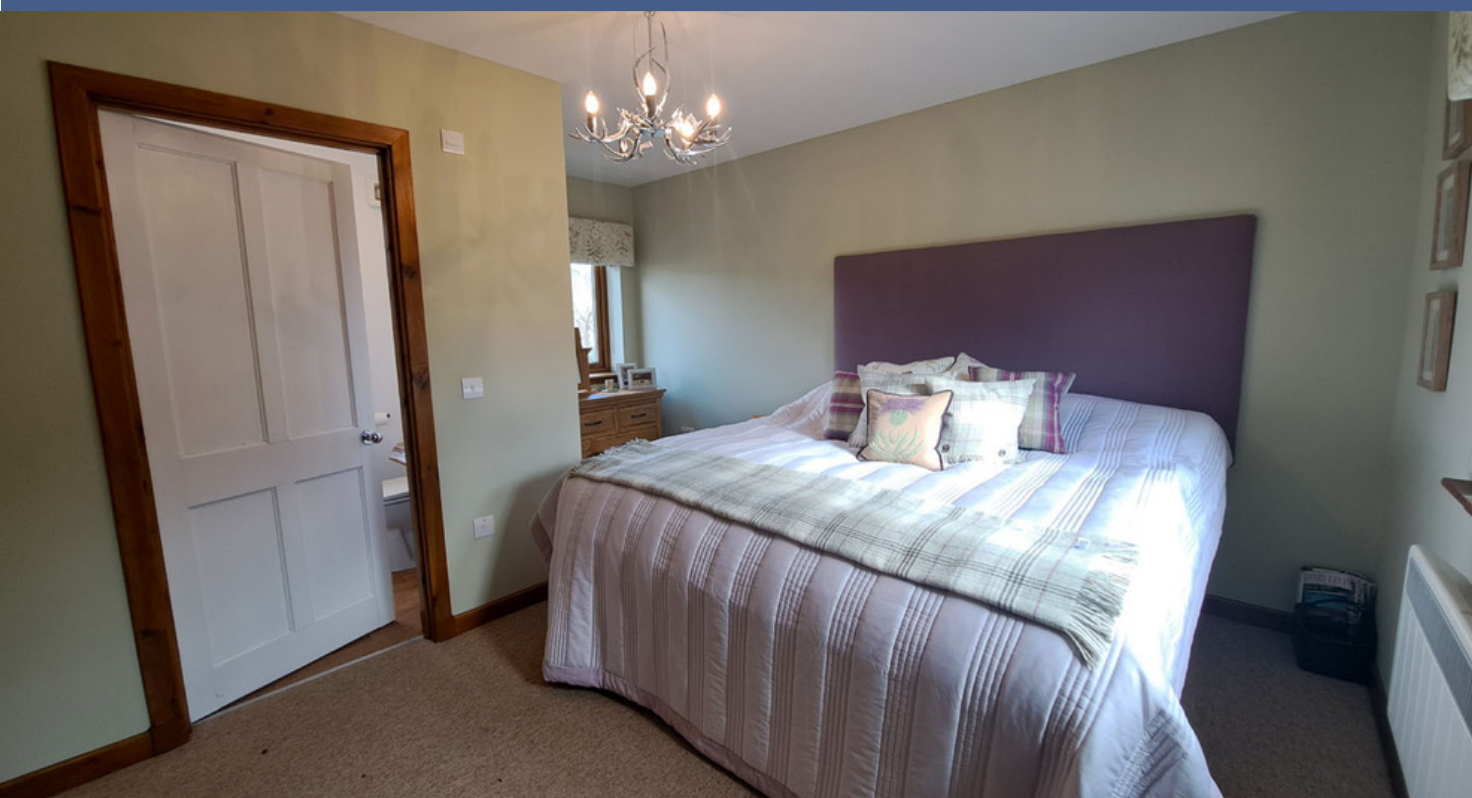


Honeyneuk Golf Course Road Newtonmore PH20 1AT

OFFERS OVER £180,000 are invited

Charming Two Bedroom Detached
Property In The Heart Of Newtonmore



Features:

- Open Plan Living Space
- Two Spacious Double Bedrooms, One With En-Suite
- Electric Economy Heating and Wood-Burning Stove In Lounge
- Idyllic Private Garden Space Surrounded By Hedgerows
- Great Location Close To Golf Course and Local Facilities

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



'Honeyneuk' is a charming two-bed detached cottage, nestled within the heart of Newtonmore. Located close to the golf course, outdoor enthusiasts will delight in the array of recreational opportunities nearby. With high quality fittings throughout, the property benefits from generous sized accommodation where an extension has been added to one side. Upon entering, a welcoming porch invites you into the home with fitted storage space for boots and space for hanging coats. A bright open plan lounge, kitchen and dining space features a wood-burning stove and has splendid views over the surrounding garden. The kitchen is modern and well equipped with a dining area, creating the perfect space for entertainment and family living. Both double bedrooms are generously sized with the principal bedroom having the added luxury of an en-suite shower room. In addition, there is a separate family bathroom. Other benefits include full double glazing, and electric economy heating.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Sophia Peddie on 07759 119411



Outside the south-facing garden, enveloped by hedgerows, offers a private sanctuary for outdoor enjoyment as well as a haven for gardening enthusiasts.

