





Glendronach


Newtonmore


A four-bedroom family home with attractive décor located in a sought-after Cairngorms village setting.


A beautifully appointed detached family home, set in a sought-after position in the village of Newtonmore, in the magnificent Cairngorms National Park. The property features stylish, contemporary décor throughout and benefits from being within close proximity to the village's various amenities.


**2 RECEPTION ROOMS**


**4 BEDROOMS**


**3 BATHROOMS**


**GARAGE**

**GARDEN**

**FREEHOLD**

**VILLAGE**

**1,694 SQ FT**

**OFFERS OVER £370,000**



The property

Glendonrach is a comfortable and well-presented detached family home, offering four bedrooms and three flexible reception rooms, in the popular Highland village of Newtonmore on the edge of the Cairngorms National Park. The property displays attractive modern décor and fittings, with a neutral colour palette and plenty of natural light throughout.

The welcoming entrance hall leads to two ground floor reception rooms, providing plenty of space in which to relax or entertain. These include the sitting room at the front of the ground floor, with its feature fireplace and corniced ceilings. Adjoining the sitting room in a semi open-plan layout is the dining room at the rear, which has space for a family dining table and features French doors opening onto the west-facing rear gardens. Also on the ground floor is a further bedroom, which features built-in storage. Additionally, towards the rear, the well-equipped kitchen has sleek fitted units, a breakfast bar and integrated appliances including an oven, an induction hob and an extractor hood, with the utility room and boot room

both offering further space for home storage and appliances.

Upstairs, the landing provides built-in storage cupboards and access to the three double bedrooms. These include the generous principal bedroom with its fitted wardrobes and en suite bathroom with a bathtub and a separate shower unit. The first floor also has a family bathroom with an over-bath shower, while the ground floor provides an additional shower room.

Outside

At the front of the property is a driveway providing parking space and to the side is the detached garage. The front gardens feature an area of lawn, bordered by fencing, as well as a patio area from which to enjoy the views towards the Highland landscapes. At the rear there are west-facing gardens with an area of timber decking for al fresco dining, with gravel terracing beyond, all bordered and enclosed by high timber fencing for a sense of privacy.



Location

Known as the "Walking Centre of Scotland", Newtonmore village offers independent shopping, a Co-op, hotel, restaurants, primary schooling, and a riverside golf course. 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 (0.9 mile) 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 2.6 miles
- Aviemore 15.4 miles
- Inverness 44.7 miles
- Inverness Airport 51.2 miles

Nearby Stations

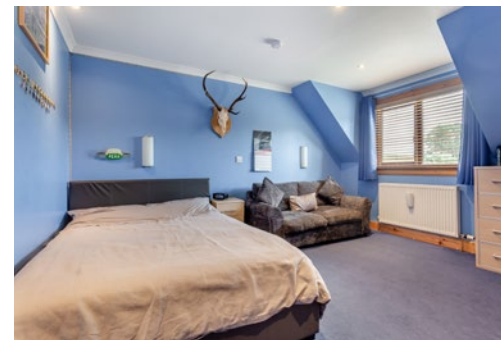
- Newtonmore
- Kingussie

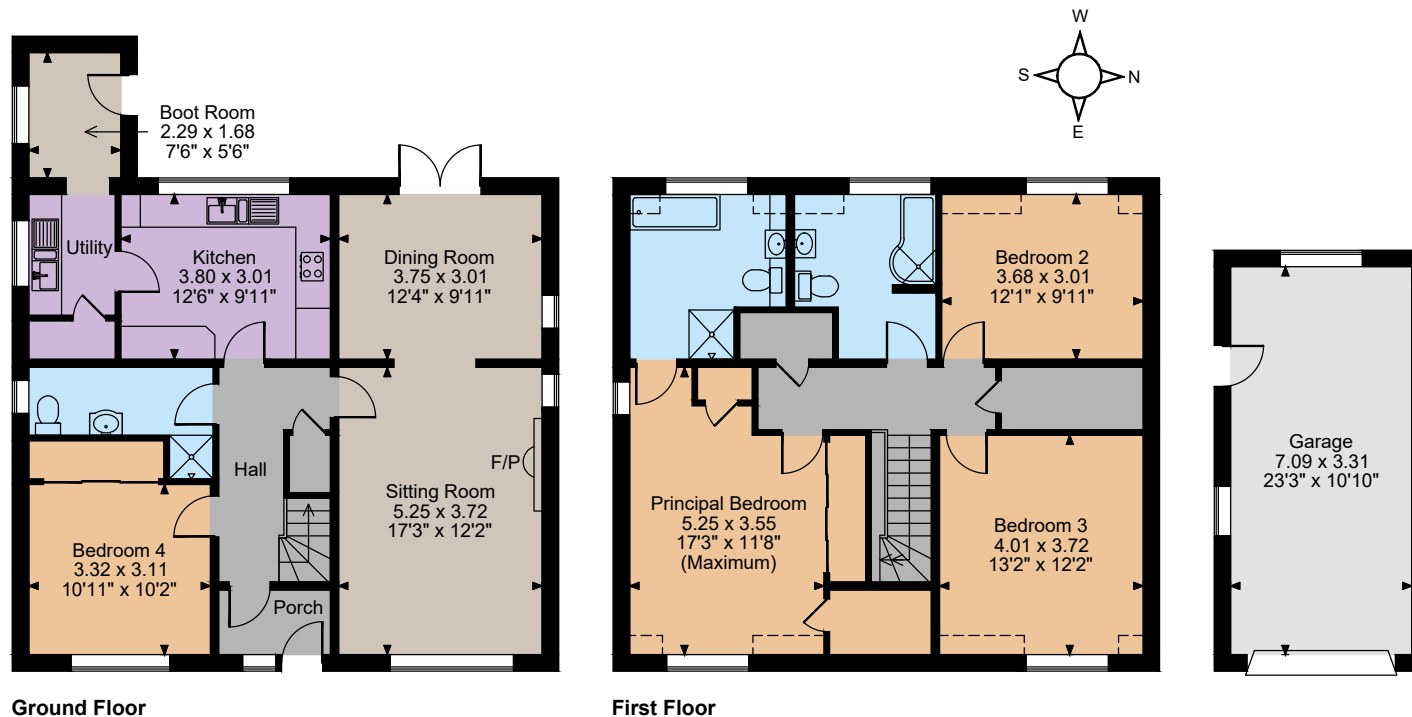
Key Locations

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

Nearby Schools

- Newtonmore Primary School
- Kingussie 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 1,694 sq ft (157 sq m)

Garage internal area 253 sq ft (23 sq m)

Total internal area 1,947 sq ft (181 sq m)

For identification purposes only.

Directions

Post Code: PH20 1BA

what3words: ///steamed.sake.wiggling

General

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

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

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

Council Tax: Band E

EPC Rating: D

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

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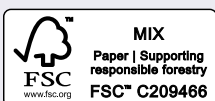
Inverness

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