masson cairns LTD

solicitors and estate agents

Daluaine, Main Street, Newtonmore, PH20 1DP

Fixed Asking Price £315,000

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

Daluaine is an attractive traditional stone-built cottage offering generous and characterful accommodation across two floors, set within approximately 0.25 acres of established garden grounds. The entrance hall opens to a comfortable sitting room and an adjoining second sitting area, creating flexible spaces for everyday family living, while across the hall a separate dining room provides an excellent setting for more formal meals. At the heart of the home is the spacious kitchen and breakfast room, fitted with a good range of units and worktops, a central island with electric hob and a feature stone hearth with stove, with ample space for informal dining. From here, a glazed door leads into the bright conservatory, where exposed stonework and quarry-tiled flooring add character with doors that open directly to the garden. A useful utility room with sink and laundry space sits beyond the kitchen alongside a ground-floor WC. Twin staircases rise to a series of connected landings, naturally lit by Velux windows, serving three well-proportioned bedrooms each with attractive dormer windows, traditional doors and useful eaves storage, while bedroom one also features a decorative period-style fireplace. The family bathroom includes a panelled bath with shower over and tiled finishes. Outside, generous lawns extend to the front and rear in addition to a wooded area, enclosed by mature hedging, while a gravel driveway provides ample parking and leads to a timber garage and separate potting shed. EPC F, Council Tax D, 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.

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 F

Entrance Hall
Entered directly from the front garden, the entrance hall provides a welcoming central reception space. The hall features a prominent timber staircase leading up to the first-floor landing with an understair cupboard for storage. Positioned at the heart of the ground floor, the hallway provides immediate access to both the main sitting room and the dining room.

Sitting Room
3.45m x 4.09m (11'3" x 13'5")
Located off the main entrance hall, the sitting room features a recessed stone fireplace housing a cast-iron wood-burning stove set on a raised slate hearth, topped with a heavy timber mantle beam. A timber-framed window faces out toward the front and is finished in a light wood laminate flooring, bordered by deep pine skirtings. There is recessed down lighting, and access to the rear conservatory is provided via a secondary door set to the rear of the room's L-shaped layout.

Dining Room
3.49m x 4.07m (11'5" x 13'4")
Positioned to the left of the main entrance hall this versatile ground-floor room sits adjacent to the kitchen, making it well-suited for use as a formal dining room or secondary living area. The focal point of the room is a traditional cast-iron fireplace insert featuring tiled side surrounds, a painted wooden mantelpiece, and a stone hearth. Built-in open shelving is set into a alcove and a further window looks onto the front aspect. The space is finished with carpet flooring, pine skirtings, ceiling lighting, and timber doors that connect to both the entrance hall and the kitchen.

Kitchen / Breakfast
4.08m x 5.56m (13'4" x 18'2")
The kitchen area is fitted with a range of wall, drawer and base units finished with wood-effect work surfaces, tiled splashbacks, an integrated oven, dishwasher space, and a matching island unit fitted with an electric hob. Adjacent to the main preparation area, a feature stone hearth with a painted inglenook surround houses a stove, creating a distinct focus for a casual dining or seating layout. A glazed rear door provides direct access to the conservatory, while internal doors connect to both the utility room and the front dining room. The room is completed with laminate flooring, recessed down lighting and a secondary staircase leading directly to the upper floor.

Conservatory
2.73m x 5.05m (8'11" x 16'6")
Extending along the rear elevation the conservatory features exposed stone external walls with a red quarry-tiled floor. Glazed windows run the full length of the outer wall over a dwarf base, overlooking the garden area, with a external door at the far end providing outdoor access. Internal doorways link the space directly back into both the sitting room and the kitchen.

Utility Room & WC
Accessed directly off the kitchen, the practical utility room features a fitted counter unit incorporating a stainless steel sink with drainer, under-counter plumbing for laundry appliances, open high-level shelving, and a window over the sink area. An external door leads outside, while an internal door opens to an adjoining WC. The WC is fitted with a compact corner hand basin with a tiled splashback, a wc and wall shelveing.

Landing
The landing links the staircase from the main entrance hall with a secondary stair leading down to the kitchen. Doors lead to all three upper-floor bedrooms and the family bathroom, with a ceiling hatch offering access to the attic space above. Natural light is provided by Velux windows.

