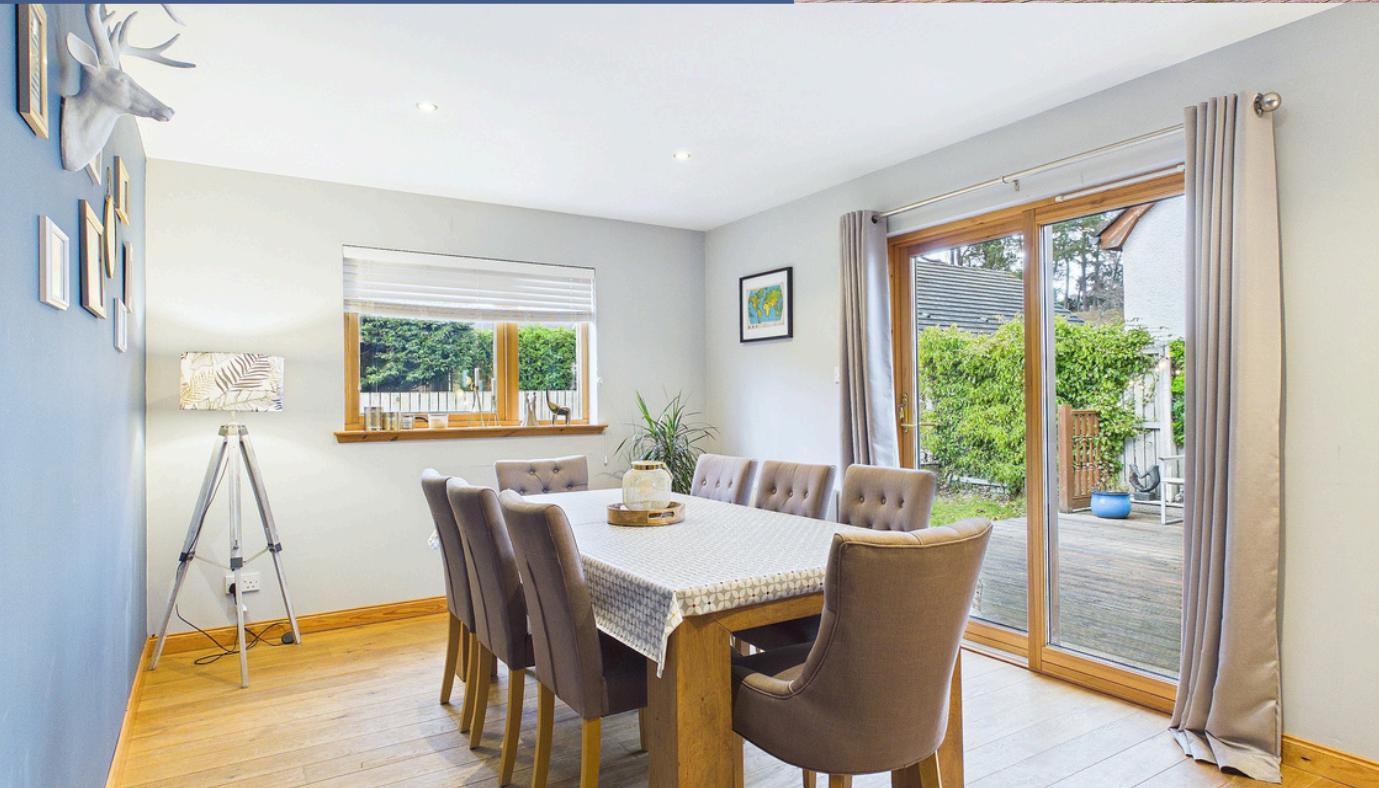


9 Loch na Leoba Road  
Newtonmore  
PH20 1BW

Offers Over £375,000 are invited

Spacious & Well Presented Five  
