

Am Bodach Newtonmore PH20 1AY

Offers Over £320,000 are invited

Elevated Three Bedroom Detached Villa
Benefiting from Panoramic Views



Features:

- Cosy Lounge Area with Wood Burning Stove
- Extended Kitchen & Dining Area Overlooking the Rear Garden
- Bright Master Bedroom Which Benefits from a Stunning Balcony
- Idyllic Garden with Patio Areas for Enjoying the Sunshine
- Garage and Off-Street Parking
- Close to Speyside Way and Village Amenities

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Am Bodach, meaning "The Old Man," takes its name from two nearby hills and is a beautifully presented three-bedroom detached home, ideally positioned on the edge of Newtonmore and within easy reach of all village amenities. Elevated above its surroundings, the property enjoys outstanding views across the Highland Folk Museum towards the Cairngorm Mountains, with the Monadhliath Mountains providing a stunning backdrop to the rear.

To the back of the house, the extended kitchen-diner forms the heart of the home. It features a welcoming wood-burning stove, patio doors opening directly onto the garden, and a range of integrated appliances including a double oven, hob, extractor and dishwasher. A neighbouring utility room and side entrance add further practicality. To the front of the property, the cosy lounge also benefits from a wood-burning stove, creating a warm and inviting space. Completing the ground floor is a third bedroom, currently used as a study, along with a modern shower room.

Upstairs, the generous master bedroom includes built-in storage and opens onto a charming wooden balcony, offering picturesque views across the fields to the Monadhliath Mountains and is the perfect place to watch the sunset. A further double bedroom at the front of the house also benefits from built-in storage and lovely views, while a well-appointed four-piece family bathroom completes the first floor.

Additional features include solid oak flooring throughout the ground floor, full double glazing, oil-fired central heating, and underfloor heating in the bathrooms. A loft hatch provides access to additional storage.



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

Am Bodach benefits from a beautifully maintained terraced garden to the front, accessed via steps leading up from the parking area and single garage. A well positioned patio provides the perfect spot for outdoor furniture, allowing you to relax and enjoy both the morning sunshine and the superb views. The rear garden is reached via a path around the side of the property and offers a truly idyllic setting, with views stretching across open fields towards the Monadhliath Mountains. Regular visits from red squirrels add to the charm. This peaceful space includes a second patio area which gets the afternoon and evening sun, a well-kept lawn and bedding plants, all enclosed by a low fence. Additional features include a timber shed, log store, oil tank and an outside tap.

INCLUDED

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

SERVICES

Mains electricity, water & drainage.

COUNCIL TAX

Currently Band E. £2944.16 (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 1AY

Energy Performance Certificate Rating: Band D

Home Report Value: £320,000

PRICE

Offers Over £320,000 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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