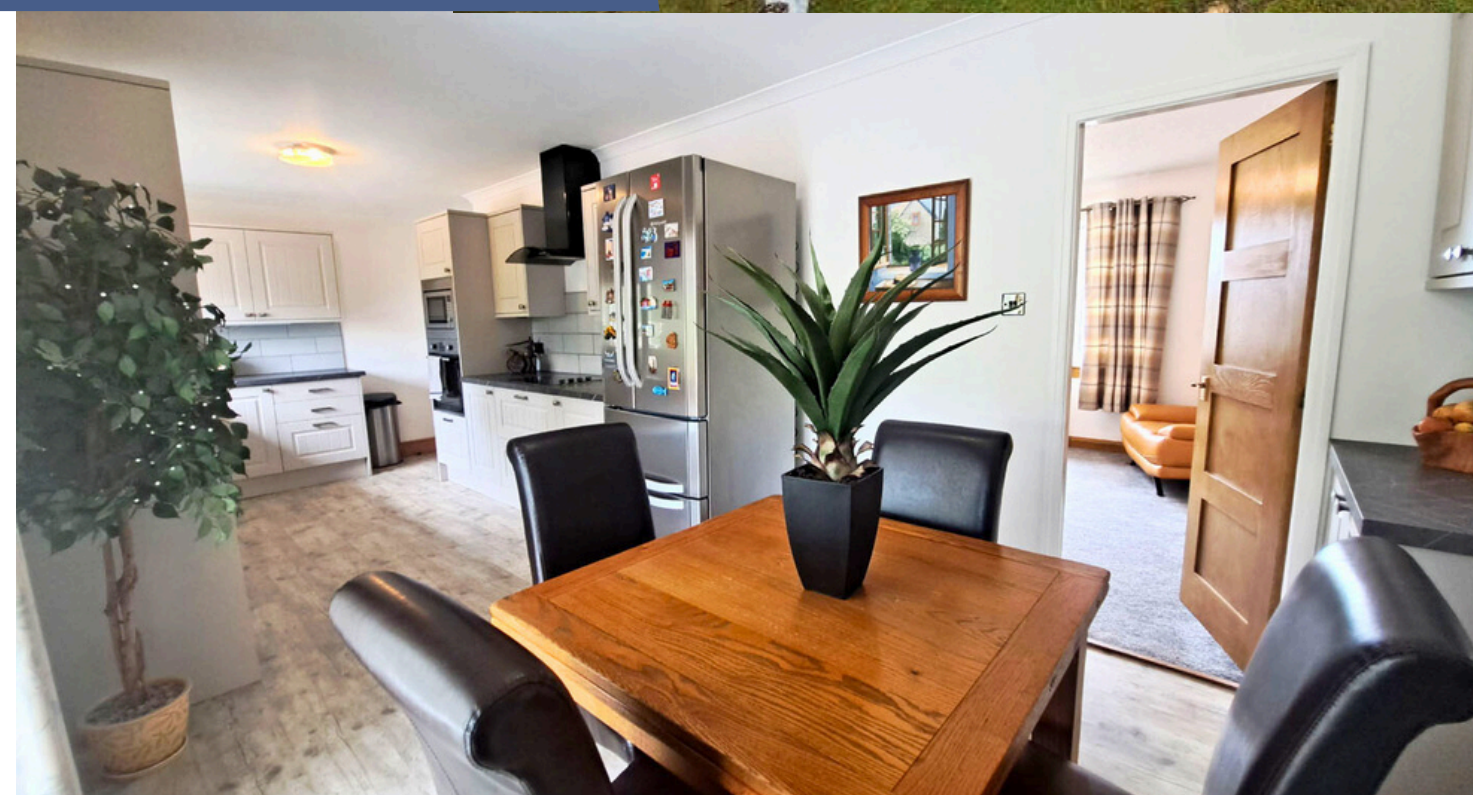


# Puigcerda Braeside Place Newtonmore PH20 1DW

Offers Offer £310,000 are invited.

