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Tari Mara, Kingussie Road, Newtonmore, PH20 1AY

UNDER OFFER £285,000

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

solicitors and estate agents

UNDER OFFER - Set within generous grounds extending to approximately 0.32 acres, Tari Mara enjoys a peaceful setting in the heart of the Highland village of Newtonmore, with delightful outlooks towards the magnificent Cairngorms. This attractive detached bungalow offers comfortable single-level living, combining a practical layout with a warm, welcoming atmosphere. The property opens into a bright entrance hall leading to a spacious sitting room, where large windows draw in natural light and frame pleasant views of the surrounding gardens. The well-proportioned kitchen and dining area provides an ideal space for everyday living and is complemented by a useful pantry and separate utility room. Tari Mara has three bedrooms, including a principal bedroom with ensuite. The other two bedrooms are served by a modern shower room, making the property equally suited to family living, visiting guests, or those seeking additional space for a study or hobby room. Additionally there are integral wardrobes to each bedroom and there is further ample storage throughout the home. Outside, there is generous garden space in which to enjoy the peaceful Highland surroundings. A timber garage provides useful storage and parking and there is a greenhouse as well as seating areas and lawns with mature planting. Newtonmore is a welcoming village in the heart of the Cairngorms National Park, offering a range of local amenities including shops, cafés, a primary school, and excellent outdoor recreation. The surrounding area is renowned for its natural beauty, with walking, cycling, wildlife, and winter sports all close at hand. Tari Mara presents an excellent opportunity to acquire a comfortable home in a desirable Highland location. EPC E, Council Tax E, 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 E

Entrance Hall

The property is entered via a stepped entrance, opening into a spacious L shaped and welcoming central hallway which provides access to the principal accommodation. The hall has doors leading to the sitting room, kitchen and dining area, bedrooms and shower room. There are storage cupboards and loft hatch.

Sitting Room

5.24m x 3.81m (17'2" x 12'5")

A bright sitting room with large picture windows overlooking the front garden, allowing for an abundance of natural light. The room is centred around a stone-built fireplace and feature wall, creating a natural focal point. The room is finished with carpet flooring and wall mounted lighting.

Kitchen & Dining Area

5.30m x 3.46m (17'4" x 11'4")

Located to the rear of the home lies a particularly generous kitchen and dining area forming the heart of the home, offering excellent flexibility for both everyday living and entertaining. The kitchen is a well-proportioned and practical space fitted with a good range of base, wall and drawer units providing ample storage. Worktop surfaces incorporate a one and a half bowl stainless-steel sink positioned beneath a window that allows in natural light. There is space for a freestanding fridge freezer and undercounter space for a dishwasher. Finished with tiled splashbacks and a timber laminate floor, the kitchen is functional in its current form while presenting excellent potential for upgrading or reconfiguration to suit individual tastes. The dining features room for a six person dining suite. Sliding doors reveal a large storage pantry. To the rear, glazed patio doors provide direct access to the garden and provide an abundance of natural light.

Utility Room

2.63m x 1.54m (8'7" x 5'0")

The utility room is a practical and well-proportioned space, benefiting from a glazed uPVC door to the rear garden and fitted with a range of wall and base units and complimentary work surfaces. There is undercounter space for a tumble dryer, plumbing for a washing machine. The space is finished with timber laminate flooring, ceiling lighting and an extractor fan.

Principal Bedroom & En-suite

3.93m x 2.55m & 1.64m x 1.75m (12'10" x 8'4" & 5'4" x 5'8")

A well proportioned bedroom positioned to the rear of the property, enjoying a peaceful outlook over the surrounding gardens and landscape. The room benefits from excellent natural light a large window and offers ample space for a full range of bedroom furniture. There is an integral double wardrobe with space for hanging and shelved storage. The adjacent en-suite shower room is a fully tiled space and features a three piece suite comprising of corner shower enclosure, WC and wash hand basin mounted in a vanity unit with storage below, illuminated mirror above and shaver socket. A privacy window provides a source of natural light and ventilation in addition to the ceiling mounted extractor fan.



