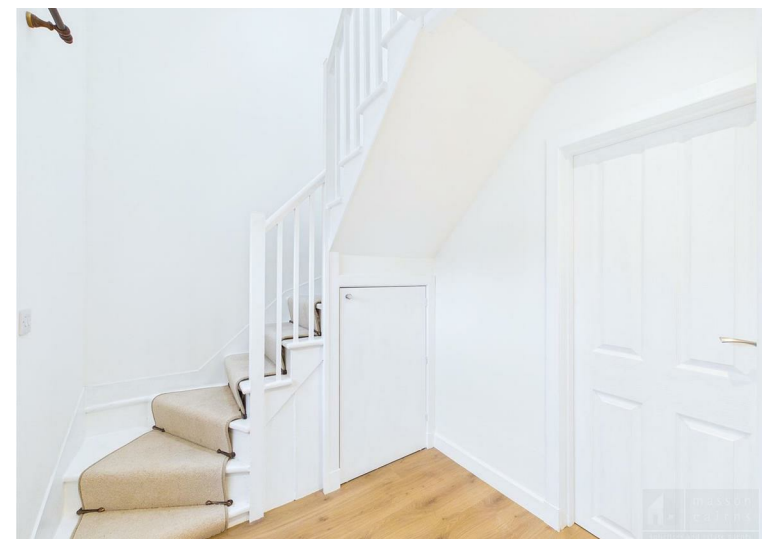
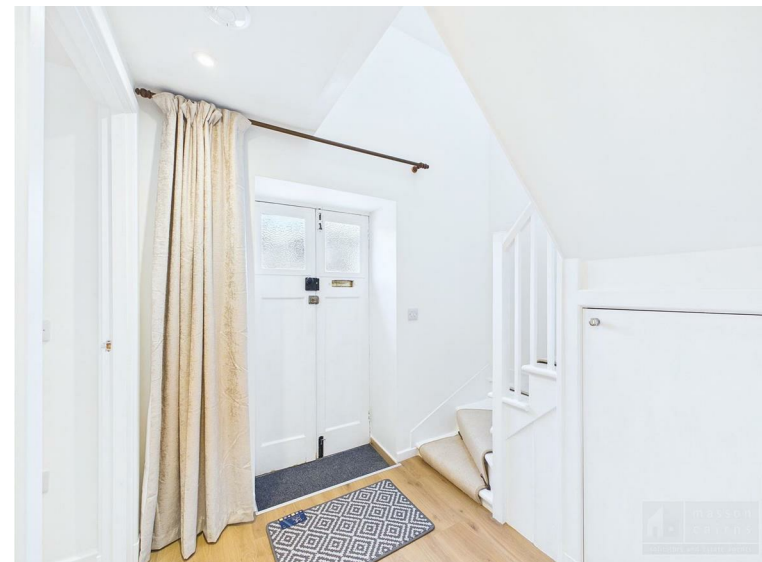
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