

3 Lodge Park,
Fort William Road, Newtonmore



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A striking contemporary home offering light-filled, stylish accommodation, set within a residential location in Newtonmore.

Property
3 Lodge Park is an exceptional property, situated in a sought-after residential setting within the scenic heart of the Cairngorms National Park. The home offers approximately 1,800 sq ft of beautifully presented accommodation with oak-style flooring and an abundance of natural light throughout.

The welcoming entrance hall leads into the heart of the home: a spacious open-plan kitchen and dining area. This sociable hub features sleek, handleless cabinetry, integrated appliances and a bespoke built-in sideboard. Adjacent is a dual-aspect sitting room, providing a sophisticated retreat centred around a modern wood-burning stove with a full-height slate-tiled hearth. Large windows and sliding doors create a seamless connection to the outdoor terrace. The ground floor is further complemented by a versatile double bedroom with en suite shower room, a cloakroom and a practical utility room with external access.

On the first floor, the generous principal bedroom includes a stylish en suite shower room. There are two further bedrooms (one of which is currently being used an office). These rooms are served by a contemporary family bathroom featuring a p-shaped bath.

The property is approached via a tarmacadam driveway providing ample parking and access to a substantial detached garage. The rear garden is neatly landscaped and there is also a gravelled terrace which provides an ideal setting for al fresco dining and entertaining, all enclosed by fencing.

1,804 sq ft (168 sq m)

2 reception rooms

3 bedrooms

3 bathrooms

Freehold

Village

Offers Over £425,000



Location
The property is situated in the charming Highland village of Newtonmore and surrounded by spectacular mountain and glen scenery. The village offers a good range of local amenities including shops, cafés, traditional pubs, a primary school and leisure facilities, while nearby Kingussie and Aviemore provide further services, supermarkets and additional dining options.

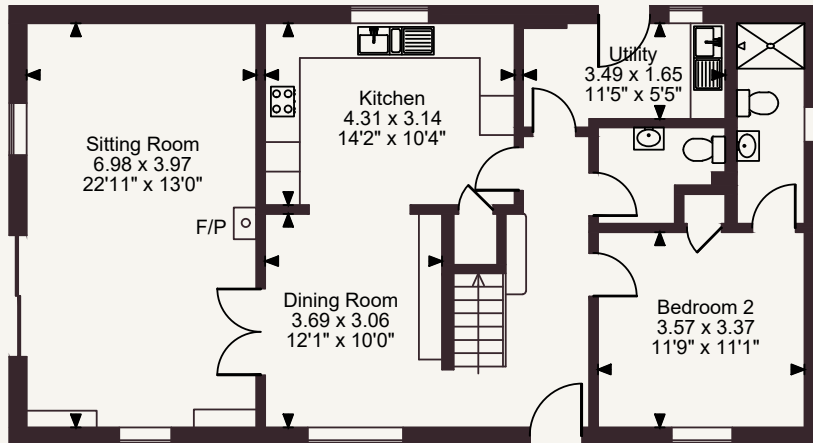
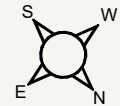
The area is well placed for outdoor pursuits, with walking, cycling, skiing and a wide range of water and field sports all readily accessible. For schooling, local provision is available at Newtonmore Primary School and Kingussie High School. Transport connections are good, with Newtonmore railway station on the Highland Main Line providing services between Inverness and the Central Belt, and the nearby A9 offering road links north to Inverness and south towards Perth, Edinburgh and Glasgow. Inverness Airport offers a range of domestic and international flights.

Postcode region: PH20

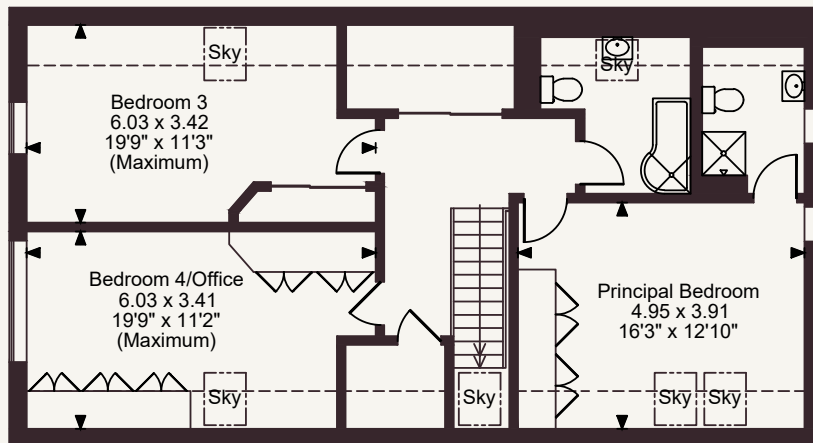
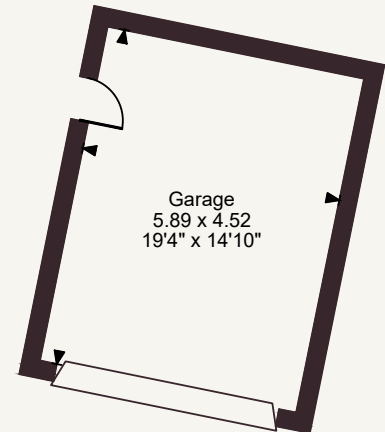
General
Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk
Services: Mains electricity, water and drainage. Air Source heating.
Council Tax: Band F
EPC Rating: D
Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

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

Lodge Park, Fort William Road, Newtonmore
 Main House internal area 1,804 sq ft (168 sq m)
 Garage internal area 287 sq ft (27 sq m)
 Total internal area 2,091 sq ft (194 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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