Immaculate Three Bedroom Detached  
Bungalow Sat On An Elevated Position  
With Spectacular Views



## Features:

- Bright Lounge, Modern Open Plan Kitchen Dining Area and Conservatory
- Three Spacious Double Bedrooms, All With Fitted Wardrobes
- Thermostatically Controlled Oil Central Heating & Full Double Glazing
- Detached Garage and Driveway

## CONTACT US :

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Nestled in the picturesque village of Newtonmore, this stunning three bedroom detached bungalow is set on an elevated position, offering incredible views of the surrounding hills and countryside. The home has a spacious layout and has been modernized to a beautiful standard, making it move-in ready. The inviting lounge features a large picture window, providing breathtaking views and flooding the room with natural light. The stylish kitchen and dining room have been intelligently designed creating the perfect space for families and entertaining with ample counter-space for your culinary needs. A bright and versatile conservatory extends from the dining area, offering a delightful spot to relax and enjoy the scenery.

The property boasts three double bedrooms, all with fitted wardrobes. The principal suite includes an en-suite while another bedroom features a cloakroom.



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



A separate shower room is both spacious and modern, adding to the home's appeal. Other notable benefits include full double glazing, recently updated oil central heating and ample storage throughout.

The rear garden provides a serene and private retreat, overlooking fields and woodlands while the front garden, with its large gravel and lawn area, is perfect for outdoor seating to take in the spectacular views. A driveway leads to a detached garage, adding convenience and practicality to this beautifully presented home. The property would make an ideal family home, set within a quiet cul-de-sac and within easy reach of the many amenities and facilities in the area. Viewing is essential to fully appreciate the property that is on offer.

## ACCOMMODATION:

### Entrance Vestibule

**1.78m x 1.17m**

A bright and welcoming entrance into the home. A glazed uPVC security door with glazed side panel opens into the vestibule. Space for storing shoes. Window to hallway. Ceiling light. Laminate flooring. Door to hallway.

