

# Kirkbeag Newtonmore PH20 1DZ

Offers Over £260,000 are invited

Bright and Spacious Bungalow in the  
Heart of the Village



## Features:

- Bright and Spacious Three Bedroom Home
- Large Lounge Area
- Spacious Kitchen & Utility Room
- Master Bedroom with Ensuite Jacuzzi Bath
- Integral Garage and Off-Street Parking
- Timber Garden Shed with Sitooterie Area

CONTACT US :  
CALEDONIA ESTATE AGENCY  
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[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)

01479 810 531





“Kirkbeag” is a spacious detached bungalow located on a corner plot opposite St Brides Church, hence its name. It lies within the heart of the village with a short walk to local amenities. Extending to over 120sqm the property offers bright accommodation with light tunnels in the hallway, three double bedrooms (master en-suite with jacuzzi bath), a modern bathroom with large mirrors with demist heat pads and a timber garden insulated shed with sitooterie.

Other benefits include, a spacious lounge and kitchen/diner, large utility room with storage cupboards leading to the integral garage, electric economy heating, UPVC double glazing, large floored open truss loft with electrics and tarred driveway. The garden grounds are mostly enclosed and mainly lawned with flower beds and decorative trees.

Viewing is highly recommended to appreciate the space 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 807965.

Newtonmore is a traditional Highland 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 green and tennis courts. The area also boasts hill walking, mountain biking, skiing, water sports at Loch Insh, ski-ing on Cairngorm Mountain 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 an indoor sports and leisure centre. Newtonmore is situated approx 66 miles north of Perth and 48 miles south of Inverness with direct links by rail and road.. 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 garden grounds are mainly laid to lawn with flower beds and decorative trees and are enclosed at the rear. There is a timber built insulated garden shed to the rear of the property with under cover sitooterie area. The property benefits from a tarred driveway with off street parking which leads to the integrated garage. Outside tap.

## INCLUDED

Fitted floor coverings, curtains, blinds and light fittings. All integrated kitchen appliances will also be included.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Currently Band E. £2740 p.a (2025/26), including water rates.

Discounts available for single occupancy.



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## HOME REPORT

A Home Report is available.

Reference: <https://app.onesurvey.org/Pdf/HomeReport>

Postcode: PH20 1DZ

Energy Performance Certificate Rating: Band E

## PRICE

Offers Over £260,000 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 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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