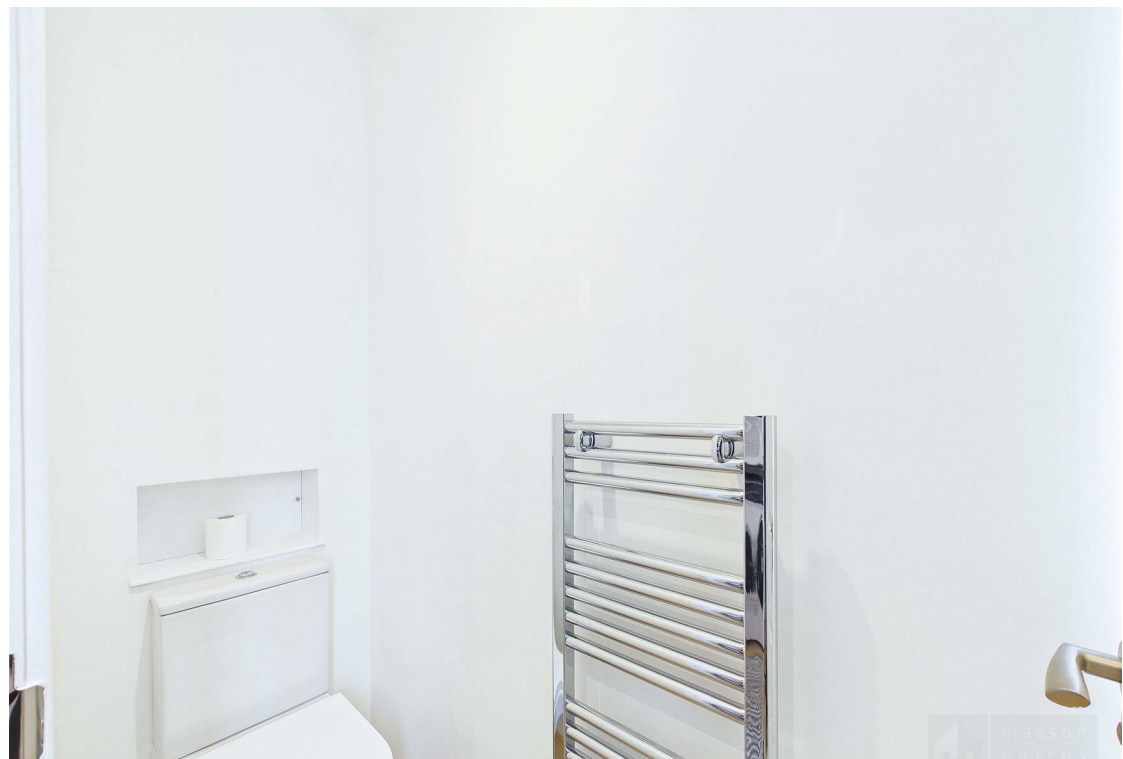
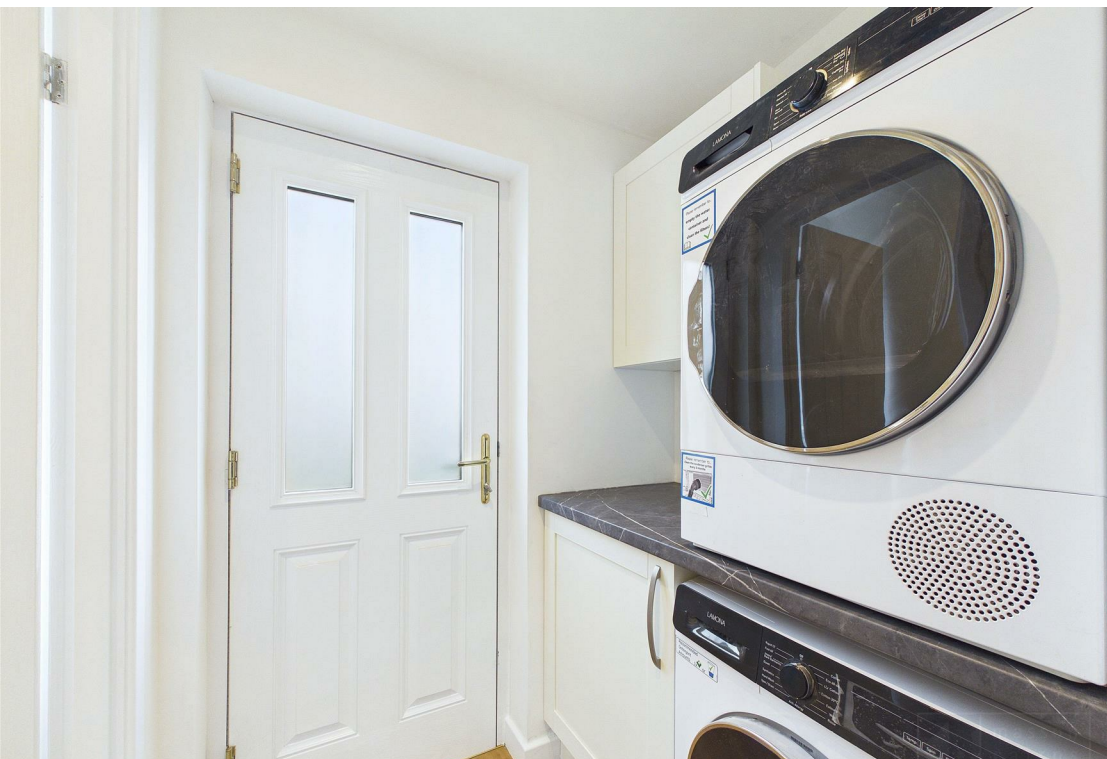
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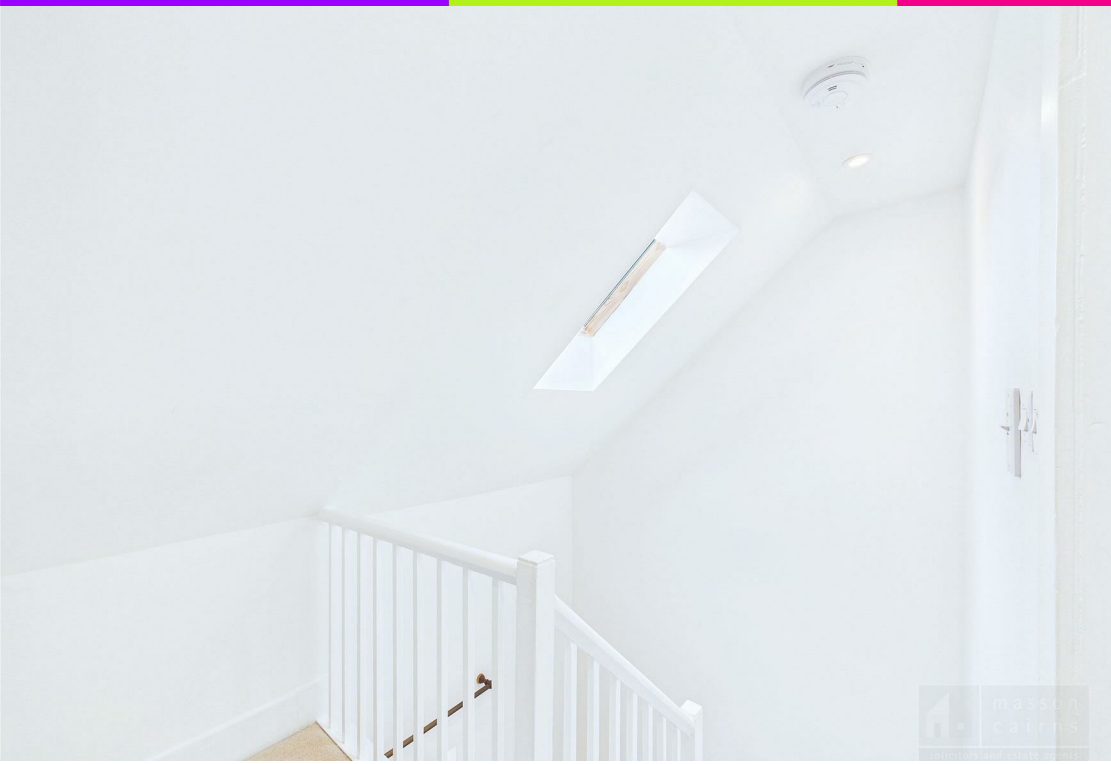
