

Glenavon Cottage Newtonmore PH20 1DR

OFFERS OVER £245,000

Three Bedroom Detached Bungalow
Benefiting From Recent Refurbishment &
Single Integral Garage



Features:

- Bright South Facing Lounge
- Modern Fitted Kitchen Offering Space For Dining
- Wood Burning Stove & Oil Fired Central Heating
- Solar Panels, EV Car Charger & Battery
- Private Driveway/Single Garage/Off Street Parking
- Close To Woodland Walks and Bike Trails

CONTACT US :
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01479 810 531



Glenavon Cottage is a well-presented three-bedroom extended bungalow, ideally suited for a retired couple or young family seeking a comfortable and energy-efficient home in a convenient location. This bright and spacious property has been recently refurbished and is in excellent condition throughout, having been fully redecorated and modernised. The well-proportioned accommodation includes a generous south facing lounge, a modern kitchen and dining area, a master bedroom complete with en-suite, two further double bedrooms, shower room and utility area. The home also benefits from an integral single garage and private parking. Energy-conscious buyers will appreciate the addition of solar panels, a battery, oil-fired central heating, and an EV charging point, providing both sustainability and cost efficiency. Externally, the property is easy to maintain with manageable outdoor space, while being within easy reach of local facilities and amenities.



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



This comfortable and well maintained bungalow is sold in excellent condition and would make an ideal residential or letting property.

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.

Integral Garage 5.65 x 3.75m

Large single car garage with up & over vehicle door. Pedestrian door from utility room. Space for storage and parking. Extra storage in the open roof trusses. Full electrics with fuse board. Water tap.

Garden

Chipped driveway along the frontage which is owned by the cottage but allows legal access for one other property. Space for parking at the front and side of the property. Ramp access to the front porch. Rotary clothes dryer. Oil tank.

INCLUDED

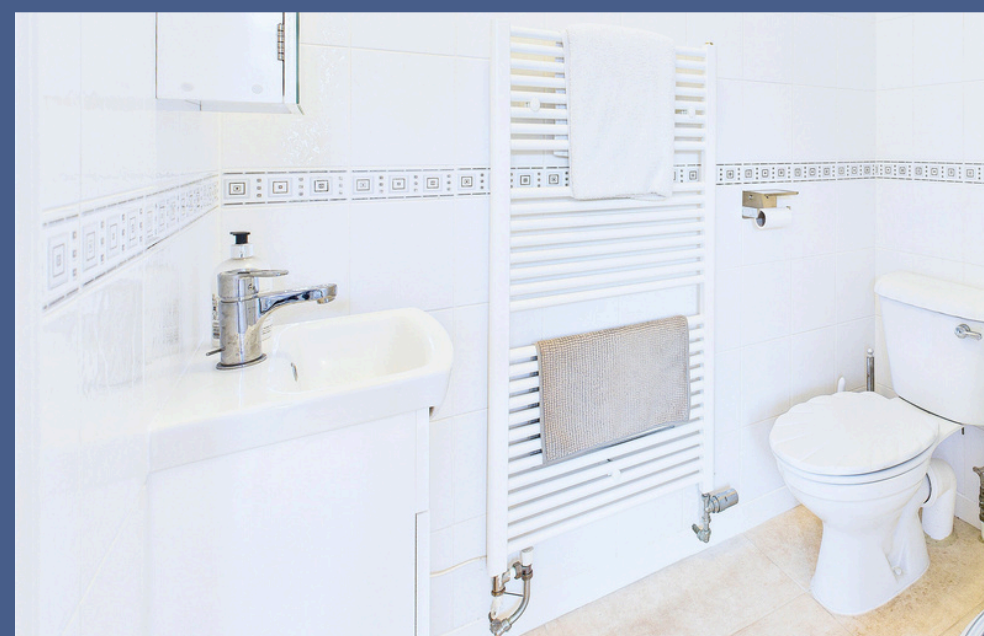
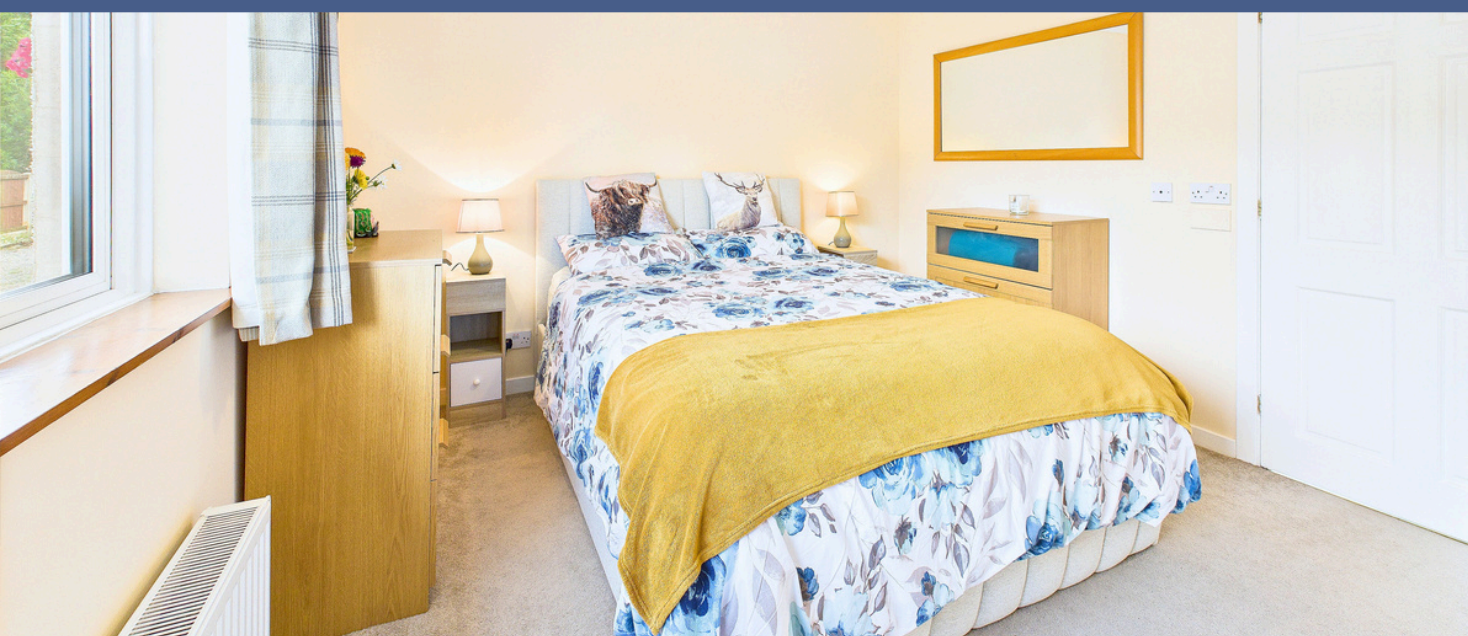
All floor coverings, curtains, blinds & light fittings. Some white will also be included in the transaction (Fridge Freezer/Electric cooker)