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Bedroom Two

2.91m x 3.47m (9'6" x 11'4")

Another well proportioned double bedroom with a large picture window to the front of the home in addition to an integral double wardrobe space with ample room for clothes and article storage.

Bedroom Three

2.48m x 3.45m (8'1" x 11'3")

A smaller bedroom located to the front of the property, featuring a large window that allows for excellent natural light. The room offers flexible accommodation, equally suited as a generous bedroom, currently configured as a twin guest room, or home office, and provides ample space for freestanding furniture. There is an integral single wardrobe.

Shower Room

1.83m x 2.55m (6'0" x 8'4")

The family shower room is well proportioned and currently arranged with a large walk-in shower cubicle with, wash hand basin with vanity storage below, illuminated mirror and further storage above and adjacent WC. The space is enhanced by floor to ceiling finishes, a durable tiled floor and a heated towel rail, while an opaque window to the rear allows excellent natural light and ventilation. Recessed ceiling lighting illuminates the space and an extractor fan ensures further ventilation.

Outside

Extending to circa 0.32 acres the property occupies a particularly attractive position on the outskirts of Newtonmore, within easy reach of the village. A double-gated entrance opens onto a sweeping gravel driveway providing parking for several vehicles. The enclosed gardens are predominantly laid to lawn, interspersed with areas of mature planting and rockery providing excellent year-round visual interest. A series of timber and plastic sheds offer excellent storage for sporting, ski, cycling, and garden equipment. There is a green house for keen gardeners. The south facing rear garden and patio area provides an ideal space for relaxation and outdoor enjoyment within the Cairngorms National Park.

Timber Garage

5.80m x 3.00m (19'0" x 9'10")

The garage is of timber construction with a corrugated pitched roof on a concrete base and has power and lighting. There is an up and

over garage door in addition to a side window for the admission of natural light. The space can be used for vehicle storage, or as an additional workshop area.

Services

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

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
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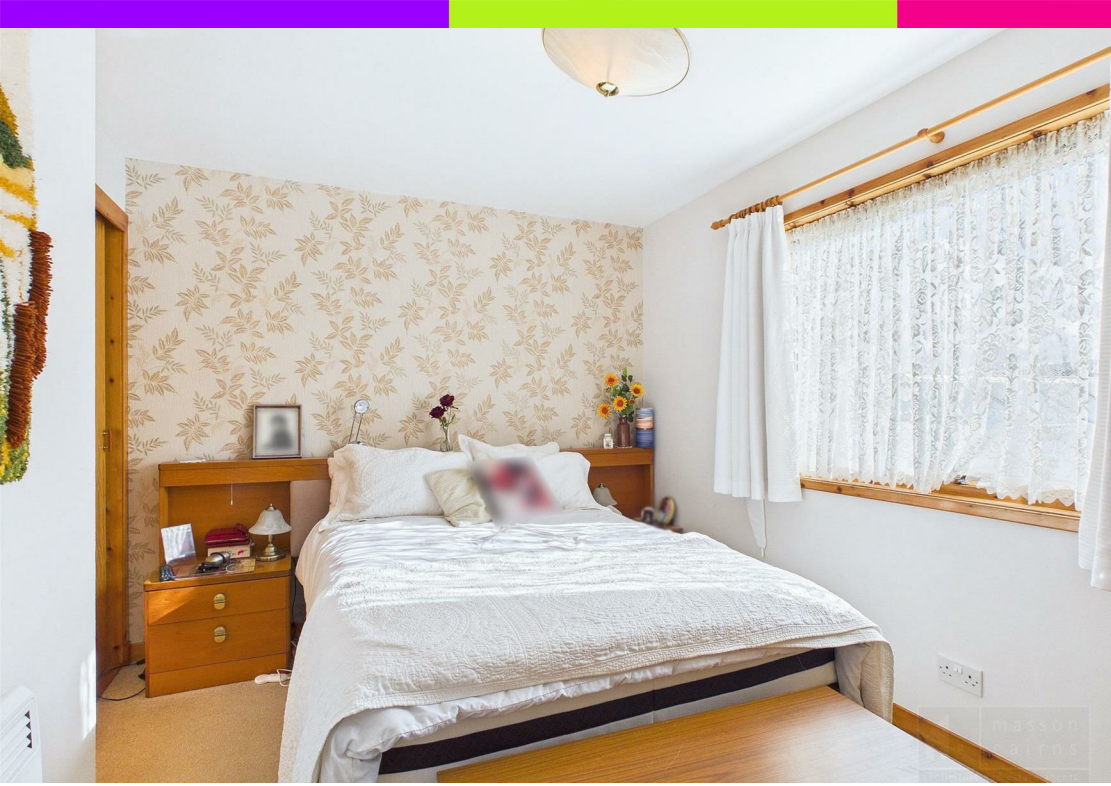
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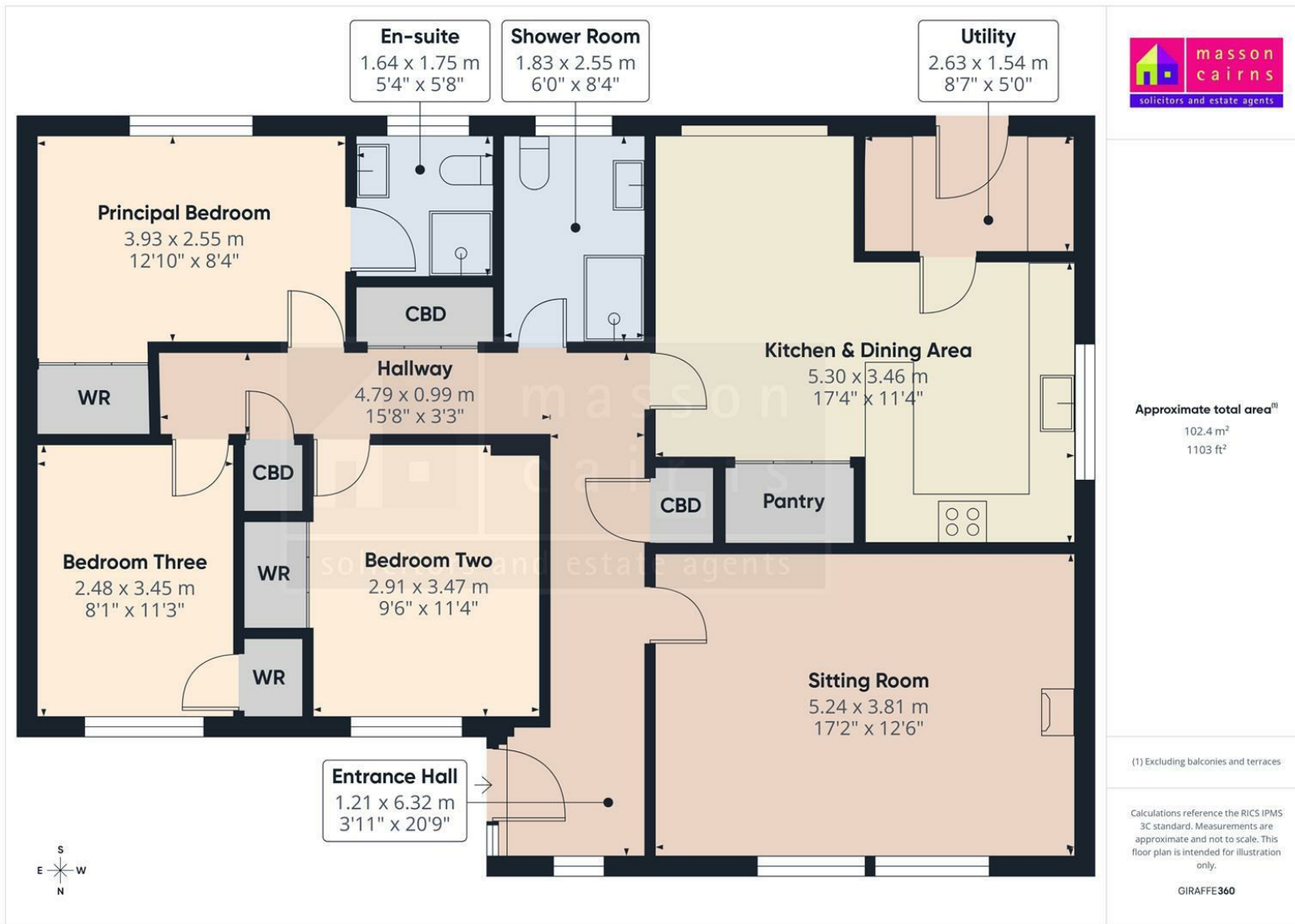


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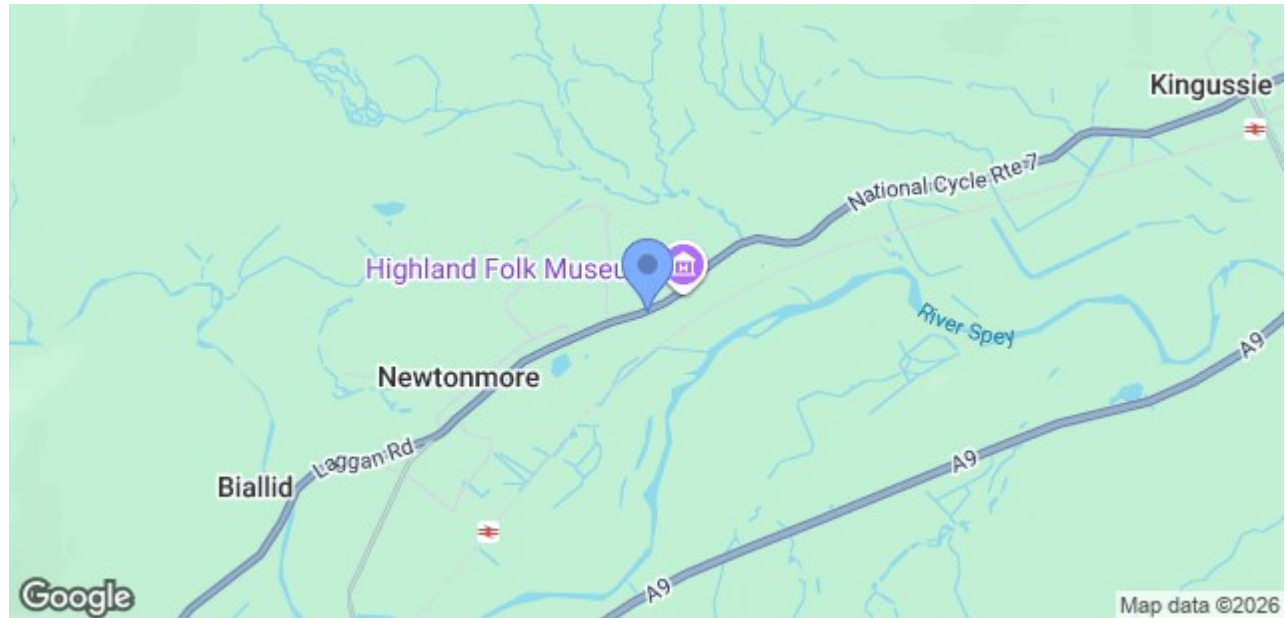
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	52
(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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