### Hallway

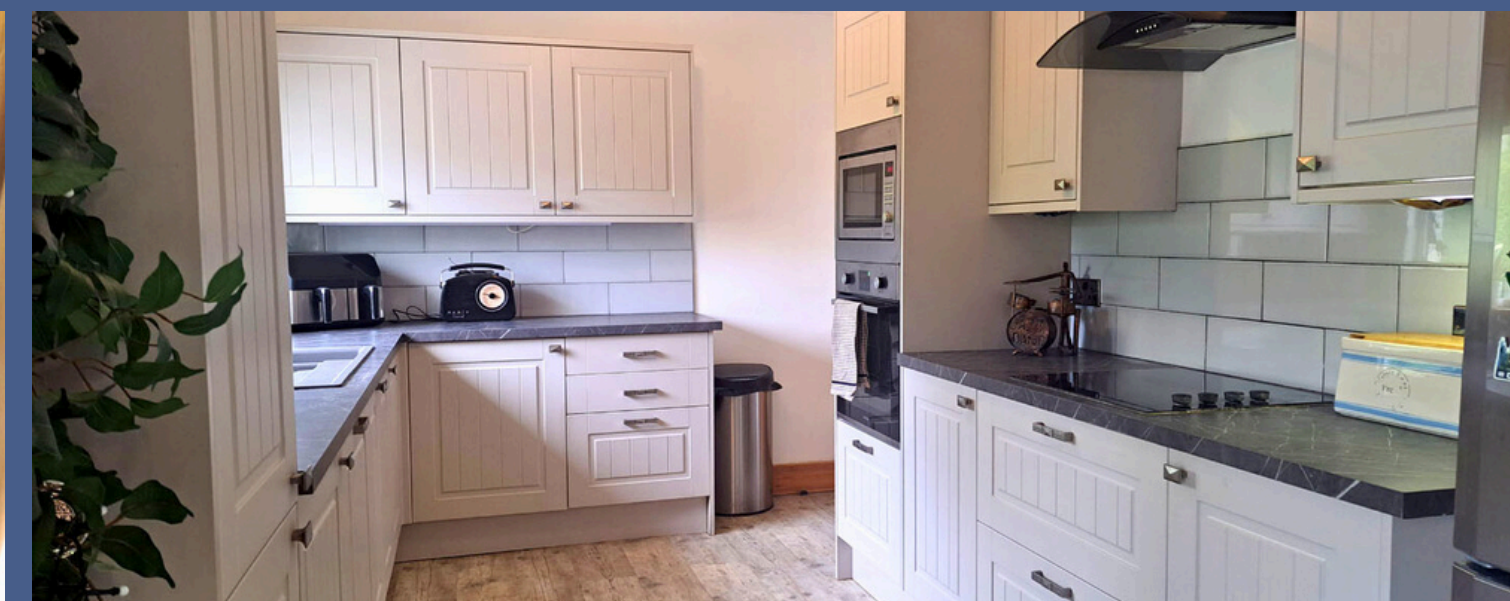
**4.32m x 3.93m at widest**

Wide 'L' shaped hallway with access off to Lounge, Kitchen/ Dining Area, Bedrooms 1-3, and Shower Room. Hatch to loft with pull down ladder. Double cupboard fitted with hanging and shelving are convenient spaces for storage. Low cupboard houses the ECU (Electrical Consumer Unit). Pendant lighting. Central heating radiator. Fitted carpet.

### Lounge

**5.90m x 3.61m**

This inviting lounge features a generous window offering stunning elevated views of the surrounding hills and countryside. A truly spacious room, perfect for accommodating multiple pieces of furniture, provides the perfect spot for relaxation and entertainment. Electric wall fireplace with glass front. Pendant lighting. Central heating radiator. Fitted carpet.



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## Kitchen/ Dining Area

7.09m x 2.76m

A generously sized kitchen which gives a blend of modern design with functional convenience. Contemporary fitted base and wall units with slate effect composite worktops have been intelligently designed to optimize storage space and create easy access to all your kitchenware. There is stylish wall tiling above the worksurfaces. Integrated within the kitchen is a 'Hotpoint' washing machine, 'Lamona' microwave/oven, electric hob with stainless steel extractor above and dishwasher. There is adequate room for other pieces of free-standing furniture and a tall fridge freezer. A window conveniently located above the sink makes dishwashing a delightful experience with views over the rear garden towards the surrounding fields.

At one end, there is ample room to create a cozy dining area, perfect for family meals or entertaining guests. Additionally, the kitchen seamlessly opens to the conservatory, enhancing the airy and open feel of the home. Ceiling lights. Central heating radiator. Laminate flooring.

