

# Dundonald House Braeside Place Newtonmore PH20 1DW

Offers Over £325,000 are invited.

Immaculate Three Bedroom Detached  
Bungalow Situated On An Elevated  
Position Offering Spectacular Views



## Features:

- Modern Kitchen & Bathroom Suites
- Bright Open Plan Lounge, Kitchen & Dining Area
- Full Double Glazing, Oil Fired Heating & Wood Burning Stove
- Generous Garden Grounds Benefiting From Beautiful Outlooks
- Great Central Location Close To Local Facilities
- Detached Single Garage

CONTACT US :  
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Nestled in the picturesque village of Newtonmore, "Dundonald House" is a three bedroom detached bungalow set on an elevated position, offering incredible views of the surrounding hills and countryside. This well presented family home consists of a spectacular open plan living space benefiting from double aspect patio doors which allows an abundance of natural light to meander through the lounge, dining and kitchen areas. The contemporary kitchen comes with integrated appliances, under unit and plinth lighting and a gas hob. All the bathrooms and en-suites have been tastefully finished. The three generously sized bedrooms all benefit from fitted wardrobes and all three offer spectacular views of surrounding hills or the countryside. The rear garden provides a peaceful and private outlook with a beautifully built raised deck and lean-to offering a great space for garden furniture. The property would make an ideal family home, set within a quiet cul-de-sac and within easy reach of the many amenities and facilities. Viewing is essential to fully appreciate the location and views on offer.



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.



Newtonmore is a traditional holiday village situated within the Cairngorms National Park nestling between the Cairngorm and Monadhliath Mountains ranges. The village has an excellent range of recreational facilities with its own golf course, bowling and green tennis courts. The area also boasts splendid hill walking, water sports at Loch Insh, skiing on Cairngorm and fishing on the River Spey. There are also a good range of shops and restaurants in the village. Primary schooling is available, with the secondary school located three miles away in Kingussie. Also in Kingussie is a health centre, dental practice and community sports centre. Newtonmore is situated approx. 66 miles north of Perth and 48 miles south of Inverness with direct links by rail and road. 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.

## Outside

The front garden greets you with incredible views of the surrounding hills and countryside. Enclosed by a stone wall and fencing, the front garden is mainly laid to lawn with paved patio area, ideal for outdoor seating to enjoy the stunning scenery.

The peaceful rear garden enjoys a panoramic outlook with views over the countryside and towards surrounding hills. It's mainly laid to lawn with flower borders, plants and shrubs. It's secured by timber fencing and gated. Timber lean-to offering a great space for garden furniture while enjoying the lovely outlook. Two timber store areas.

## INCLUDED

Carpets, curtains & light fittings.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Currently Band E (£2542pa 2024/2025)

Discount may be available for single occupancy



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## HOME REPORT

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

<https://app.onesurvey.org/Pdf/HomeReport?q=88nXZKrP0KS31569FP9dtg%3d%3d>

·EPC BAND – D

·Home Report Value - £325,000

·Post Code – PH20 1DW

## PRICE

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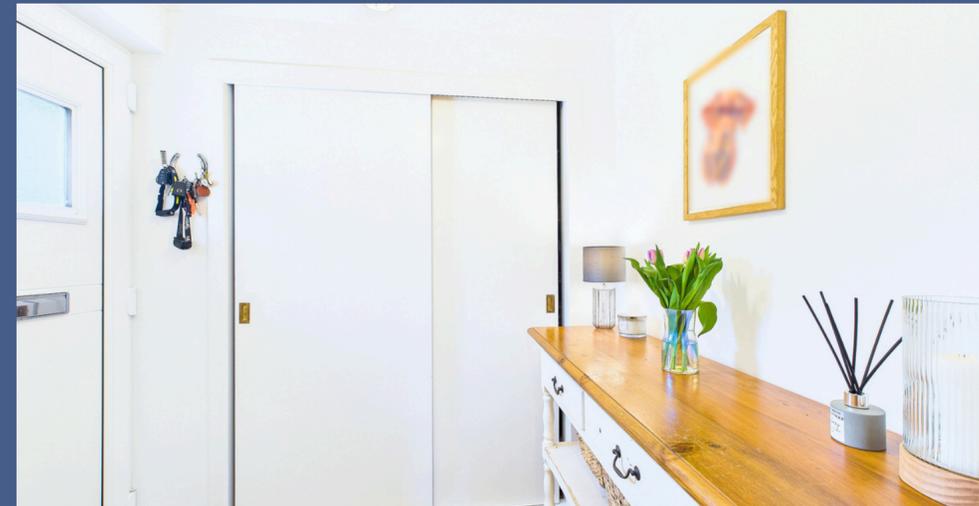
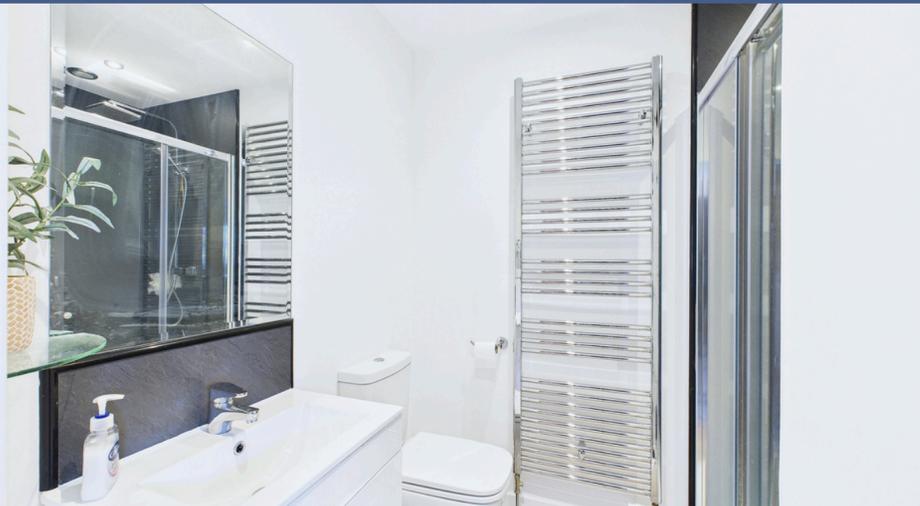
The seller reserves the right to accept or refuse a suitable offer at any time.

## 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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