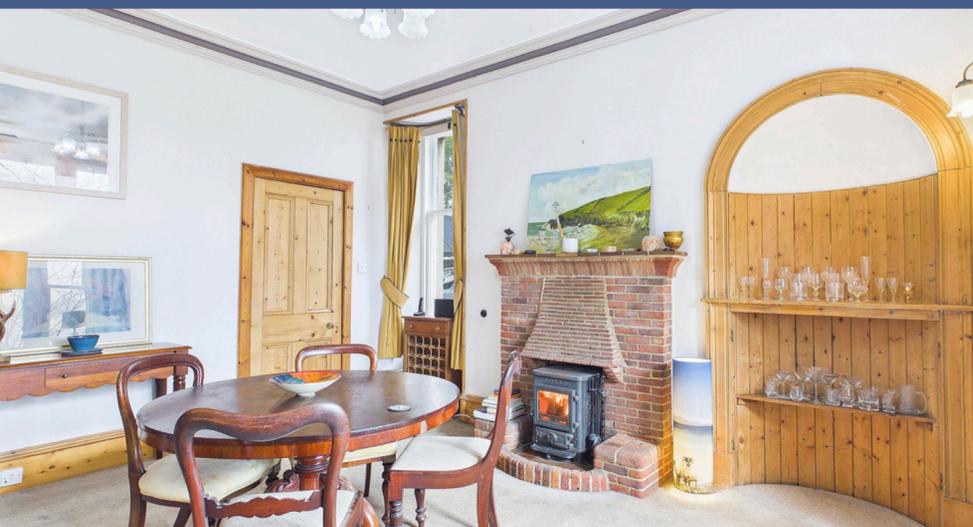


Old Dunmore Newtonmore PH20 1AR

Offers Over £440,000 are invited

Traditional Five Bedroom Detached
Villa Offering Incredible Uninterrupted
Views



Features:

- Abundance of Character With Traditional Features Throughout
- Large Kitchen & Dining Area Benefiting From An Oil Fired Rayburn
- Tuya Smart Controlled Electric Heating System
- Enjoys Views to the Surrounding Mountains
- Generous Garden Grounds with Elevated Decking Area
- Close to Local Amenities and Scenic Walking Trails

CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

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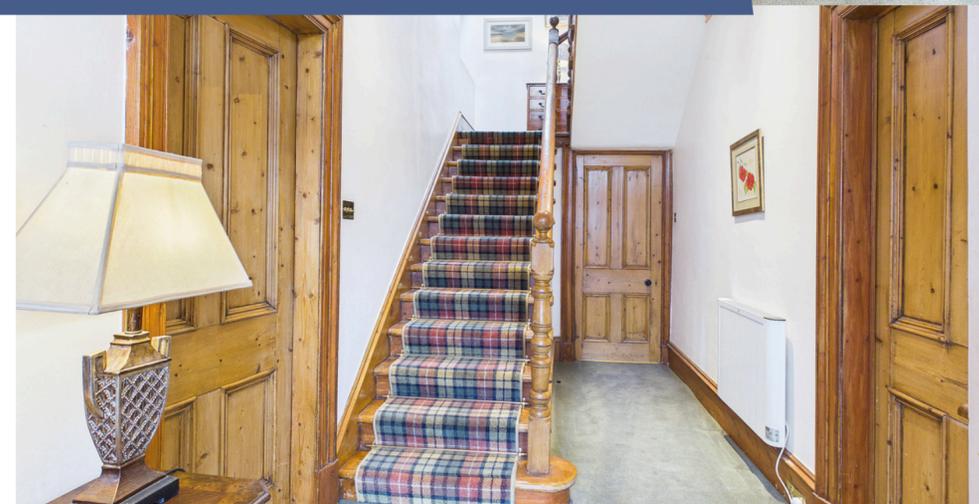
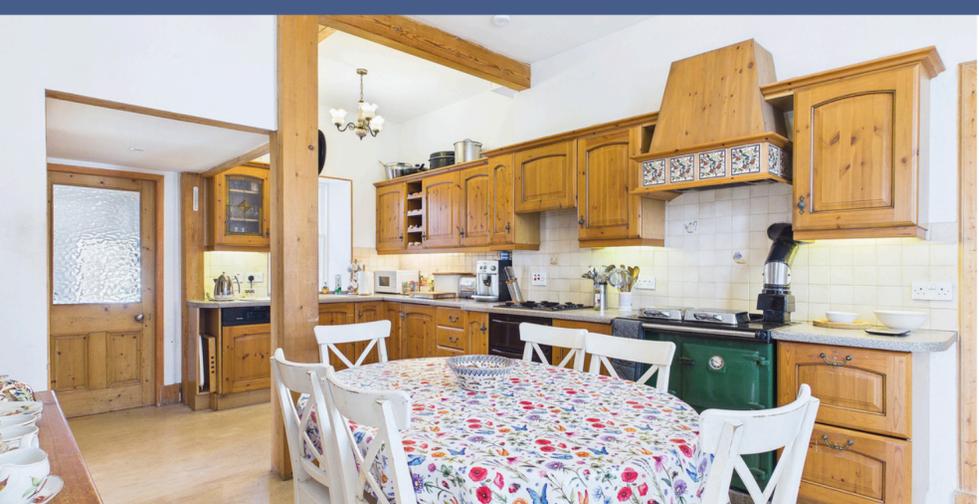
01479 810 531