Bedroom One
3.46m x 3.63m (11'4" x 11'10")
Bedroom One has a dormer window to the front and a decorative period-style fireplace with a detailed white surround and mantle. Built-in shelving and hanging space are integrated into the eaves alcove and there is carpet flooring, pine skirtings and ceiling lighting.

Bedroom Two
3.44m x 3.61m (11'3" x 11'10")
Bedroom two has a dormer window that brings in natural light while overlooking the

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garden grounds. The room benefits from built-in storage, complete with fixed shelving, upper cupboards and an open hanging rail unit. Additional details include carpet flooring, pine skirtings and ceiling lighting.

Bedroom Three
4.02m x 2.57m (13'2" x 8'5")
Completing the upper-level accommodation, the third bedroom has a dormer window set above a continuous run of low-level built-in storage cabinets. Additional storage options include a recessed hanging alcove with an upper cupboard and open shelving. The room is finished with carpet flooring, pine skirtings and ceiling lighting.

Bathroom
1.83m x 2.31m (6'0" x 7'6")
Serving the upper floor, the family bathroom has wall and floor tiling around the sanitaryware. The suite comprises a pedestal wash hand basin, a toilet, and a panelled bath with an overhead shower attachment and a glass shower screen. Natural light is supplied by a Velux window, with a large mirrored panel above the sink enhancing the space. There is recessed down lighting.

Outside
A particular feature of the property are the grounds. The home sits within generous grounds, circa 0.25 acres, featuring expansive lawned areas to both the front and rear, enclosed by timber fencing and mature hedging. A gravelled driveway runs alongside the house, providing off-street parking and leading toward the outbuildings. Outbuildings include a timber garage (5.40m x 2.60m) and a separate timber potting shed (3.0m x 4.20m), ideal for storage or garden projects. Additional external features include an oil storage tank, an external oil-fired boiler serving the heating system, an area of trees and a paved patio area adjacent to the conservatory for outdoor seating.

Services
There is mains water, drainage and electricity. There is oil fired central heating.

Entry
By mutual agreement.

Fixed Price
Fixed Price of £315,000

Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-
Masson Cairns
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What Three Words Location
What Three Words Location ///outbursts.rainfall.seated

Council Tax
The property is currently assessed as Council Tax Band D, with an annual charge of £2286.31 for 2026/27, including water charges. A 25% discount is currently available to single occupiers.

Purchasers intending to use the property as a second home should be aware that, for 2026/27, Highland Council charges Council Tax at 300% of the standard rate for second homes.

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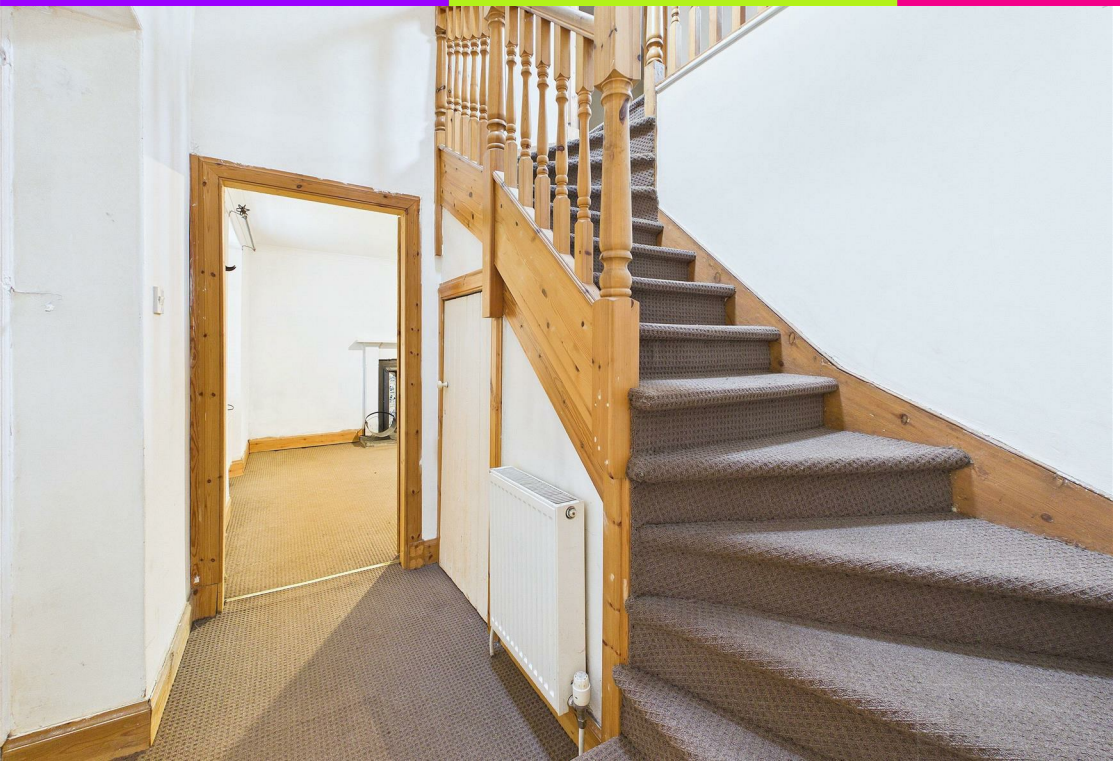