Bedroom Detached Villa



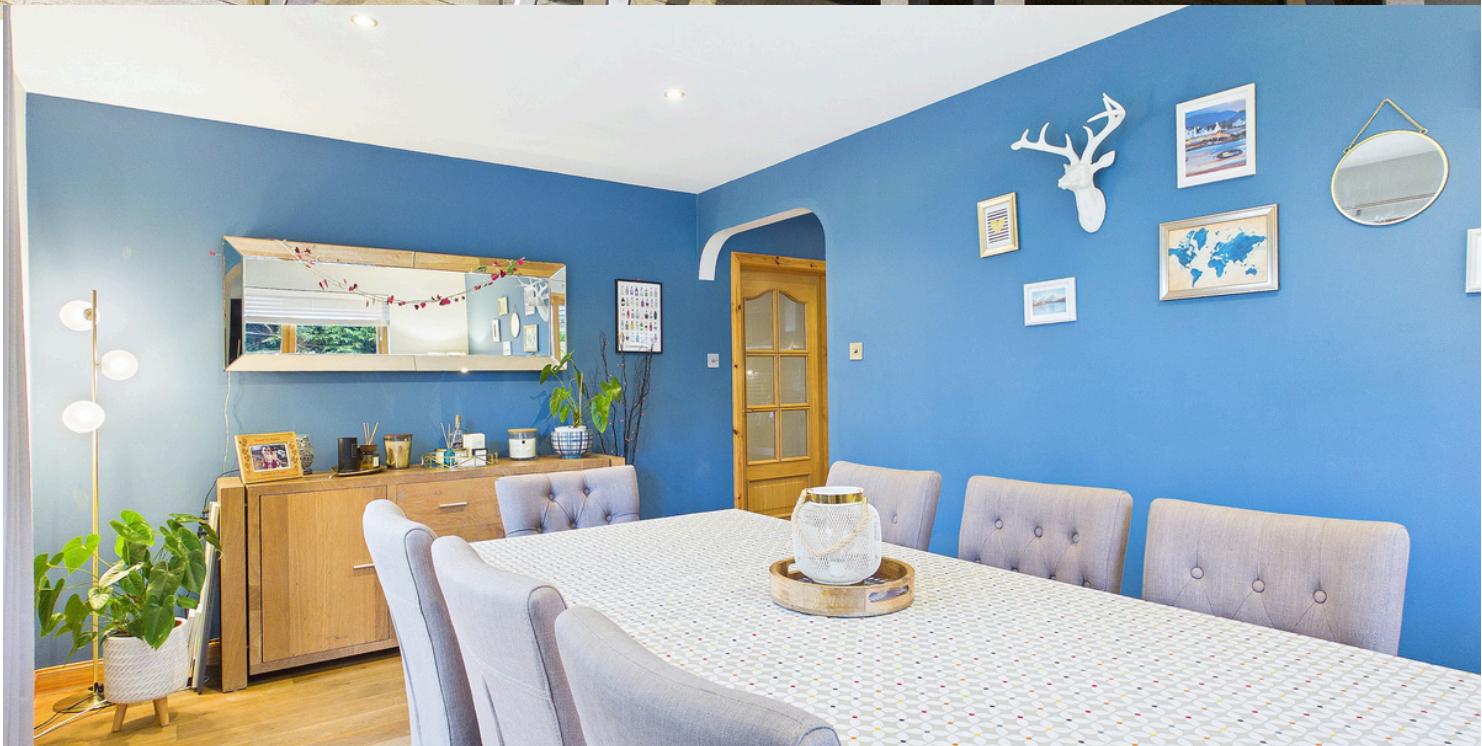
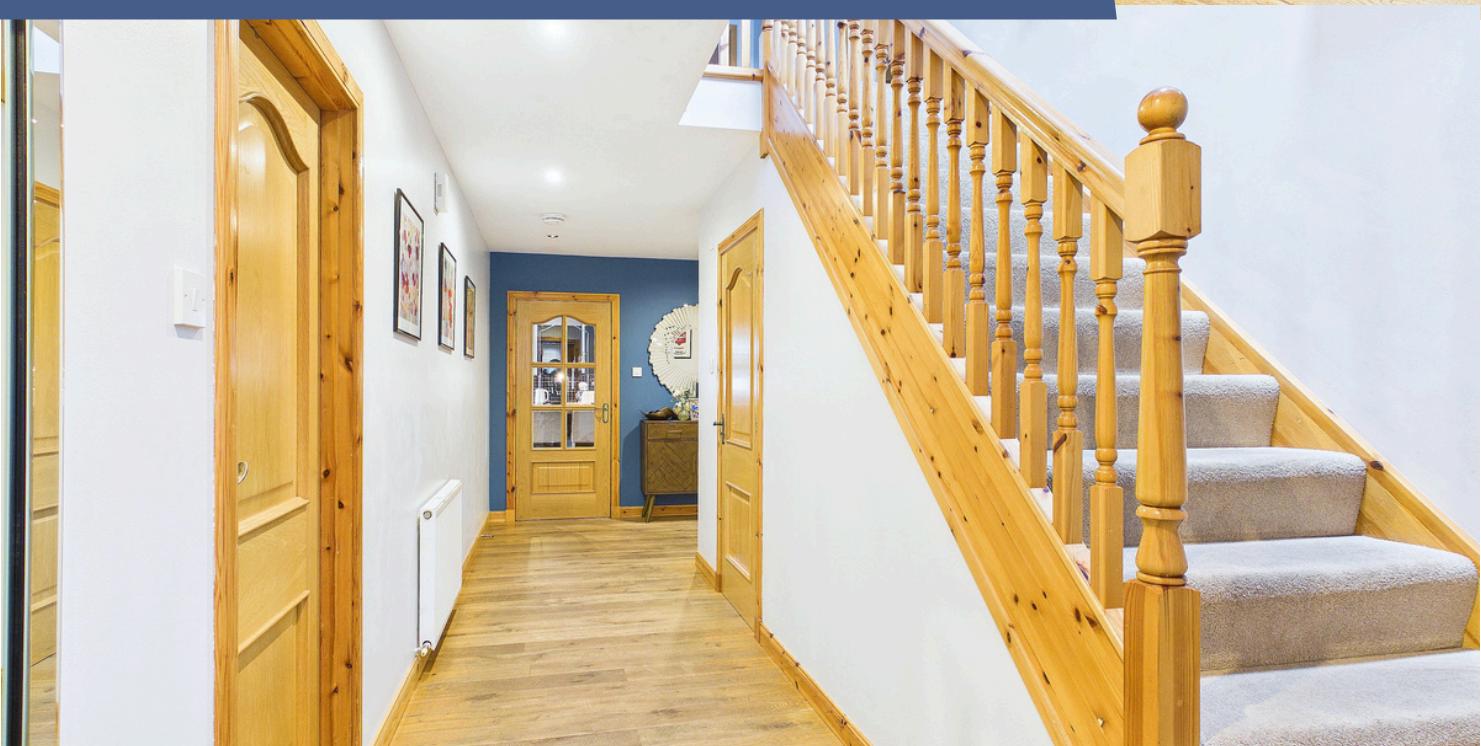
#### Features:

- Modern Fitted Kitchen & Spacious Dining Room
- Double Aspect Lounge Offering Mountain Views
- Enclosed Garden with Decking and Patio Areas
- Views from Rear to Creag Dubh
- Timber Double Glazing & Oil Fired Central Heating
- Integrated Garage
- Close to Local Amenities and Scenic Walking Trails

CONTACT US:  
CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH  
[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)  
01479 810 531

9 Loch Na Leoba Road is a well presented, spacious, five-bedroom family home within a popular residential development at the south end of the village. This beautiful property features generous accommodation throughout and benefits from good outdoor space and private parking. The ground floor accommodation consists of a spacious double aspect lounge, modern fitted kitchen with breakfast bar, dining room with patio doors opening to the rear garden, double bedroom, utility room and WC.

Upstairs there are four further bedrooms with excellent storage solutions with the master ensuite and a family bathroom. There is access to the loft which is fully floored for storage. The rear bedroom benefits from great mountain views and lots of natural daylight. The property also benefits from timber double glazing and oil-fired central heating.



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, water sports at Loch Insh, ski-ing on Cairngorm Mountain and fishing on the River Spey. There are also a 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. 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 property benefits from an enclosed rear garden laid to lawn with timber fencing and two side garden gates. There is a sheltered decking area accessed by patio doors from the dining room and the lounge. Then a further patio area is accessed from the back door off the utility room. The oil tank is fenced at the rear of the garden. Outside tap. To the front of the property there is off street parking for three cars and access to the garage. At the front door there is an enclosed garden area laid to lawn.

## INCLUDED

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

## SERVICES

Mains electricity, water & drainage, telephone.