## Conservatory

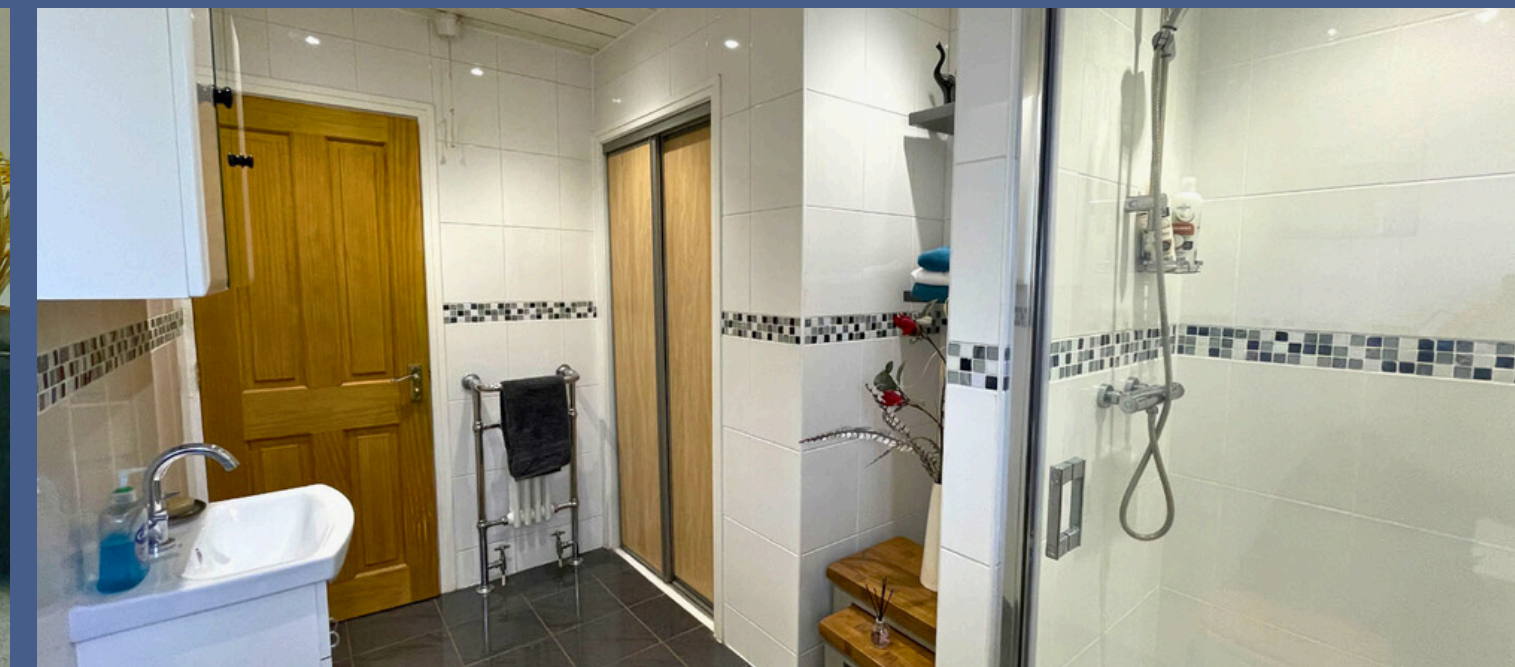
4.49m x 2.70m

Designed with floor to ceiling glass panels, this beautiful space invites an abundance of natural light creating a bright and airy atmosphere. With patio doors leading to the rear garden, the conservatory offers a seamless connection to the outdoors. The versatile layout can accommodate a dining space, cozy seating area or office space. Wall lighting. Laminate flooring. Return to hallway.

## Shower Room

3.10m x 2.18m

Bright and spacious shower room with three-piece suite comprising of fitted units with WC and wash-hand basin with mixer tap. Walk-in-shower cubicle with fitted mains mixer shower. Contemporary tiling on all walls. Alcove with space for free-standing furniture and includes decorative shelving on wall. A double fitted cupboard houses the hot water cylinder. Recessed lighting. Heated towel rail. Tiled flooring. Opaque window to the rear creates a well-lit space.



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## Bedroom One

4.00m x 3.34m

Principal double bedroom located to the front of the home with a picture window giving incredible elevated views over to the surrounding hills and countryside. Two integrated double wardrobes boasting deep storage spaces, create ample room for organizing your wardrobe essentials. Space for free-standing furniture. Ceiling light. Central heating radiator. Fitted carpet. Door to en-suite.

## En-Suite Shower Room

3.31m x 0.76m

A modern and fresh shower room conveniently located of the principal bedroom. Three piece fitted white suite, comprising of fitted units with WC and wash-hand basin with mixer tap and walk-in shower cubicle. Fitted bathroom accessories. Tiled surround on all walls. Recessed lighting. Tiled flooring.

