



**Harper
Macleod LLP**
Estate Agents & Solicitors

5 Craigerne House, Golf Course Road, Newtonmore, PH20 1AT

Offers over £168,000



5 Craigerne House Golf Course Road

Newtonmore PH20 1AT

Stunning panoramic views of the open countryside and the Monadh Liath mountain range beyond are enjoyed from this beautiful one bedroom well appointed apartment within a two storey building, formerly the Craigerne Hotel and now comprising six apartments within semi-rural surroundings.

Entrance porch

8'2" x 11'1" at widest point (2.51m x 3.38m at widest point)

Hallway

7'11" x 15'2" (2.43m x 4.63m)

First floor hallway

7'10" x 14'9" (2.40m x 4.51m)

Lounge

18'8" x 13'10" (5.71m x 4.22m)

Kitchen/dining area

12'11" x 11'6" (3.96m x 3.53m)

Inner hallway

3'2" x 8'5" (0.97m x 2.59m)

Jack and Jill style Bathroom

8'2" x 9'6" (2.50m x 2.91m)

Bedroom

13'3" x 10'11" (4.04m x 3.34m)

Outside

Parking

Factoring

Heating and glazing

Services

EPC Rating C

Council Tax Band C



The home has the original pitch pine staircase, high ceilings, cornicing and is in excellent condition throughout.

The accommodation on the ground floor comprises the entrance porch and hallway with staircase to the first floor. On the first floor off the hallway there is a large lounge, with a bay window enjoying the spectacular views, modern kitchen with integrated appliances, inner hallway, bathroom and bedroom.

Newtonmore is a small village situated almost in the centre of Scotland located within the Cairngorms National Park. It calls itself the "Walking Centre of Scotland" with fabulous walks along the paths and tracks in the spectacular surrounding landscape. It is an excellent location for enjoying outdoor pursuits such as mountain biking, fishing, shooting, horse riding, shinty, lawn bowls and golf. The Newtonmore Golf Club is conveniently located across the road from the property. Cairngorm Ski Area is approximately 24 miles from Newtonmore.

The village has a good selection of shops, hotels, guest houses, cafes and services. It has a train station and a regular bus service. It is conveniently located for the A9. Aviemore is approximately 16 miles from Newtonmore and the City of Inverness is approximately 46 miles distant.

Viewing highly recommended.

Accommodation:

Entrance porch 2.51m x 3.38m at widest point.

Smoke alarm. Carpet. Door to hallway.

Hallway 2.43m x 4.63m at widest point.

Original pitch pine sweeping staircase to first floor. Feature archway to porch. Ceiling rose and cornicing. Under stairs storage cupboard. Engineered oak flooring.

First floor hallway 2.40m x 4.51m

Window to front. Doors to lounge and kitchen. Cupboard housing electrics. Feature wood panelling above carpeted staircase. Engineered oak flooring.

Lounge 5.71m x 4.22m

Double aspect to side and front with bay window.

Multi-fuel burner set on slate hearth. Alcove with shelves and cupboard below. Smoke alarm. T.V. point. T.V. bracket. Engineered oak flooring.

Kitchen/dining area 3.96m x 3.53m

Window to front. Wall and base units with oak worktop and tiled splash back. Feature under unit lighting. Stainless steel 1 ½ bowl sink. Integrated fridge/freezer, washing machine, dishwasher, electric oven, hob and extractor. Heat alarm. Spotlights. Engineered oak flooring.

Inner hallway 0.97m x 2.59m

Doors to bathroom and bedroom. Smoke alarm. Engineered oak flooring.

Jack and Jill style Bathroom 2.50m x 2.91m

Window to side with deep window sill. White WC and pedestal wash hand basin with wet wall splash back. Bath with wet wall and shower cubicle with mains shower and wet wall splash back. Cupboard housing Vaillant central heating boiler. Chrome vertical towel radiator. Engineering oak flooring. Door to bedroom.

