



Dullatur

Golf Course Road, Newtonmore

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A spacious three-bedroom detached family home in the heart of the desirable Highland village of Newtonmore.

A charming detached family home with comfortable, well-presented living space, in a sought-after position close to the centre of the popular Highland village of Newtonmore. The property backs onto woodland and Loch Imrich, while the stunning, rugged Highland landscapes are also just moments away.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



PARKING



GARDEN



FREEHOLD



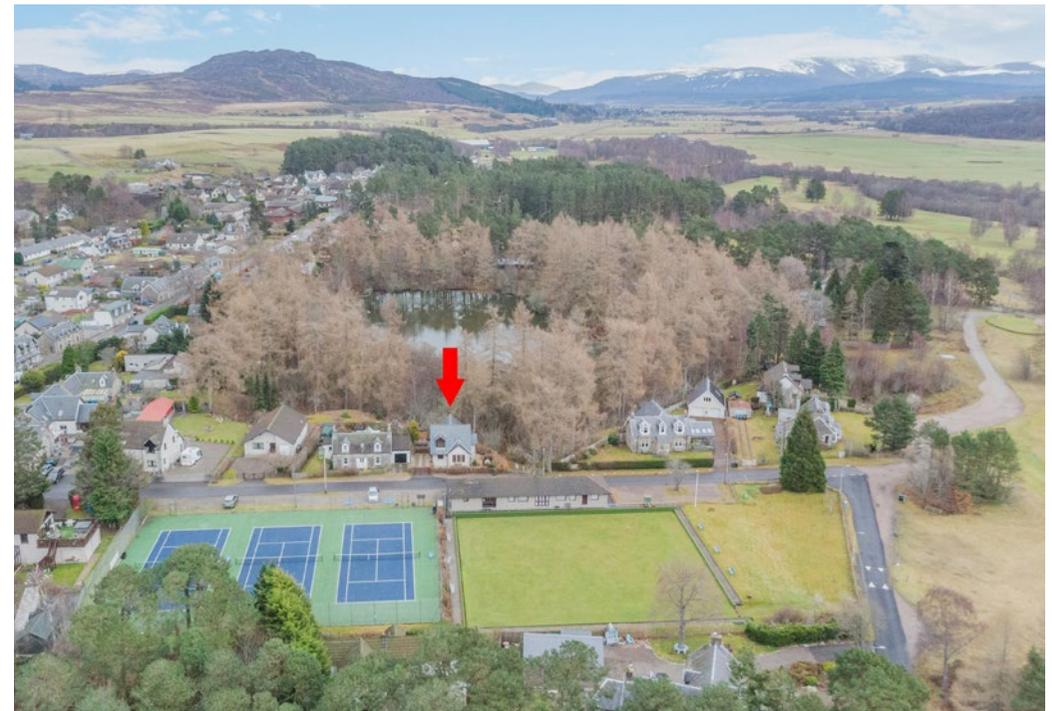
VILLAGE



1,411 SQ FT



OFFERS OVER £385,000



The property

Dullatur is a delightful detached house, occupying a highly desirable position in the heart of Newtonmore, one of the gateways to the dramatic surrounding Highland landscapes. The property features neutral décor throughout creating a sense of warmth and comfort across each of its three levels.

The ground floor offers an open-plan living space including the airy, dual aspect sitting room with its feature fireplace and the dining room. Additional space in which to relax as a family includes the lower ground floor family room, which could be used as a study or an additional bedroom if required. There is a utility room on the lower level for home storage and appliances and a walk-in cupboard under the stairs, while the ground floor has a well-equipped kitchen and a laundry room with a butler sink and under-counter space for a washer and a dryer. The kitchen has fitted units to base and wall level, as well as an integrated oven, gas hob, extractor hood, fridge and dishwasher.

There are two well-presented bedrooms on the ground floor, both of which have built-in wardrobes, and one of which has Jack and Jill access to the ground-floor shower room with its large walk-in shower unit. The staircase leads to the first floor, where there is a generous principal bedroom with a dormer window, its own dressing room and en suite bathroom.

Outside

At the front of the property, gates open to the driveway, which leads to the side of the house and provides plenty of parking space. There is gravel terracing at the front of the house, bordered by fencing, while the garden at the side and rear is arranged on several descending levels, including patio areas, gravel terracing and decking for al fresco dining, with border beds of various shrubs, hedgerows and flowering perennials. The garden is sheltered at the rear by tall woodland, with Loch Imrich beyond, a kettle hole loch which is a haven for local wildlife and is easily accessed by a footpath to the side of the house.



