



An Dunan
Fort William Road, Newtonmore

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A detached three bedroom property set amidst picturesque countryside on the fringes of a sought-after village

An attractive double-fronted family home offering generously-proportioned sensitively-extended and flexible living accommodation. Set in a stunning location on the edge of Newtonmore with views over the local countryside and beyond.



1 RECEPTION ROOM



3 BEDROOMS



2 BATHROOMS



PARKING & CARPORT



GARDEN



FREEHOLD



VILLAGE



2,036 SQ FT



OFFERS OVER £380,000

The property

An Dunan is a delightful home, sensitively extended to offer well-proportioned accommodation over two floors. The position of the house, and the inspired design of the improvements and extensions, gives a wonderfully light and comfortable house with stunning views.

The glass-fronted, double-height entrance hall provides a welcoming and impressive introduction to the house, leading through to the centre of the property. Downstairs to the front is a bedroom, and a bay-windowed sitting room. The front porch, which opens south to the garden, provides an additional area to sit and enjoy the views. The most impressive room downstairs is perhaps the large open-plan kitchen, dining and living space, with large windows on three sides and a high ceiling, featuring open wooden beams. This room has French doors opening onto the terrace. A useful utility room and a large modern walk in shower room complete the downstairs accommodation.

Upstairs there is a spacious landing, which makes a great study area, leading to two further good-sized bedrooms and a large well-designed bathroom. There is good storage throughout the property.

Outside

The property is in an elevated position with unrivalled views and is surrounded by productive gardens. The sweeping gravelled driveway provides plenty of parking and includes a beautifully designed carport. The generous garden to front and rear features areas of lawn bordered by well-stocked flower and shrub beds, numerous seating areas, one with a stone-built sunken firepit, a garden pond, a vegetable garden with raised beds and sheds, an area of light woodland and paved terraces, one to the front aspect and another accessible from the sitting room.



Location

Located in the Cairngorm National Park, the village of Newtonmore gives easy access to lovely countryside and mountains, while the village itself provides grocery shopping, a chemist, hotels, restaurants, a primary school and a riverside golf course. Both Kingussie and Aviemore are within close proximity and offer a further range of amenities.

Newtonmore is well-provided with transport links, positioned just off the A9. The Newtonmore railway station gives excellent connections to Edinburgh, Glasgow and London to the south and to Inverness and beyond to the north. Inverness airport offers a range of domestic and international flights.

The area has excellent facilities for health, education and sport.

Distances

- Newtonmore Centre 0.5 miles
- Kingussie 3.3 miles
- Inverness 45.3 miles
- Inverness Airport 51.8 miles

Nearby Station

- Newtonmore

Key Locations

- Highland Folk Museum
- Highland Wildlife Park
- Loch Insh Watersports Centre

Nearby Schools

- Newtonmore Primary School
- Kingussie High School





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,036 sq ft (189 sq m)

Carport internal area 218 sq ft (20 sq m)

Total internal area 2,254 sq ft (209 sq m)

For identification purposes only.

Directions

PH20 1DG

what3words: ///skylights.sampled.sunflower

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity, water and drainage. Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: E

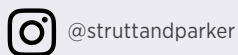
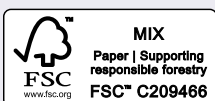
Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

Inverness

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