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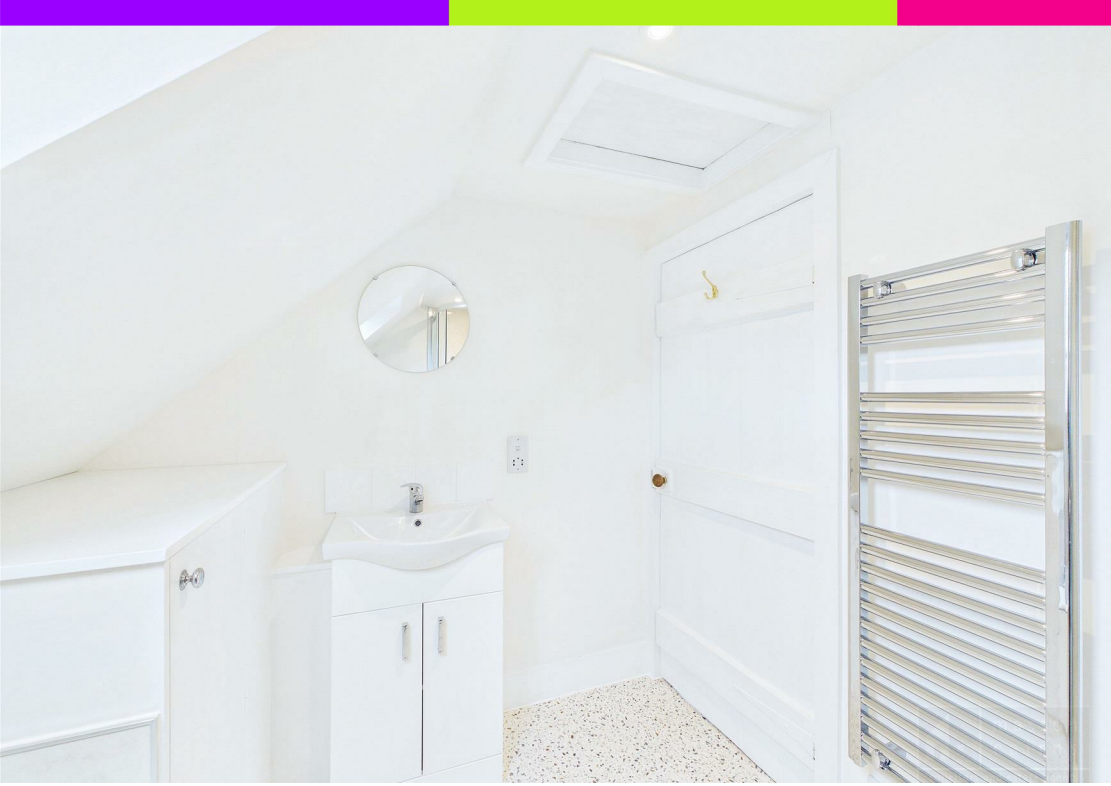
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