Location

Known as the "Walking Centre of Scotland", Newtonmore village offers independent shopping, a Co-op, three hotels, cafes, restaurants, primary schooling, tennis courts, bowling, a shinty club and an 18 hole golf course bordered by the River Spey. The small town of Kingussie provides local shopping, restaurants, pubs, and secondary schooling. Extensive shopping, leisure, and entertainment facilities are available in Inverness. The surrounding countryside and proximity to Aviemore and the Cairngorms offer fishing on the Spey and Calder rivers, both running through the village, hill walking, rock climbing, abseiling, whitewater rafting, cycling, mountain biking, skiing, climbing, and sailing. Despite its scenic Highland location, communications links are excellent: the A9 travels north to Inverness and south to Perth and beyond, Newtonmore station offers regular trains to major regional centres with onward links to London, and Inverness Airport offers a range of domestic and international flights. The area offers a suitable selection of state and independent schools.

Distances

- Kingussie 3 miles
- Aviemore 15.8 miles
- Inverness 45.1 miles
- Inverness Airport 51.6 miles

Nearby Stations

- Newtonmore
- Kingussie

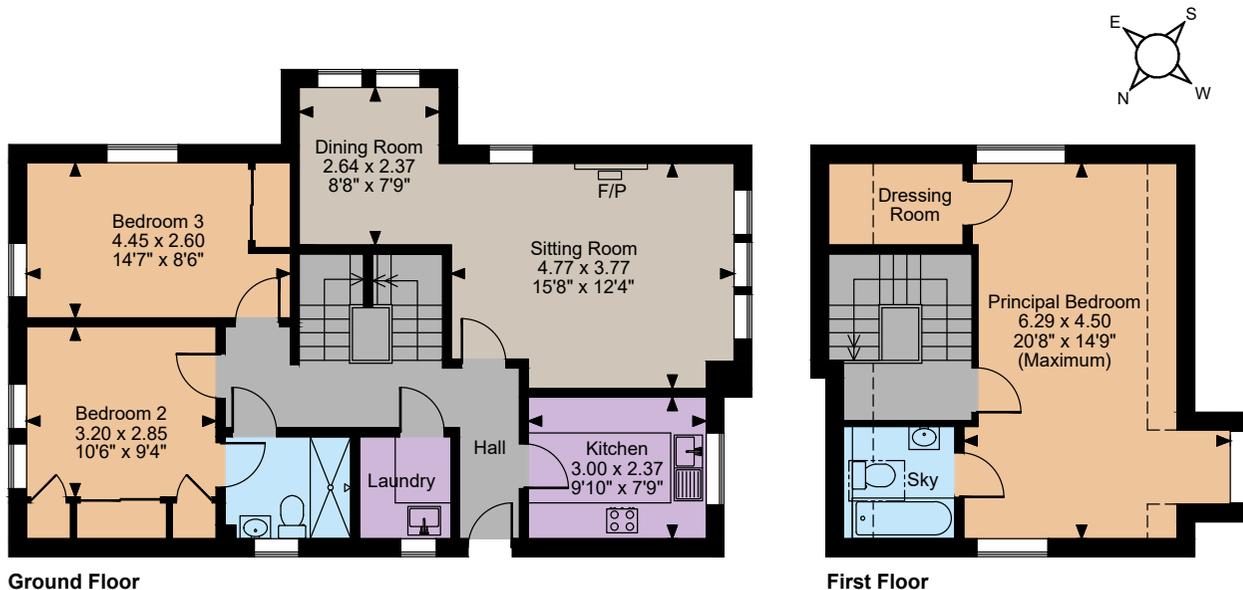
Key Locations

- Cairngorm National Park
- Loch Insh Watersports Centre
- Ruthven Barracks

Nearby Schools

- Newtonmore Primary School
- Kingussie High School





Ground Floor

First Floor

Lower Ground Floor

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

☐☐☐ Denotes restricted head height

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Floorplans

House internal area 1,411 sq ft (131 sq m)

For identification purposes only.

Directions

Post Code:: PH20 1AT

what3words: ///appointed.glosses.notch

General

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

Services: Mains electricity, water and drainage. LPG heating.

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

Council Tax: Current rateable value is £3900

EPC Rating: D

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

Inverness

Castle House, Inverness, IV2 6AA

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