SERVICES

Mains electricity, water & drainage. Satellite dish. Telephone & 2GB fibre internet. EV Charger & Battery.

COUNCIL TAX

Currently Band D (£1973 p.a. in 2025/26) Includes water rates.
Discount available for single occupancy.



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HOME REPORT

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

Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=es%2f7y%2fH6LZedrjs9pFsAaQ%3d%3d>

Postcode: PH20 1DR

Energy Performance Certificate Rating: Band B

Home Report Value: £245,000

PRICE

Offers Over £245,000 are invited for this property.

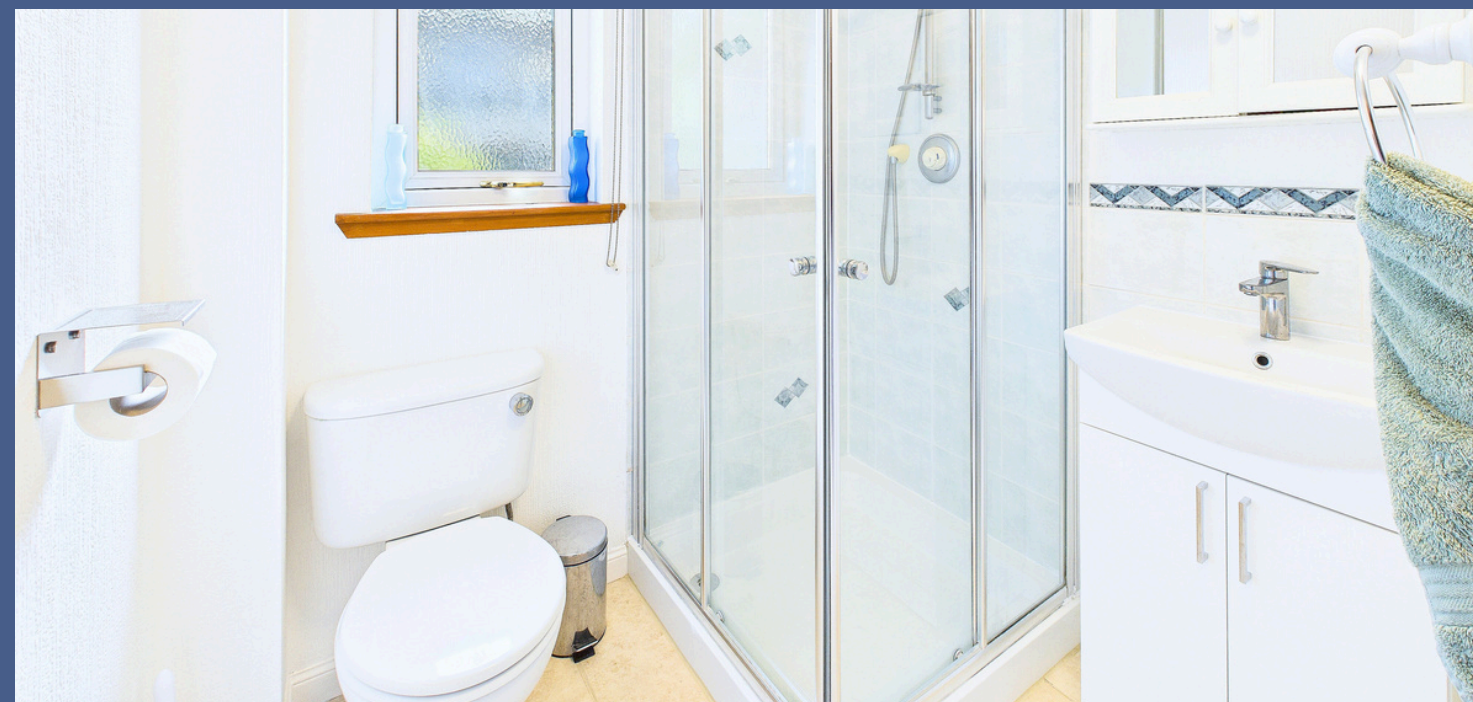
The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is strictly by appointment 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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