Old Dunmore is a charming and substantial five-bedroom traditional villa, occupying an elevated position on Station Road in Newtonmore, enjoying exceptional views towards the surrounding mountains. This traditional family home benefits from generous outside space, flexible accommodation and many original features. The ground floor accommodation consists of a South facing lounge, dedicated dining room, sunroom, spacious kitchen which offers space for dining, utility area and a WC.

All the bedrooms can be found on the first floor. The property boasts 3 double bedrooms and 2 single rooms. The main bedrooms to the front offer exceptional views of surrounds hills and countryside. The other rooms do offer great flexibility and could be used as office/study space. The main family bathroom and separate shower room are also located on the first floor.

Other notable benefits include the Morso wood-burning stoves, oil-fired Rayburn and a Tuya smart-controlled electric heating system. Partial double glazing throughout, along with the introduction of additional Velux windows, enhances both the natural light and the warmth of this welcoming family home.



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, skiing 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

Old Dunmore sits within a sizeable plot of approximately an acre, predominantly laid to lawn and bordered by mature pine trees, offering both privacy and a beautiful natural backdrop.

The property is accessed via a private tarred driveway, leading to a spacious parking area. To the front of the house, an elevated decking area provides the perfect setting for outdoor furniture, ideal space for relaxing and enjoying the surrounding views.

The outbuildings offer excellent versatility, suitable for use as a garage and for storing outdoor equipment, while a dedicated log store is positioned at the bottom of the garden.

INCLUDED

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

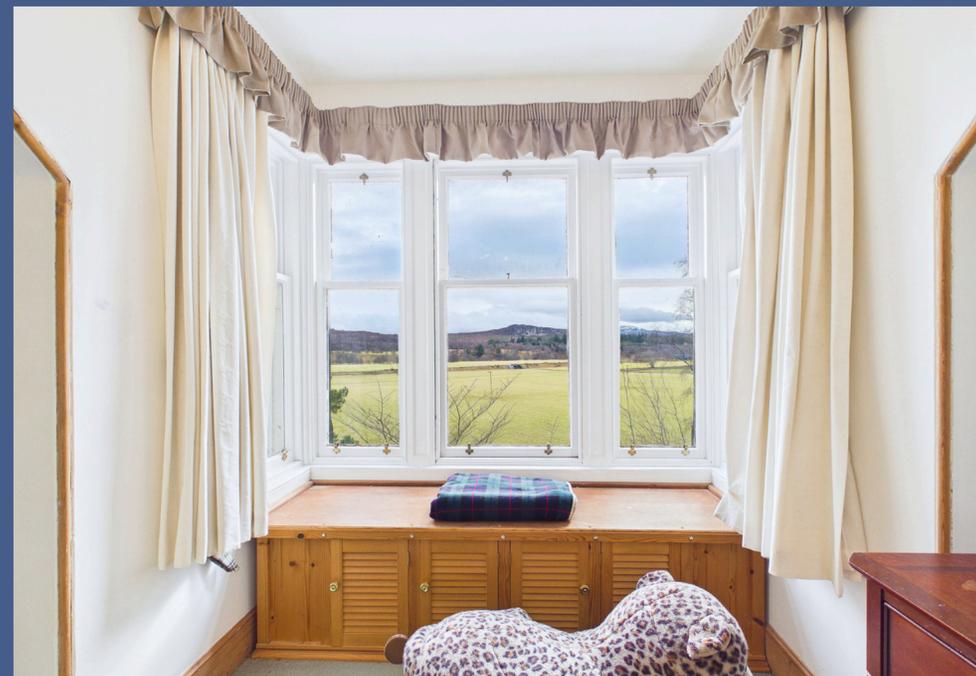
SERVICES

Mains electricity, water & drainage, telephone & internet.

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?q=iDxXjVGwG6UdGzJmSYplog%3d%3d>
- Postcode: PH20 1AR
- Energy Performance Certificate Rating: Band F
- Home Report Value: £440,000

PRICE

Offers Over £440,000 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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