

Loch Bhuie Cottage
Main Street
Newtonmore
PH20 1AY

OFFERS OVER £245,000

Stunning Four Bedroom Semi-
Detached Cottage



FEATURES :

- Beautifully Finished Four Bedroom Semi-Detached Home in The Heart of Newtonmore
- Private Parking and Timber Garage/Workshop
- Bright Extended Kitchen and Contemporary Fitted Bathrooms
- Oil Central Heating and Log Burning Stove in Lounge

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Loch Bhuie Cottage is a four-bedroom semi-detached cottage, built in the early 1900s and brimming with character and modern conveniences. An extension added approximately twenty years ago has created a stunning kitchen/dining area. The kitchen features high ceilings, Velux windows that flood the space with natural light and patio doors that open into the delightful garden. The cozy lounge with its feature log burning stove with stone surround, offers delightful views over to the surrounding woodland. The property includes four spacious double bedrooms, a ground floor bathroom and a first-floor shower room, both fitted with contemporary suites. Outside the idyllic garden space boasts a lovely stone patio area and is mainly laid to lawn.



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 spacious timber garage/workshop provides a versatile room for projects and storage. Ample parking is available to the side of the home. The home is in a beautiful walk-in condition, sold as seen with all furnishings and fittings included, making it a fantastic opportunity for anyone seeking a family home within walking distance of local amenities.

Newtonmore is a traditional holiday village situated within the Cairngorm National Park. The village has an excellent range of recreational facilities with its own golf course. There are also a good range of shops within the village including a supermarket, pubs and restaurants.

ACCOMMODATION:

Entrance Hallway

7.92m x 1.14m

The front entrance to the home is accessed via a UPVC entrance door and a beautiful glazed hardwood door which illuminates the hallway with light. Doors give access to the Lounge, Bedrooms 1 & 2 and Family Bathroom. A deep integral linen cupboard with shelving provides fantastic storage space. Wall lighting. Window to the front. Central heating radiator. Solid wood flooring

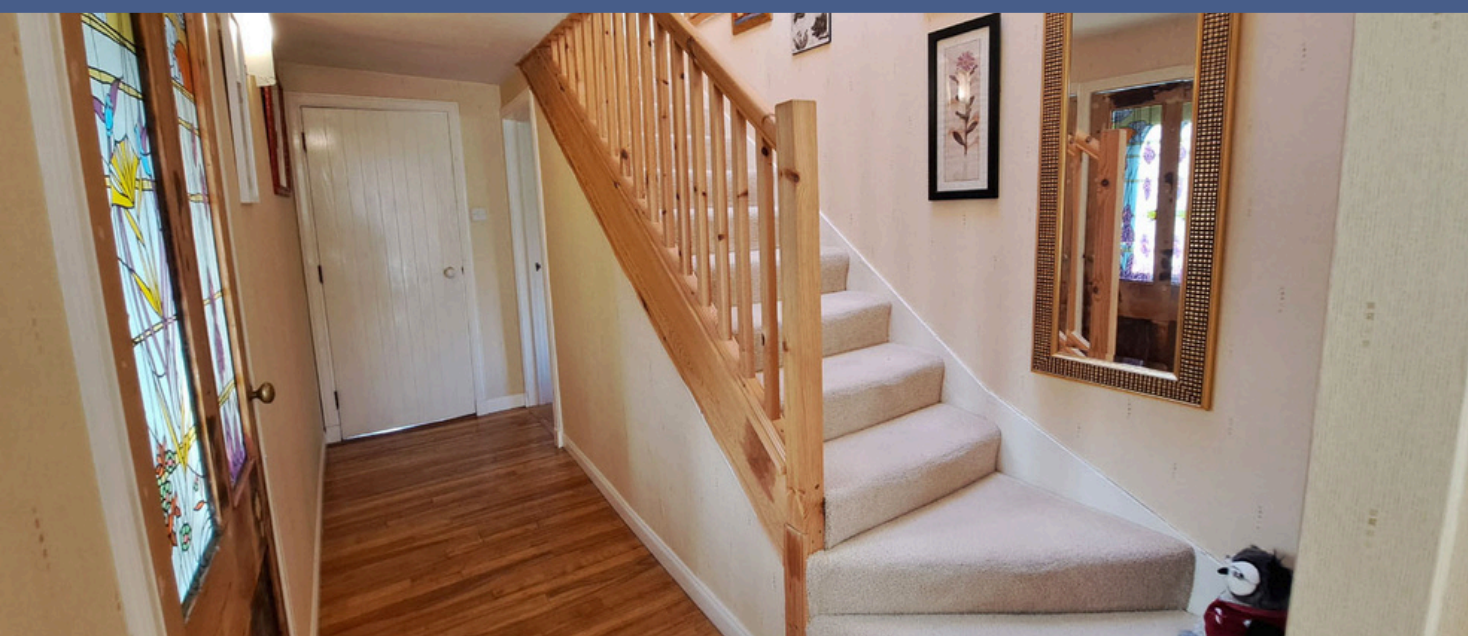
Lounge

4.55m x 3.02m

An inviting double aspect lounge which offers a warm and cozy atmosphere, perfect for relaxing and entertaining, with views over to the surrounding woodlands. The centerpiece is a 'Morso' log burning stove set in a stunning feature stone fireplace with a slate hearth and wooden mantle, ideal for lounging on a cold winter evening. An alcove with fitted shelving provides a space for storing books or cherished keepsakes. TV connections. Wall lighting. Solid wood flooring.

