

# 4 St Columba Road Newtonmore PH20 1EF

OFFERS OVER £255,000

Fantastic Opportunity To Purchase A  
Three Bedroom Detached Bungalow Set  
In A Idyllic Cul-De-Sac



## Features:

- Spacious Lounge and Dining Area With Potential To Create An Open-Plan Living Space
- Generous Garden Grounds
- Full Double Glazing & Oil-Fired Central Heating
- Detached Garage and Driveway
- Close To Multiple Walks and Cycling Trails

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4 St Columba Road is a three-bedroom detached bungalow, perfect for those looking to create their dream family home. Nestled in a peaceful cul-de-sac at the south end of Newtonmore, the property boasts beautiful garden grounds to the front and south facing rear garden adorned with an array of flowers and mature trees. Inside the property requires minor modernization but holds immense potential. The spacious lounge and separate dining area could easily be transformed into an open-plan living space, ideal for modern family living. A sizable kitchen provides plenty of room for meal preparation and gives access to a bright porch/ utility area that leads directly into the rear garden. The shower room has been updated to include a contemporary three-piece suite including a walk-in-shower. Each of the three double bedrooms come with fitted wardrobes providing ample storage space.



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



The home benefits from oil central heating, full double glazing, a detached garage and a driveway offering ample parking. This property offers an excellent opportunity to purchase a comfortable family home in an idyllic neighborhood, close to local amenities and facilities.

Newtonmore is a traditional holiday village situated within the Cairngorm 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 within the village including a supermarket, pubs and restaurants.

## ACCOMODATION

### Entrance Vestibule

**1.55m x 0.97m**

Steps with a fitted handrail lead up to the front door of the property. A hardwood front door with glazed side screen opens into the entrance vestibule. Ceiling light. Central heating radiator. Fitted carpet. Glazed door with glazed side panel allows natural light to flood into the hallway.

### Hallway

**4.674m (at widest) x 3.81m**

'T' shaped hallway with access off to Lounge, Kitchen, Bedrooms 1-3, and Shower Room. Hatch to loft with pull down ladder. Three deep cupboards fitted with hanging and shelving are convenient spaces for storage. Pendant light. Central heating radiator. Fitted carpet.

### Lounge

**5.31m x 4.18m**

A bright and spacious lounge with picture windows overlooking the beautiful garden space to the front. Linking to the dining room, where a glazed partition wall divides the two, the space is ideal for hosting family and friends. An electric feature fire sits in the centre of the room with a marble surround and hearth and a timber mantle. TV and telephone connections. Decorative pendant light and wall lighting. Central heating radiator. Fitted carpet.



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## Dining Room

2.99m x 3.48m

Conveniently located between the kitchen and lounge, the dining room offers views over the rear garden and to the surrounding woodlands. The room provides the perfect space for formal dining and hosting. Decorative pendant light. Central heating radiator. Fitted carpet.

## Kitchen

3.61m x 3.00m

Spacious kitchen with window overlooking the south facing rear garden. Fitted base and wall units provide ample space for all your kitchen essentials and incorporate a stainless-steel sink with mixer tap and drainer and 'Indesit' oven extractor. Space for free-standing appliances. Central heating controls. Wall tiling above work surfaces. Central heating radiator. Smoke alarm. Vinyl flooring.

## Rear Porch

1.56m x 1.71m

A well-lit rear porch surrounded by windows; the space offers picturesque views of the garden. This versatile area can serve as a convenient boot room for rear access to the home and is also suitable for use as a utility space. Tiled floor.



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### **Bedroom One**

**3.59m x 2.91m**

Comfortable double bedroom with window to the front offering views over the garden and cul-de-sac. Built-in double wardrobe with hanging and storage space. Pendant lighting. Central heating radiator. Fitted carpet.

### **Bedroom Two**

**3.30m x 3.65m**

Bright and spacious double bedroom with a window to the front allowing plenty of natural daylight. Fitted double wardrobe with shelving and hanging space for all your wardrobe essentials. Pendant light. Central heating radiator. Fitted carpet.

### **Shower Room**

**2.17m x 1.96m**

Modern and fresh shower room with three-piece white suite comprising of double walk-in shower cubicle with glazed side screen and electric mixer shower, WC, and pedestal wash hand basin. Wet wall around suite. Opaque window to the rear. Mirrored cabinet on wall. Shaver point. Ceiling light. Electric heated towel rail. Laminate flooring.

### **Bedroom Three**

**3.64m x 3.01m**

Double bedroom with beautiful views overlooking the rear garden. Built-in wardrobe with hanging and storage space and houses the ECU (Electrical Consumer Unit). Ample room for free-standing bedroom furniture. Pendant light. Central heating radiator. Fitted carpet.



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## Garage

5.64m x 2.92m

Fitted with an up and over door, power and lighting, the garage provides abundant room for your gardening and outdoor equipment as well as space to park a car. A pedestrian door at the rear gives access to the garden.

## OUTSIDE

The property boasts a well-maintained garden, laid to lawn at the front offering ample space and a welcoming appearance. There are a few planting beds, mature trees and hedges adding to the garden's charm.

A gravel parking area provides convenient space for two vehicles. Pathways lead from the parking area to the front door and beside the garage to the rear garden. On the opposite side of the house, the oil boiler and tank are discreetly located.

The south-facing rear garden is a standout feature, benefiting from plenty of sunlight throughout the day creating a garden ideal for family gathering or al-fresco dining. Mainly laid to lawn and enclosed by timber fencing, the garden's edge has numerous flowers and shrubs planted. A few mature trees such as sycamore and birch, add to the natural beauty of the space. Additionally, the garden includes a practical timber shed, offering extra storage space.

## INCLUDED

Carpets, curtains & light fittings. Timber shed

## SERVICES

Mains electricity, water, and drainage.



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## COUNCIL TAX

Band E £2489 p.a. (2023/24) including water rates.  
Discounts are available for single person occupancy.

## PRICE

Offers over £255,000 are invited. The seller reserves the right to accept or refuse a suitable offer at any time.

## HOME REPORT

A Home Report is available for this property. Please use the following link:

<https://app.onesurvey.org/Pdf/HomeReport?q=Of8bS%2fvNlkVo3IUekV3aNA%3d%3d>

Post Code: PH20 1EF

EPC Rating

## VIEWING

Viewing is by appointment only through the Selling Agents.



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#### 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.

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