

# Teaghlach Strone Road Newtonmore PH20 1EH

OFFERS OVER £430,000 are invited.

Substantial Six Bedroom Detached Villa  
On An Elevated Site Offering Panoramic Views



## Features:

- Double Glazing, Oil Fired Central Heating & Wood Burning Stove In Lounge
- Generous Sized Accommodation Including A Beautifully Finished Open Plan Kitchen & Dining Area
- Modern Fitted Kitchen & Bathroom Suites
- Detached Timber Garage, Car Port
- & Enclosed Garden Grounds

CONTACT US :  
CALEDONIA ESTATE AGENCY  
GRAMPIAN ROAD  
AVIEMORE  
PH22 1RH  
[WWW.CALEDONIAESTATEAGENCY.CO.UK](http://WWW.CALEDONIAESTATEAGENCY.CO.UK)  
01479 810 531



“Teaghlach” is a substantial, 1.5 storey detached villa of generous proportions, built to a high standard, approximately 10 years ago. It benefits from oil fired central heating, oak veneer doors, oak flooring on the ground floor and in the master bedroom, recessed spotlighting, two en-suite shower rooms and solar panels providing hot water. The property is located on an elevated site in the heart of the village and commands panoramic views over the valley and the Cairngorm Mountains. At the rear the property overlooks rolling farmland to the Monadhliath Hills, giving it a rural feel, yet local facilities and amenities are all within a 5 minute walk, as is the scenic Loch Imrich, a small loch situated just off the High Street in a secluded, woodland setting and where an array of local wildlife can be observed. It is also within easy reach of Glen Banchor with its historic townships and beautiful mountain scenery.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



Newtonmore is a traditional holiday village situated within the Cairngorms National Park nestling between the Cairngorm and Monadhliath Mountain ranges. Primary schooling is available in Newtonmore (which also offers Gaelic medium education), and the High School is located three miles away in Kingussie. Also in Kingussie is a health centre, dental practice and community sports centre. Newtonmore is situated approx 68 miles north of Perth and 45 miles south of Inverness with direct links by rail and road. The Cairngorm Mountain and Nevis Range ski areas are both within an hour's drive. Inverness Airport is just over an hour away with direct flights to London or, alternatively, Edinburgh and Glasgow are around a two hour drive. A dedicated path/cycle way safely links the villages together and is well used.

## ACCOMMODATION:

Entrance Vestibule 2.47m x 2.01m

Hardwood glazed front door gives access into the vestibule. Window to the side with views to Creag Dubh. Recessed lighting. Glazed door to hallway.

Hallway 7.19m x 1.52m extending to 2.58m & 4.87m x 1.18m

Broad hallway with access off to lounge, kitchen/dining room, Playroom, Bedroom 4 and WC. Staircase to the first floor. Smoke alarm.

Lounge 7.18m x 4.90m

Magnificent, double aspect room, flooded with natural light and with spectacular views over the valley to the Cairngorm Mountains. Free standing wood burning stove on Caithness stone hearth. Wall mounted TV. Sliding patio doors opening onto decking, allowing natural light in and giving views over farmland to the Monathliath Hills. Glazed door to hall.

Kitchen/Dining Room 7.17m x 5.10m

Superb open plan room, with an abundance of natural light, ideal for family socialising and with access into the rear garden. There are two windows to the rear giving views over farmland and patio doors at the side. A glazed door gives access to the hallway and there is a door to the utility room.



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WC

2.54m x 0.96m

Understairs WC with two piece white suite comprising pedestal wash hand basin and WC. Extractor fan. Flush light fitting.

Bedroom 6

4.43m x 3.40m

Spacious room, currently used as a snug/playroom. Window to the front overlooking garden and the surrounding hills. TV point.

Bedroom 5

4.69m x 3.84m

Window to the front overlooking the garden to the hills. Two built-in wardrobes with hanging and storage space. TV point. Door to en-suite.

En-Suite Shower Room

1.74m x 1.51m (excluding shower recess)

Three piece white suite, comprising pedestal wash hand basin, WC and shower recess with sliding door and mixer shower. Wall tiling in shower and above wash hand basin. Tiled floor. Strip light and shaver point. Extractor fan light above shower. Three display recesses. Opaque window to the side.

First Floor

Hallway

6.83m x 1.57m

Wide T-shaped hallway with access off to remaining bedrooms and bathroom. Two velux windows, one over the staircase. Smoke alarm. Central heating thermostat.



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Master Bedroom 5.10m x 4.24m

Bright room with window to the rear overlooking farmland to the hills. Oak flooring. Two built-in wardrobes with hanging and storage space. TV point. Door to en-suite.

En-Suite Shower Room 2.5m (excluding shower recess) x 1.20m

Three piece white suite comprising pedestal wash hand basin, WC and shower recess with sliding door and mixer shower. Chrome effect towel ladder. Velux window to side. Wall tiling in shower and above wash hand basin. Tiled floor. Strip light and shaver point. Extractor fan light above shower.

Bedroom 2 6.09m x 4.90m

Huge double bedroom with window to the front, giving panoramic views over the valley to the hills. Two built-in wardrobes with hanging and storage space. TV point.

Bedroom 3 4.41m x 3.98m

Large double room, with a window to the front, giving panoramic views to the hills. TV point.

Bedroom 4 4.21m x 3.32m

Another large double room with window to the side, giving views along the street to Creag Dubh. Two large built-in wardrobes with hanging and storage space. TV point.

Bathroom 3.49m x 2.25m

Four piece white suite, comprising pedestal wash hand basin, WC, paneled bath and corner shower cubicle with mixer shower. Wall tiling above wash hand basin, bath and in shower. Tiled floor. Velux window to front. Chrome effect towel ladder. Strip light and shaver point. Extractor fan light above shower.



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## Outside

The front garden is enclosed with timber fencing and laid to lawn with paved patio and timber garden shed. Paved paths lead to the front door and round both sides to the rear.

The rear garden is mainly enclosed by timber fencing and laid to gravel with flower borders. There is a large paved patio area and raised timber decking. Outside tap. A ramp and paved path leads up to the rear entrance door. There is also a large timber garage (6.00m x 4.00) with car port and gravel parking area for several cars.

## INCLUDED

Fitted floor coverings, curtains and blinds, integrated kitchen appliances. Other items may be available by separate negotiation.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

Currently used as a business so rates are unavailable. Discounts are available for single occupancy.

## HOME REPORT

A Home Report is available from [www.caledoniaestateagency.co.uk](http://www.caledoniaestateagency.co.uk) or by using the following link:

Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=uAlx7jQXE%2fCZFH1ueR6gvQ%3d%3d>

Energy Performance Certificate Rating: Band

## PRICE

Offers Over £430,000 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.

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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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