

11 St Columba Road Newtonmore PH20 1EF

OFFERS OVER £245,000

Fantastic Opportunity To Purchase A
Three Bedroom Detached Bungalow
Situated In A Peaceful Cul-De-Sac



Features:

- Spacious Lounge and Dining Area With Potential To Create An Open-Plan Living Space
- Generous Garden Grounds
- Full Double Glazing & Electric Economy Heating
- Private Driveway
- Close To Woodland Walks and Bike Trails

CONTACT US :
CALEDONIA ESTATE AGENCY
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01479 810 531



11 St Columba Road is a three-bedroom detached bungalow, perfect for those looking to create their perfect family home. Situated in a quiet and sought-after cul-de-sac in the south end of Newtonmore, 11 St Columba Road presents an excellent opportunity to purchase a spacious three-bedroom home in the heart of the Cairngorms National Park.

The property offers flexible accommodation, ideal for retirees or young families looking to upsize. While some modernisation is required, the home boasts a generous layout that includes a bright and spacious lounge, a separate dining room perfect for entertaining, and a well-proportioned kitchen. There are three double bedrooms, one of which benefits from an en-suite shower room, along with a family bathroom.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981807965



This property offers an excellent opportunity to purchase a comfortable family home in an idyllic neighborhood, close to local amenities and facilities.

Newtonmore is a traditional holiday village situated within the Cairngorm 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 green and 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 within the village including a supermarket, pubs and restaurants.

OUTSIDE

Externally, the property features both front and rear gardens and private off-street parking for two vehicles. Its location in a peaceful residential setting offers a quiet lifestyle, yet it remains close to local shops, cafés, and outdoor amenities.

INCLUDED

Carpets, curtains & light fittings. Timber shed in rear garden.

SERVICE

Mains electricity, water, and drainage.

COUNCIL TAX

Band E £2542 p.a. (2025/26) including water rates.

Discounts are available for single person occupancy.



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HOME REPORT

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

- Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=llh0hoXbm4rUcNySwSR%2b8A%3d%3d>
- Post Code: PH20 1EF
- EPC Rating E
- Home Report Value - £245,000

OFFERS

Formal offers should be submitted to our office in Aviemore.

PRICE

Offers over £245,000 are invited. The seller reserves the right to accept or refuse a suitable offer at any time.

VIEWING

Viewing is 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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