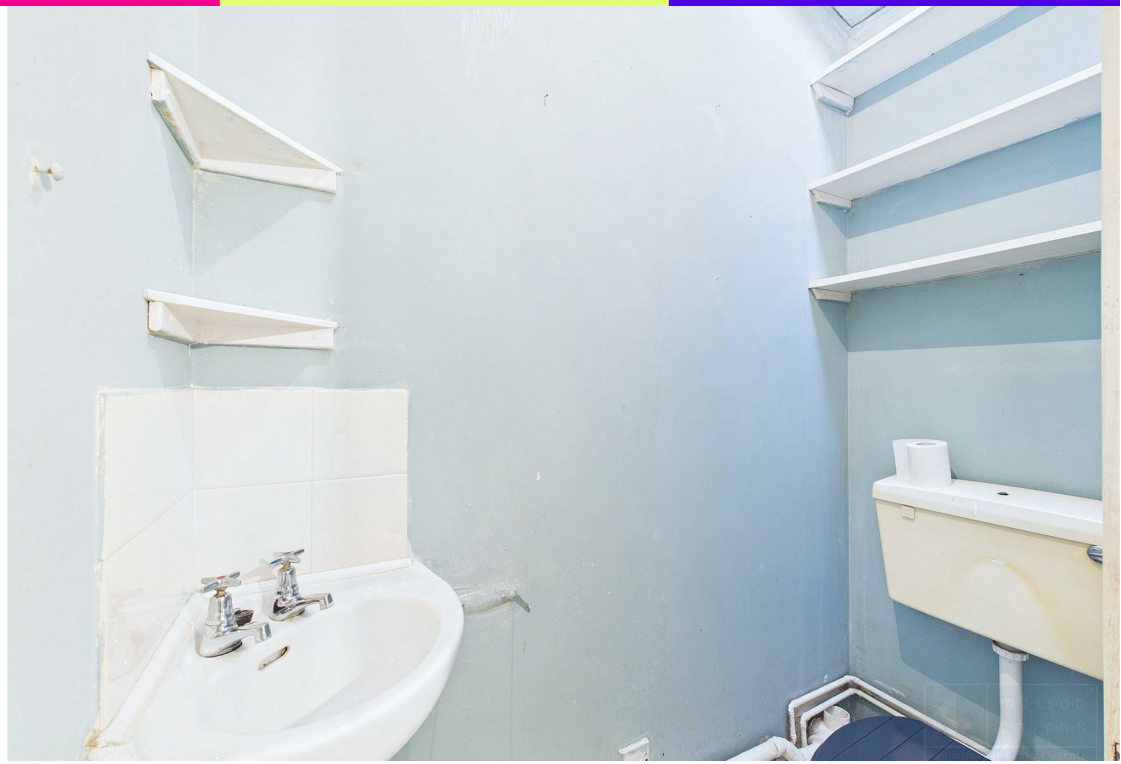

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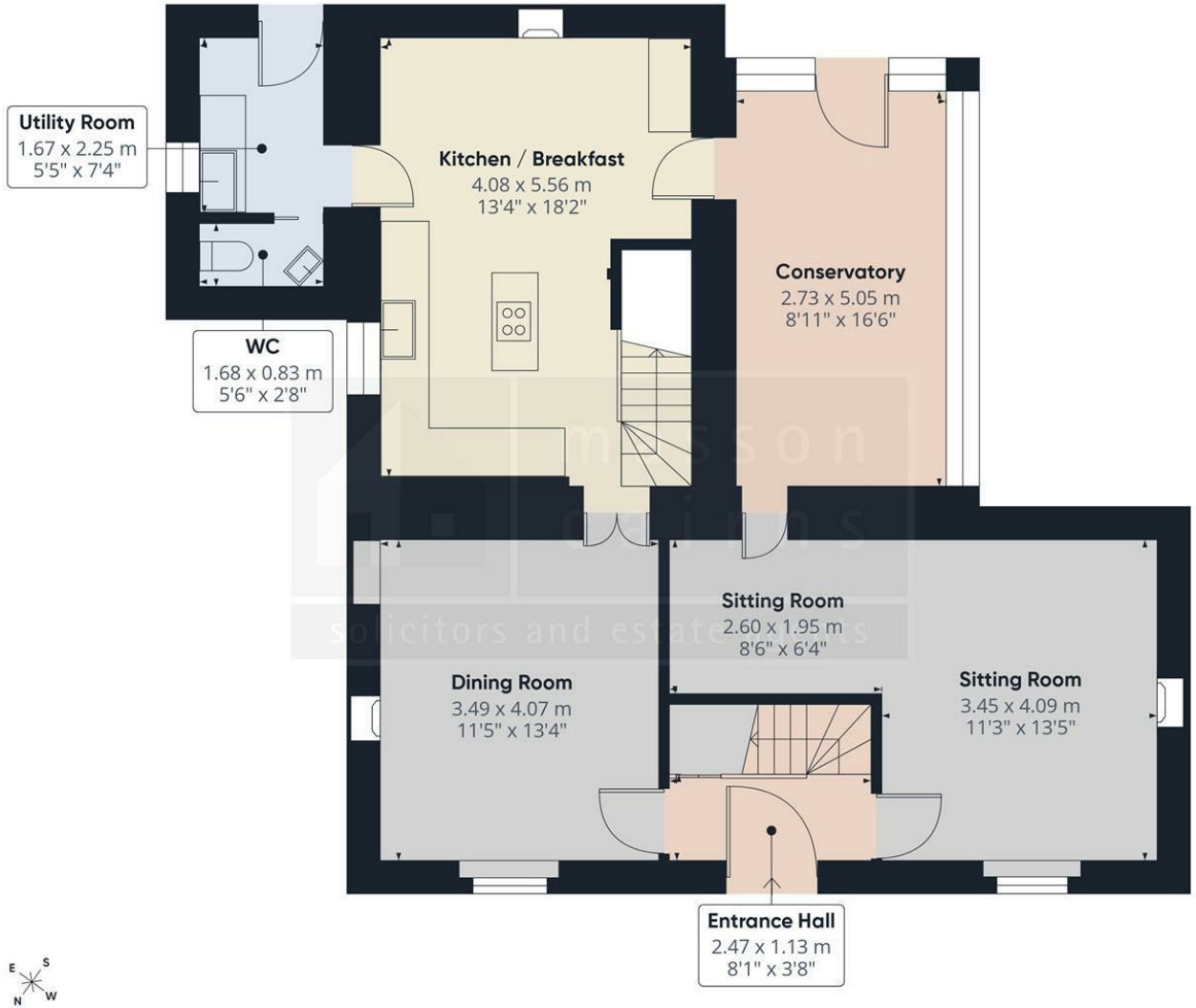

Floor 0

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Approximate total area(1)

81.2 m²

874 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.

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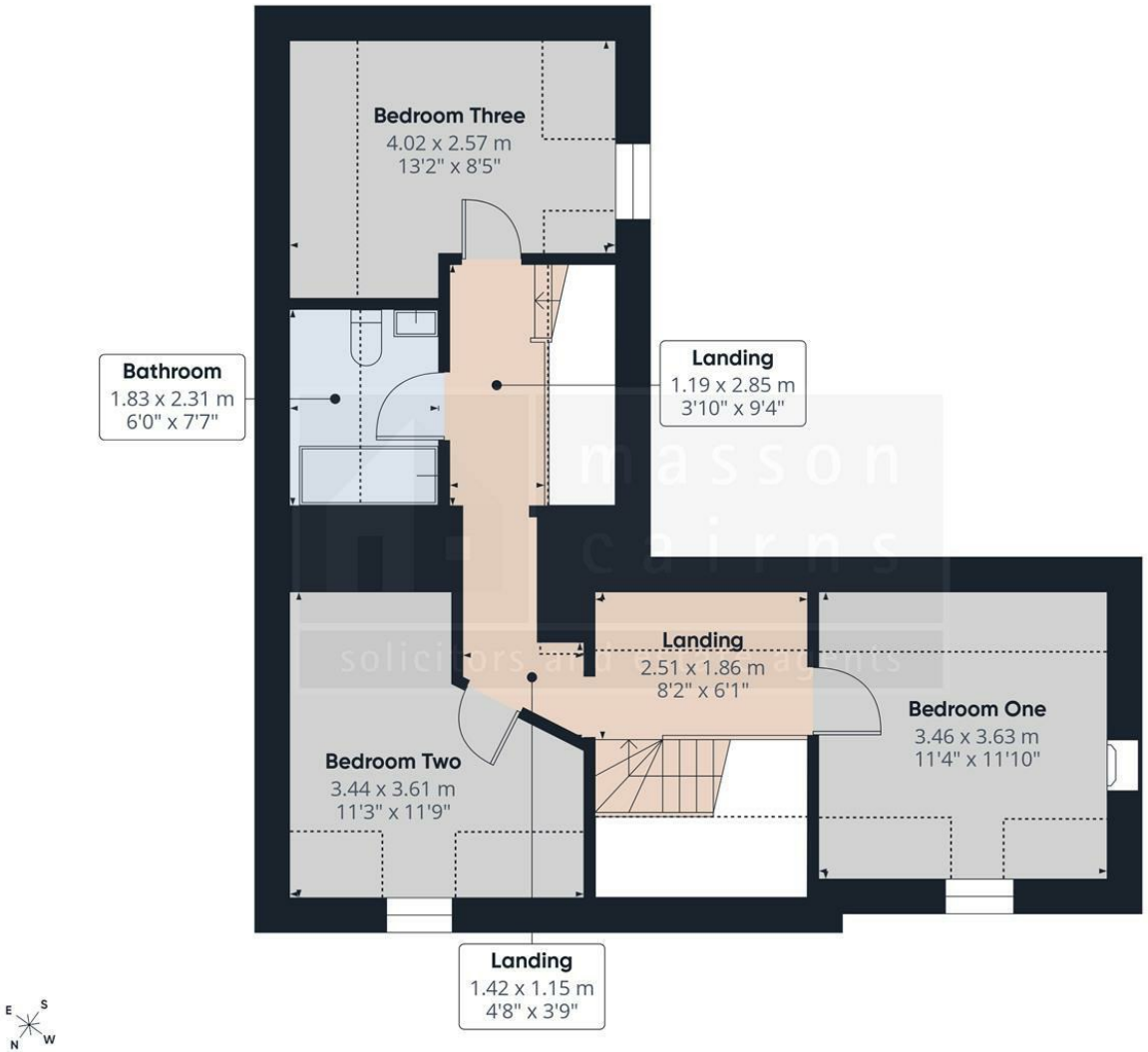

Floor 1

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Approximate total area(1)

49 m²
528 ft²

Reduced headroom

13.9 m²
150 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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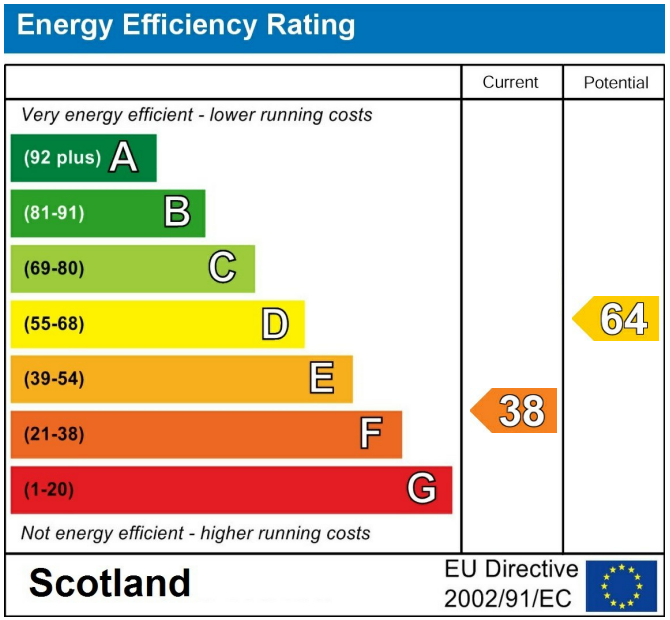

While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters

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