

7 Loch Na Leoba Road Newtonmore PH20 1BW

Offers Over £340,000 are invited.

Beautifully Finished 4 Bedroom
Detached Villa With Generous Garden
Grounds



Features:

- Bright Open Plan Kitchen & Dining Area
- Double Aspect Lounge With Wood Burning Stove
- Modern Fitted Kitchen & Spacious Utility Room
- Oil Central Heating & Full Double Glazing
- Garden Grounds To Front, Rear & Side
- Off Street Parking

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7 Loch Na Leoba Road is a beautifully finished 4 bedroom detached villa, built approximately 19 years ago within a small residential development on the edge of the village. Generously proportioned, the property benefits from a cozy double aspect lounge, four double bedrooms, kitchen/dining area, utility room and family bathroom. Other benefits include full double glazing, oil fired central heating and a newly fitted wood burning stove. This spacious family home is being sold in immaculate condition with high quality finishings that include oak veneer doors, solid pine flooring and good quality carpets. Viewing is highly recommended to appreciate the beautiful home on offer. The property is within a 5 minute walk of local amenities and facilities, including the popular Newtonmore Golf Club, which runs alongside the River Spey and the scenic Loch Imrich, a small loch situated just off the High Street in a secluded, woodland setting and where an array of local wildlife can be observed.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



Primary schooling is available in Newtonmore (which also offers Gaelic medium education), and the High School is located three miles away in Kingussie. Also in Kingussie is a health centre, dental practice and community sports centre. Newtonmore is situated approximately 68 miles north of Perth and 45 miles south of Inverness with direct links by rail and road. Newtonmore station provides a direct link to London via the Caledonian Sleeper Service. The Cairngorm Mountain and Nevis Range ski areas are both within an hour's drive. Inverness Airport is just over an hour away with direct flights to London or, alternatively, Edinburgh and Glasgow are around a two hour drive.

ACCOMMODATION:

Entrance Porch 2.32m x 1.99m

Glazed timber entrance door opens to the porch. Space for furniture. Coat hooks. Pendant light. Radiator. Door to Hallway.

Hallway

Spacious and welcoming hallway with doors off to the lounge, kitchen, shower room and bedroom four. Storage cupboard. Pendant lights. Radiator. Fitted carpet. Staircase to first floor landing.

Lounge 6.20m x 4.50m

Bright, double aspect lounge with window to the front and patio doors opening to the rear garden. Feature wood burning stove. A well-proportioned room offering adequate space for furniture. TV and telephone points. Pendant light. Radiator. Fitted carpet.

Kitchen/Dining Area 6.16m x 5.00m

Open plan room that offers great space for hosting friends and family. Modern fitted kitchen with cream base, wall and display units incorporating a stainless steel sink. Integrated appliances include double oven, grill and hob with extractor above, dishwasher and a fridge freezer. Space for family and formal dining. Recessed lighting. Feature pendant lights. Radiator. Solid pine flooring. Doors to hallway, utility and rear garden. Window overlooking the garden grounds.



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KUtility 3.50m x 2.21m

Fitted base and wall units incorporating a stainless steel sink with mixer tap. Plumbed for washing machine. Storage cupboard housing the hot water cylinder. Space for storage shelving. Pendant light. Radiator. Glazed door to the side garden.

Returning to hallway.

Shower Room 1.18m x 3.54m @ widest

Three piece white suite comprising of WC, pedestal wash hand basin and shower cubicle. Waterproof wall paneling around shower. Toilet accessories. Two pendant lights. Tiled floor.

Bedroom Four 3.88m x 4.21m

Double bedroom which could also be used as a separate dining room or study. Double window to the front overlooking the garden. Space for furniture. Pendant light. Radiator. Solid pine flooring.

Staircase to first floor.

Landing

Staircase leads to spacious landing with one Velux window offering natural daylight. Built-in storage cupboard. Pendant light. Fitted carpet. Doors to three bedrooms and family bathroom.

Bedroom One 5.73m x 4.32m

Double bedroom with window to the rear offering limited views of Creag Bheag. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet. Door to ensuite shower room.

En-suite Shower Room 2.06m x 2.44m

Three piece white suite comprising of WC, pedestal wash hand basin and shower cubicle. Waterproof wall paneling around shower. Toilet accessories. Pendant lights. Tiled floor. Velux window.

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Bedroom Two

5.21m x 3.66m

Spacious double aspect bedroom with both windows offering views of surrounding hills. Space for bedroom furniture. Pendant light. Radiator. Fitted carpet.

Bedroom Three

5.17m x 4.19m

Spacious double aspect bedroom with windows to the front and rear offering an abundance of natural daylight. Space for bedroom furniture. Loft hatch. Pendant light. Radiator. Fitted carpet.

Family Bathroom

2.32m x 1.88m

Three piece white suite comprising WC, pedestal wash hand basin and bath with mains shower. Tiles around bath and sink. Extractor fan. Ceiling light. Tiled floor. Velux to the front.

OUTSIDE

Garden

The front garden is mainly laid to gravel with some plants and shrubs. A Driveway to the side offers space for parking numerous vehicles. The paved pathway leads to the front door.

The rear garden is fully enclosed and has been cleverly landscaped to include sleeper planters, raised decking and the lawn. Great space for garden furniture. Separate side garden allow space for a woodstore, the oil tank, and storage space for outdoor equipment.



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INCLUDED

Carpets and light fittings. All integrated appliances.

SERVICES

Mains electricity, water & drainage, telephone and internet points.

COUNCIL TAX

Currently Band F (£3044) p.a. in 2024/2025) Including water rates. Discounts available for single occupancy.

PRICE

Offers Over £340,000 are invited. The seller reserves the right to accept or refuse a suitable offer at any time.

HOME REPORT

A Home Report is available for this property. Please use the following link:

- Reference: <https://app.onesurvey.org/Pdf/HomeReport?q=4v2cUb%2fp6B3IGcKQnXSfRw%3d%3d>
- Postcode : PH20 1BW
- Energy Performance Certificate Rating D

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is strictly by appointment only through the Selling Agents.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

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