## Bedroom Two

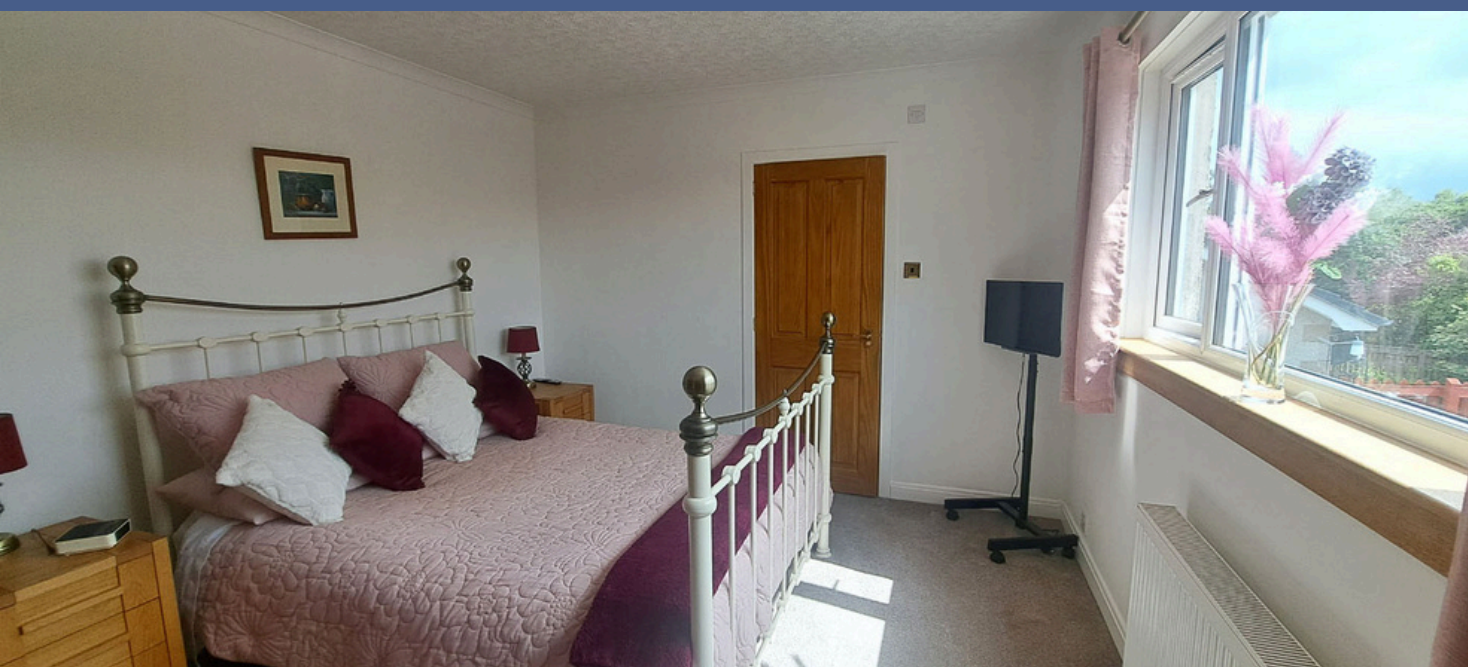
3.33m x 2.96m

A comfortable double bedroom with picture window to the side allowing an abundance of natural daylight to flood the room. A double wardrobe with fitted shelving provides a convenient storage space. Spotlight rail. Central heating radiator. Fitted carpet.

## Bedroom Three

4.07m x 3.34m

A bright and spacious double bedroom with a window to the rear giving picturesque views of the surrounding woodlands and fields. A double fitted wardrobe with shelving provides ample room for your wardrobe essentials. Space for other pieces of bedroom. furniture. Spotlight rail. Central heating radiator. Fitted carpet. Door to cloakroom.



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## Cloakroom

1.85m x 0.78m

Conveniently located off the bedroom, a two-piece suite with WC with concealed cistern and pedestal wash-hand basin. Contemporary tiling on all walls. Ceiling light. Tiled flooring.

## Garage

5.43m x 3.20m

Single detached garage located at the end of the driveway. Fitted with an up and over door, the garage can house a car and provides abundant room for your gardening and outdoor equipment.

## Outside

Ascend the steps from the driveway to the home where you are met with a substantial garden space. The front garden greets you with incredible views of the surrounding hills and countryside. Enclosed by a stone wall and fencing, the front garden is mainly laid to lawn with a spacious gravel area, ideal for outdoor seating to enjoy the stunning scenery. A paved pathway leads to the front entrance. Gates provide access to both sides of the home and lead to a tranquil rear garden.

The rear garden features a mixture of gravel and lawn with a decorative bark planting area. Enclosed by fencing, this peaceful retreat overlooks serene fields and woodlands, offering a quiet haven for relaxation and enjoyment. The oil boiler is located in the rear garden and the oil tank to the side.



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## INCLUDED

Carpets, curtains & light fittings. Other items may be available by separate negotiation.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Currently Band E (£2489pa 2023/2024)

Discount may be available for single occupancy

## HOME REPORT

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

<https://app.onesurvey.org/Pdf/HomeReport?q=6H4R7RE30UsA7FUtczYohA%3d%3d>

## PRICE

Offers over £310,000 are invited for this property.

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

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## VIEWING

Viewing is strictly by appointment only through the Selling Agents.



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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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