Newtonmore is a traditional holiday village situated within the Cairngorms National Park nestling between the Cairngorm and Monadhliath Mountains ranges. The village has an excellent range of recreational facilities with its own golf course, bowling green and tennis courts. The area also boasts splendid hill walking, water sports at Loch Insh, skiing on Cairngorm and fishing on the River Spey. There are also a good range of shops and restaurants in the village. Primary schooling is available, with the secondary school located three miles away in Kingussie. Also in Kingussie is a health centre, dental practice and community sports centre. Newtonmore is situated approx. 66 miles north of Perth and 48 miles south of Inverness with direct links by rail and road.

This delightful property would suit as a beautiful highland retreat or second home, a buy-to-let investment or as a retirement home within walking distance of local amenities and facilities. It could also be a perfect home for a small family or couple. Viewing is highly recommended to appreciate the beautiful property on offer.

ACCOMODATION

Entrance Porch

2.66m x 1.45m

Two security doors lead into a welcoming entrance porch, one door giving access to the front entrance and the other providing access from the rear garden. A window to the front allows for natural daylight to flood the room. The porch gives ample space for hanging coats and storing shoes. Along one wall fitted cupboards with built-in shelving provides additional storage space. Ceiling light. Vinyl flooring. Glazed security door gives access to the open plan kitchen, lounge and dining space.

Kitchen

A contemporary kitchen fitted with base and wall units incorporating a Belfast ceramic sink with mixer tap, undercounter fitted fridge/freezer, oven/grill, and induction hob with extractor hob above. Space for undercounter washing machine. Oak worktops with tiled surround above. A window conveniently located above the sink makes dishwashing a delightful experience with views to the front. Spotlight rail. Vinyl flooring.



WWW.CALEDONIAESTATEAGENCY.CO.UK



Lounge/ Dining Space

At the heart of the home, the lounge is open plan to the kitchen, creating an ideal setting for family living and entertaining. The feature wood-burning stove set on a slate hearth helps create a cozy space, perfect for the winter snows. A bright and welcoming room, a window to the rear overlooks the south facing garden space. On one side, conveniently located close to the kitchen, there is ample room for a dining space. Two high fitted cupboards create storage space as well as housing the ECU (Electrical Consumer Unit). TV and internet connections. Pendant lighting. Dimplex storage heater. Fitted carpet. Doors to Principal Bedroom, Family Bathroom and Bedroom 2.

Principal Bedroom

4.31m x 4.07m

A double-aspect master bedroom with views to the front and rear overlooking the garden grounds. This comfortable space has ample room for free-standing bedroom furniture. Pendant lighting. Dimplex panel heater. Fitted carpet.

En-Suite

2.39m x 1.31m

A modern and stylish en-suite shower room. Three-piece suite comprising of a round wash hand basin with mixer tap fitted on a beautiful oak shelf, WC and walk in shower cubicle with fitted electric shower. Tiling around shower and wash-hand basin. The opaque window to the front creates a well-lit room. Ceiling light. Heated towel rail. Vinyl flooring.

Family Bathroom

1.83m x 1.81m

A bright family bathroom with three-piece suite comprising of bath with electric shower over, pedestal wash hand basin and WC. Opaque window to the front. Pendant lighting. Downflow heater. Vinyl flooring.

WWW.CALEDONIAESTATEAGENCY.CO.UK



Bedroom 2

3.94m x 2.93m

This generously sized double bedroom boasts a window over to the rear of the property overlooking the gardens and creating an abundance of light. The layout and size of the room allows for multiple pieces of free-standing bedroom furniture. The closed tiled stone fireplace adds a touch of charm to the room. Pendant lighting. Dimplex storage heater. Fitted carpet.

OUTSIDE

Enclosed at the rear by hedgerows, the garden space feels very private. Accessed through a metal gate, the substantial garden space is mainly laid to lawn with a few flowerbeds and hedges. The garden is south facing, making it the perfect space to relax and unwind under the afternoon sun. A timber shed provides storage solutions for tools, outdoor and garden equipment. The side entrance to the home is accessed via a paved pathway.

At the front a public pathway leads to the golf course giving easy access to endless walks throughout the village. A gate gives access through timber fencing, to the front of the home where there is a separate entrance door. A convenient log store is located here.

INCLUDED

Floor coverings, blinds, light fittings, and integrated appliances. Other furniture may be available on separate negotiation.



WWW.CALEDONIAESTATEAGENCY.CO.UK



SERVICES

Mains electricity, water, and drainage

COUNCIL TAX

Currently Band A (£1,286 p/a 2023/24), including water rates.
Discounts apply for single occupancy or second home use

HOME REPORT

A Home Report is available by using the following link:

PRICE

Offers over £180,000 are invited for this property.

The seller reserves the right to accept or refuse a suitable offer at any time.

VIEWING

Viewing is strictly by appointment only through the Selling Agents.



WWW.CALEDONIAESTATEAGENCY.CO.UK





CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH

WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

WWW.CALEDONIAESTATEAGENCY.CO.UK

