



masson
cairns ESTD 1984

solicitors and estate agents

Ballantrae, Craigdu Road, Newtonmore, PH20 1ED

SOLD £199,000

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

SOLD - Situated in a quiet residential street in the picturesque village of Newtonmore, within the heart of the Cairngorms National Park, this delightful three-bedroom detached bungalow offers comfortable and well-balanced living accommodation, ideal for a range of buyers. The property is entered via a welcoming hallway that provides access to most of the accommodation. The bright and spacious sitting room features a large front-facing window, allowing natural light to flood the space, while a further door leads to a well-equipped kitchen with ample storage and workspace, perfect for everyday living and entertaining. The home also benefits from a stylish and modern shower room, alongside three well-proportioned bedrooms offering flexibility for family living, guests, or home-working needs. Externally, the property is complemented by generous gardens to both the front and rear, featuring neatly maintained lawns, a gravel driveway providing convenient off-street parking, and a patio area ideal for outdoor dining. A secure store and a timber shed offer additional storage for tools and equipment and there is oil-fired central heating, ensuring a cosy and efficient living environment throughout the year. Set in a sought-after location within a friendly and well-connected community, this charming bungalow offers an excellent opportunity to enjoy a peaceful lifestyle with easy access to local amenities, scenic walks, and outdoor pursuits in the stunning Cairngorms National Park. Viewing is highly recommended. EPC D, Council Tax C

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

SOLD £199,000



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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

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EPC Rating D

Entrance Hall

The T-shaped entrance hall is spacious and practical, providing access to all of the property's accommodation. Finished with carpet flooring and ceiling lighting, there is also a loft hatch to the attic which provides additional storage potential, while a built-in cupboard adds further convenience—one with shelving for everyday storage and the other housing the water cylinder.

Sitting Room & Dining Area

4.97m x 3.01m (16'3" x 9'10")

This bright room is filled with natural light, thanks to a large picture window over looking the front garden. The space offers room for lounge furniture as well as comfortably accommodating a table and chairs for casual dining. There is carpet flooring with ceiling lighting and a further door leads through to the kitchen.

Kitchen

2.42m x 2.99m (7'11" x 9'9")

The kitchen is arranged in a functional straight galley layout, providing ample counter and storage space, complemented by worktop space, a tiled splashback and a large picture window that fills the room with natural light. There is a stainless steel sink with drainer and a chrome mixer tap, double oven with ceramic hob and illuminated extractor plus an integral larder fridge. There is vinyl flooring, ceiling lighting and a further door leads to the rear garden.



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Bedroom One

2.95m x 2.72m (9'8" x 8'11")

This is a light and airy double room with a large window to the side which bathes the space in natural light. There is an integral wardrobe with hanging and shelved storage, carpet flooring and ceiling lighting.

Bedroom Two

2.38m x 3.63m (7'9" x 11'10")

Located to the rear of the property and with a large window which offers excellent natural light, this double bedroom also benefits from an integral storage wardrobe and there is carpet flooring and ceiling lighting.

Bedroom Three

2.19m x 2.79m (7'2" x 9'1")

The third bedroom has a large window overlooking the rear garden and could equally be utilised as a home working space. There is carpet flooring and ceiling lighting.

Shower Room

1.80m x 2.27m (5'10" x 7'5")

This bright and elegantly finished shower room offers a fresh and modern space designed for both comfort and functionality. Featuring a WC and a pedestal wash hand basin with a tiled splashback, twin chrome taps, and an illuminated mirror, the room is well-appointed for everyday convenience. The shower enclosure houses a mains pressure shower while a chrome towel radiator adds both warmth and style. An opaque window to the rear allows for natural light while maintaining privacy.

Outside

Externally, the property is enhanced by generous and well-maintained gardens to both the front and rear, offering a perfect balance of practicality and outdoor

enjoyment. The neatly kept lawns create a welcoming approach, while a gravel driveway provides convenient off-street parking accessed via a gated entrance. To the rear, there is a sunny patio and additionally, a secure store and a timber shed offer valuable extra storage, ideal for garden tools, equipment, or outdoor gear, ensuring both functionality and convenience.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating.

Entry

By mutual agreement.

Price

SOLD

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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Email: property@lawscot.com

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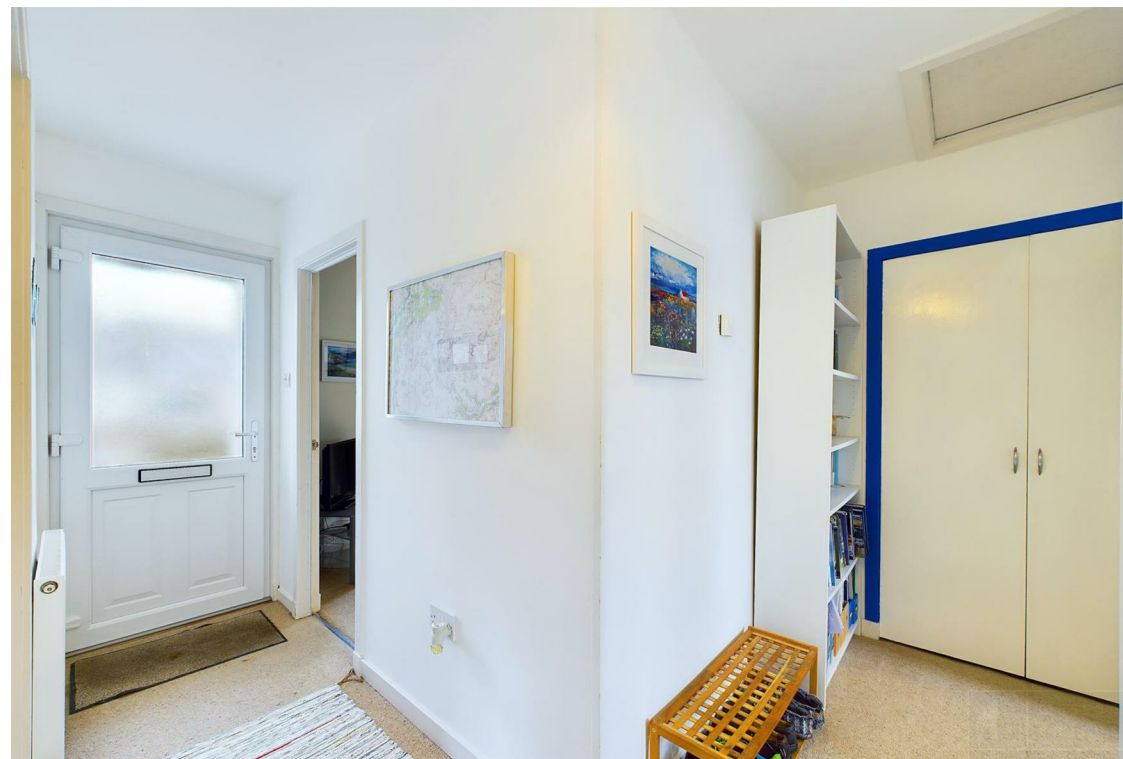
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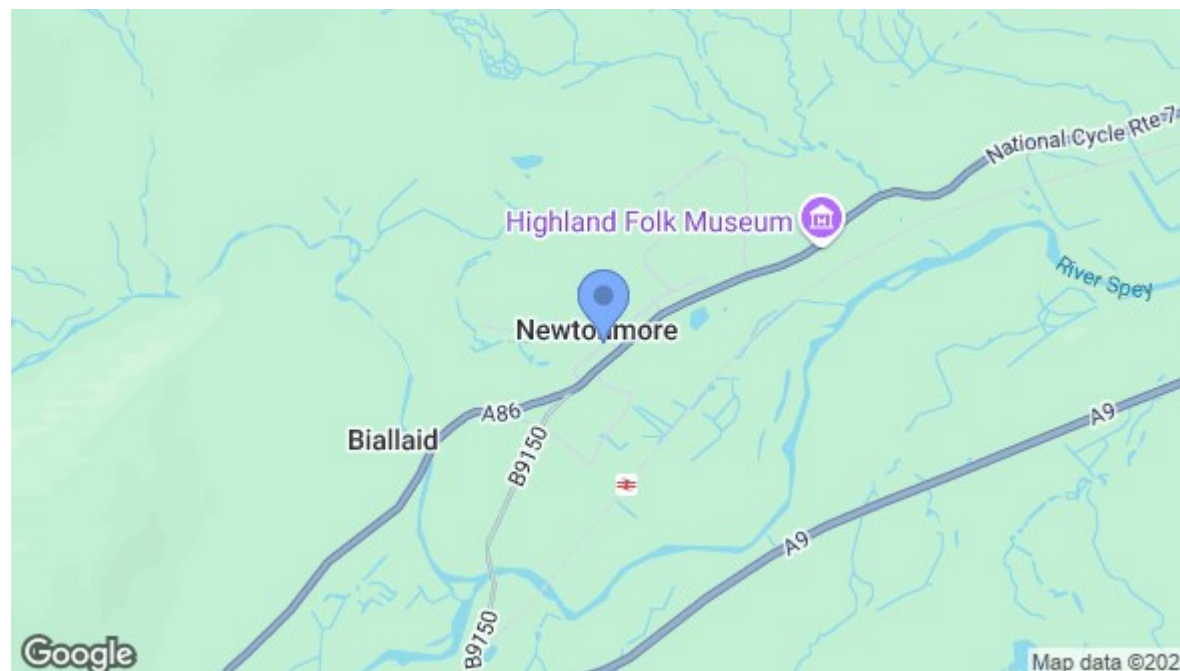
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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