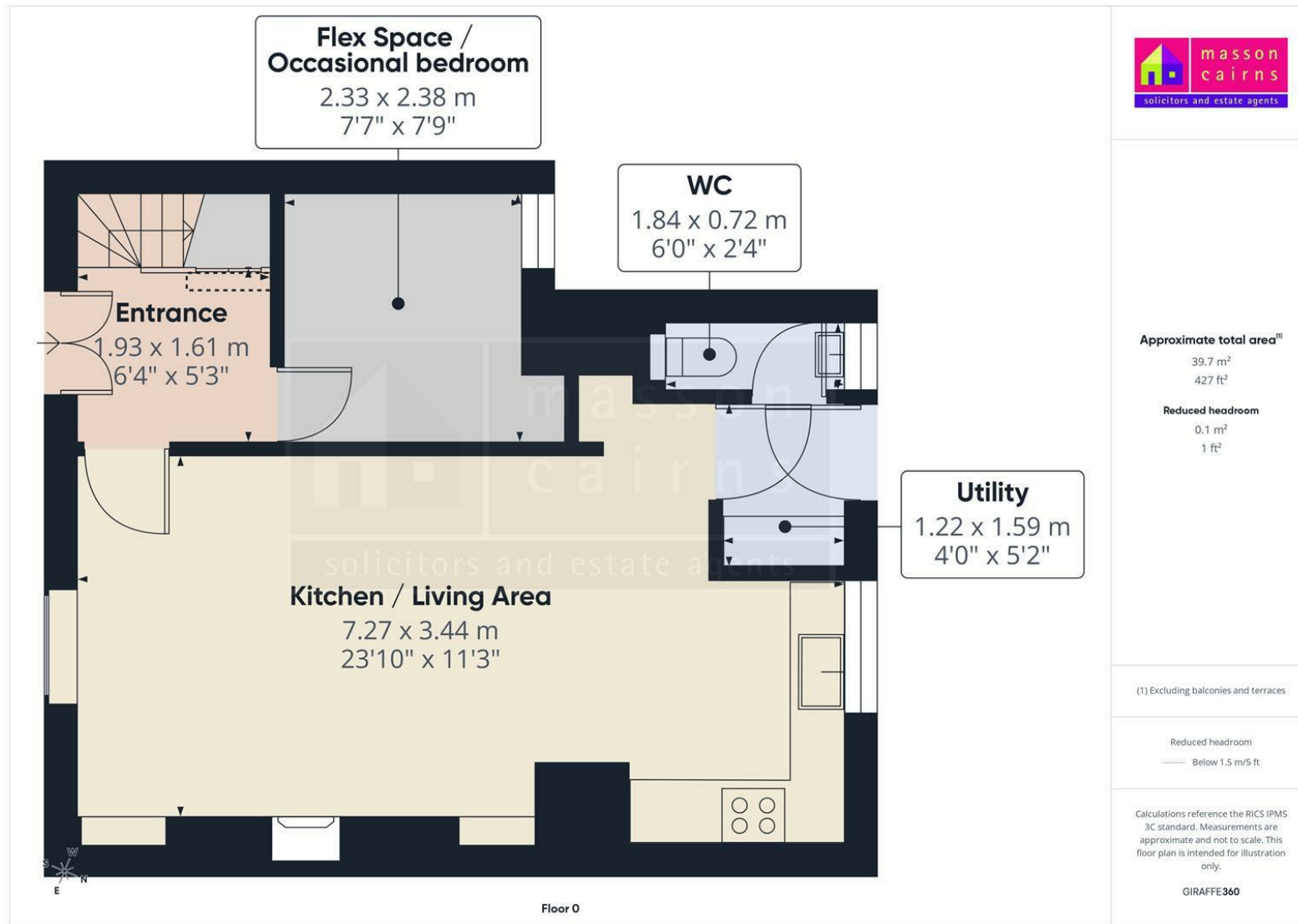


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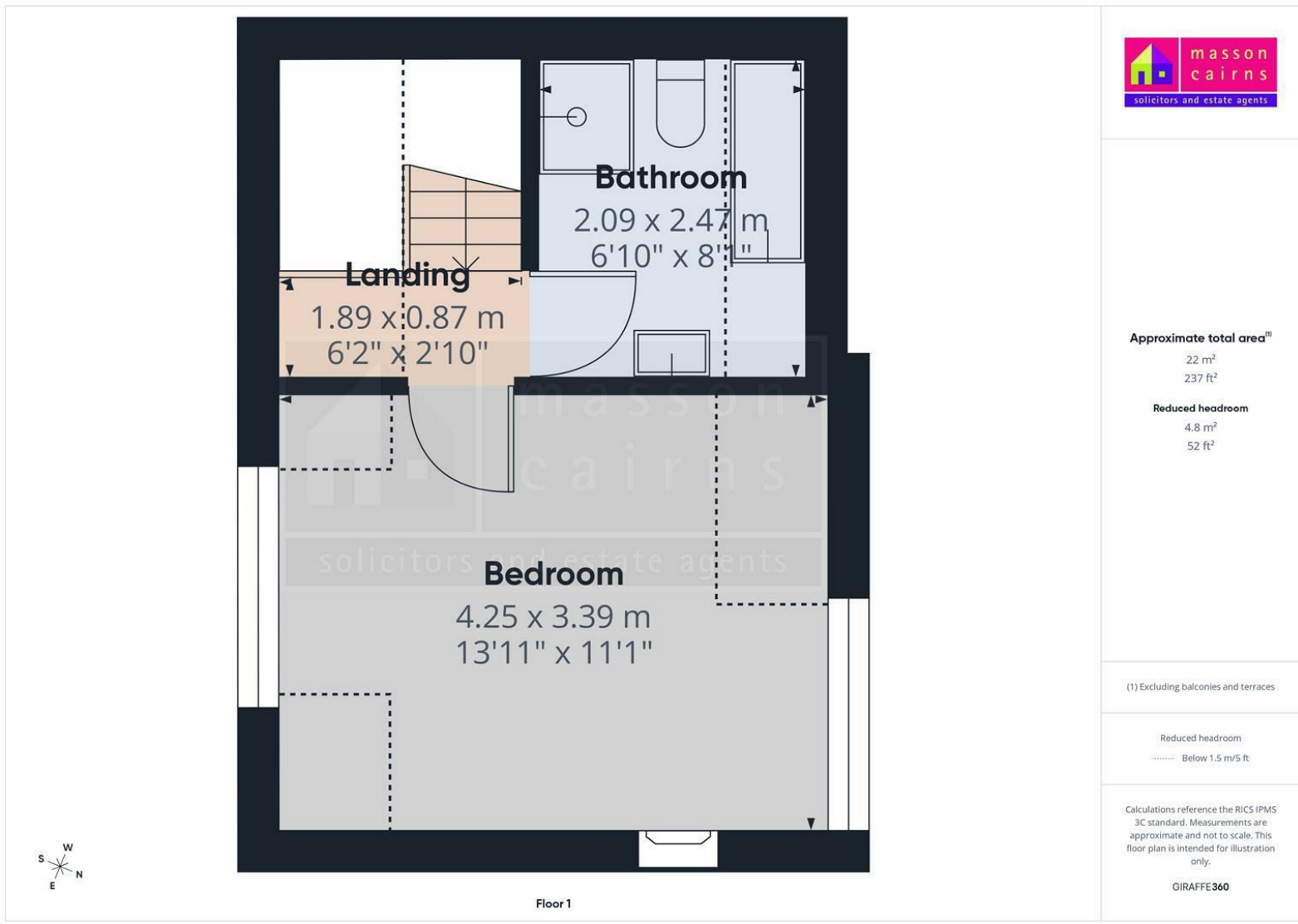