## COUNCIL TAX

Currently Band F. £3348.75 (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 1BW
- Energy Performance Certificate Rating: Band C
- Home Report Value: £375,000

## PRICE

Offers Over £375,000 are invited for this property.

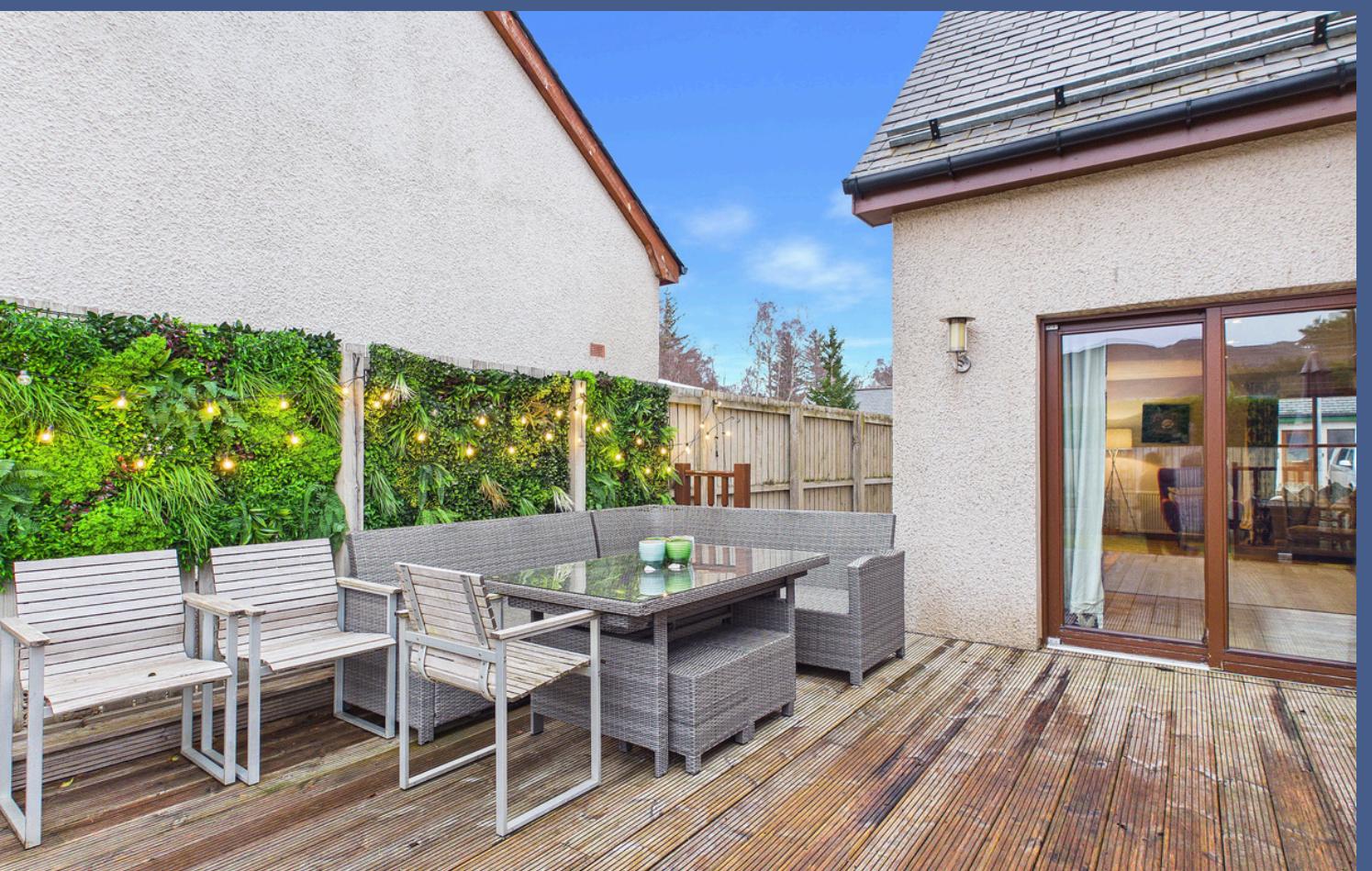
The seller reserves the right to accept or refuse a suitable offer at any time.

## 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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