Kitchen/Dining Area

4.18m x 4.46m
The kitchen/dining area, is fitted within a stunning extension added twenty years ago. The high-pitched roof and two fitted Velux windows flood the room with natural light, creating an inviting and airy atmosphere. --> Continued



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Patio doors open gracefully to the rear garden, where a patio area offers a delightful space for al-fresco dining. Inside a deep, pantry cupboard provides the perfect space for storing kitchen supplies as well as providing ample room for hanging coats and storing shoes. The pantry is fitted with lighting as well as a tiled floor and houses the oil boiler.

The contemporary kitchen is fitted with base and wall units with sleek composite worktops and a tiled splashback. Integrated within the kitchen is a 'Diplomat' LPG gas hob with extractor above, a fitted grill/oven and a stainless-steel sink with mixer tap and drainer. A space for a microwave is integrated into the unit, as well as an undercounter spot for a washing machine. Ample room for free-standing tall fridge freezer and dryer. On one side of the room there is ample space to create a dining area. Recessed lighting. Central heating radiator. Tiled floor.

Return to entrance hallway

Bedroom One 3.27m x 2.92m

Comfortable double bedroom with picture window offering views over the rear garden. Ample room for freestanding bedroom furniture. Pendant light. Central heating radiator. Solid wood flooring

Family Bathroom 3.29m x 2.04m

Modern and fresh bathroom with three-piece suite comprising of bath with mixer shower attachment, wall hung wash hand basin and WC. Stylish wet wall around suite. Opaque window creates a well-lit space whilst a fitted shelf surround is perfect for positioning decorative items and toiletries. Cosmetic mirror and extractor fan. Spotlight rail. Central heating radiator. Solid wood flooring.

Bedroom Two 3.16m x 3.18m

Double bedroom with views overlooking the rear garden. Pendant light. Central heating radiator. Solid wood flooring.
Return to hallway and follow the stairs to the first floor

Landing

5.51m x 1.61m

Landing with doors off to Bedrooms 3 & 4 and Shower Room. Velux window allows natural light to flood in over the staircase. Three deep cupboards in the eaves provide a versatile storage space, where one houses the Electrical Consumer Unit (ECU). Recessed lighting. Fitted carpet.

Bedroom Three

4.56m x 2.55m

Bright and spacious double bedroom with Velux window above bed and picture window to the front overlooking woodlands. Room for free-standing bedroom furniture. Built in alcove shelving. Recessed lighting. Central heating radiator. Fitted carpet.

Shower Room

2.12m (including shower) x 1.39m

Contemporary fitted shower room with three-piece suite comprising of double walk-in shower cubicle, WC and wash-hand basin in vanity unit. Tiling on all walls and wet wall around shower. The Velux window above the shower creates a well-lit space. Wall mirror and extractor fan. Recessed lighting. Central heating radiator. Tiled flooring.

Bedroom Four

3.50m x 3.52m

Double bedroom with combed ceilings and views to the front overlooking the woodlands. Recessed lighting. Central heating radiator. Fitted carpet.

Outside

The garden is an idyllic escape, predominantly laid to lawn and enclosed by a mixture of timber fencing and stone walls. There is a planting bed for arranging shrubs and flowers. An inviting stone patio, enclosed by a charming stone wall is access via a few steps from the lawn. The patio area provides a perfect spot for outdoor seating and relaxation. To the side of the property is a spacious parking area.

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Included

Property will be sold as seen with all furnishings, fixtures and fittings.

Services

Mains electricity, water and drainage.

Council Tax

Currently Council Tax Band C – (£1715 P.A including water rates) Discounts are available for single occupancy.

Price

Offers Over £245,000 are invited. The seller reserves the right to accept or refuse a suitable offer at any time.



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Home Report

A Home Report is available for this property.

Please use the following link: <https://app.onesurvey.org/Pdf/HomeReport?q=Y7XLkZQjtD8eTCI7UwQGnA%3d%3d>

Postcode: PH20 1AY

EPC Rating: D

Offers

Formal offers should be submitted to our office in Aviemore.

Viewing

Viewing is 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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