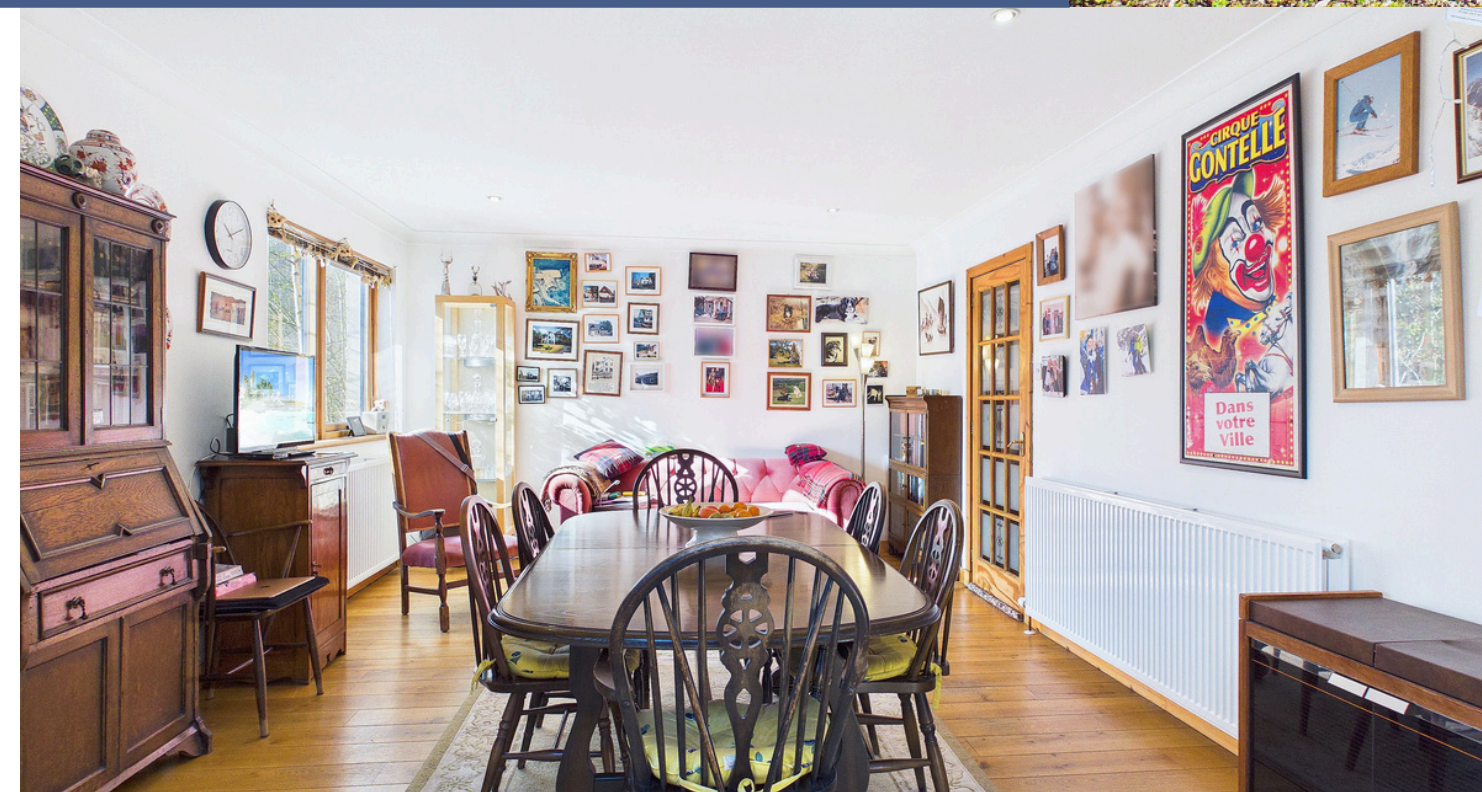


Cruachan Newtonmore PH20 1DZ

Offers Over £340,000 are invited

Bright and Spacious Four Bedroom
Detached Home



Features:

- Cosy Lounge Area with Multi Fuel Stove
- Spacious Kitchen & Dining Area with Adjacent Utility Room & Pantry
- Master Bedroom with Ensuite Shower Room
- Integral Garage and Off-Street Parking
- Central Village Location & Mountain Views

CONTACT US :
CALEDONIA ESTATE AGENCY
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01479 810 531



Cruachan is a bright and spacious four-bedroom detached property ideally situated in the heart of Newtonmore, within easy reach of all village amenities.

The accommodation is centred around a large open-plan kitchen/dining room, complete with Smeg range cooker, kitchen island, and excellent natural light courtesy of overhead Velux windows. A useful pantry and separate utility room sit adjacent to the kitchen.

A warm and inviting lounge with a multi fuel stove adjoins the bright sunroom at the front of the house. The ground floor also includes a versatile fourth bedroom currently used as a study, a WC, and direct access to the integrated garage.

Upstairs, there are three spacious double bedrooms, all with built-in wardrobes, a family bathroom and linen cupboard. The master bedroom benefits from its own ensuite shower room, and each bedroom enjoys beautiful mountain views. The home is highly energy efficient, benefiting from air source heating and solar panels.

Cruachan is an exceptional family home, offering generous living space, modern comforts, and an enviable village location. Early viewing is highly recommended to fully appreciate all that this property has to 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 home to the Highland Folk Museum and Clan Macpherson Museum 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 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. 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 sheltered garden enjoys excellent sunlight throughout the day and is predominantly laid to lowmaintenance gravel, complemented by a patio area ideal for outdoor furniture and container planting. To the front, the property benefits from a tarred driveway providing generous offstreet parking for multiple vehicles, along with an electric car charging point. There is also convenient access to the integrated garage via an up and over door.

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. £3597.47 (2026/27), 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 B

Home Report Value: £340,000

PRICE

Offers Over £340,000 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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