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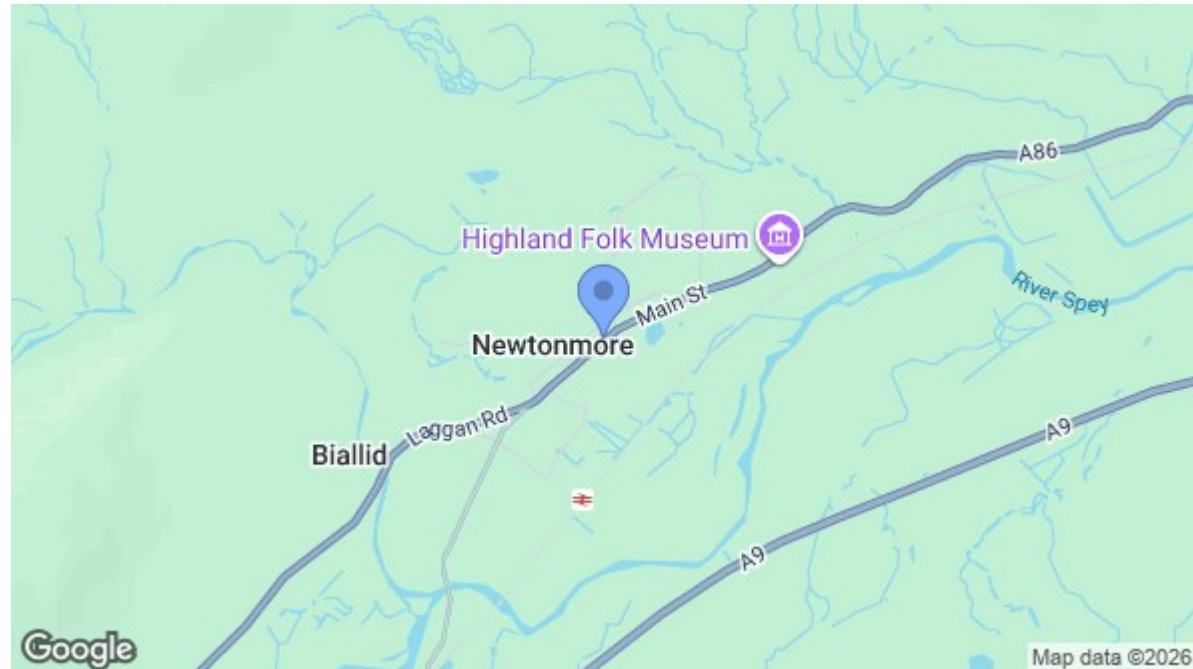
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		91
(69-80) C	77	
(55-68) D		
(39-54) E		
(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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