Bedroom 4.04m x 3.34m

Window to side. Built-in wardrobe. Door to bathroom. T.V. point. Engineered oak flooring.

Outside

Communal garden ground laid to lawn with gravelled driveway.

Parking

There is one allocated parking space to the front of the property, with ample visitor parking.

Factoring

Common Fund shared by the six apartments and currently managed by the Seller. The monthly factoring charge is currently £50.00.

Heating and glazing

LPG Gas fired "Valliant Ecotec Pro 28" boiler and double glazing.

Services

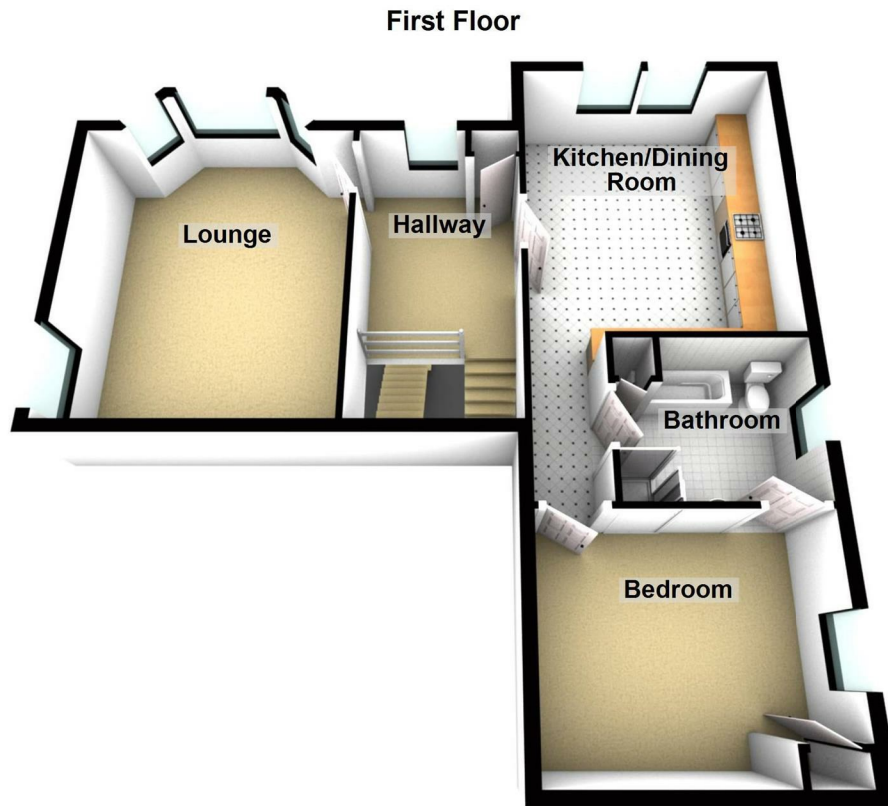
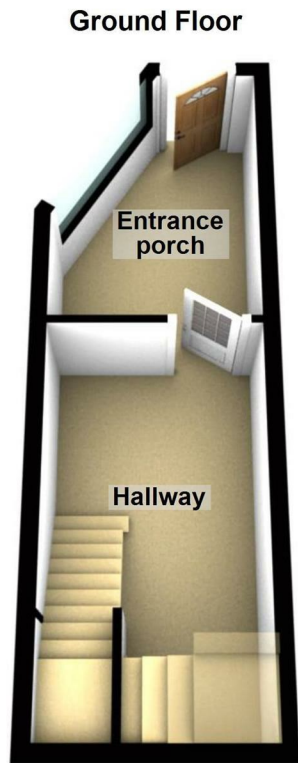
Mains electricity, water and drainage. LPG gas tank serving the properties in the block.

EPC Rating C

Council Tax Band C








This floor plan is an approximate guide to the layout of the property only. It is not to scale.
Plan produced using PlanUp.

Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		82	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC 