



## 10 Lodge Park

Fort William Road, Newtonmore,  
Inverness-shire, PH20 1AB

**SIMPSON & MARWICK**

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**Offers Over £447,500**

**Stylish 4 bedroom detached house with large driveway, private patio garden and further secret garden, set amidst the stunning scenery of the Scottish Highlands**

- Superb sitting room with balcony
- Principal bedroom with dressing room & ensuite
- Double bedroom 3 with en-suite
- Utility room & WC
- Driveway for 4 cars
- Spacious kitchen/dining/family room
- Double bedroom 2 with en-suite
- Double bedroom 4
- Private garden with secret garden
- Air source central heating & double glazing







**DESCRIPTION**

Located in the stunning Highland village of Newtonmore, this stylish 4 bedroom detached house benefits from a large driveway, private patio garden and further secret garden. The setting of the property is truly impressive being surrounded by the beautiful mountains of Scotland.

The generously proportioned and bright interior is tastefully presented and offers superb, contemporary accommodation complemented by quality fixtures and fittings. A particular selling point is the balcony off the sitting room offering breath-taking views.

**LOCATION**

A real Highland village with a strong community spirit, the setting for the TV series Monarch of the Glen. Almost the geographical centre of Scotland, the scenery is stunning and the climate can be hot in summer and cold in winter and certainly much drier than the West. There are walks a-plenty. From the Wildcat Trail, which follows a route around the village along the hills and riverside, to the

hidden Loch Imrich- a short, sheltered walk, idyllic in any season. The championship 18 hole golf course, designed by Tom Morris, is complemented by a friendly clubhouse where all are welcome. There are all weather tennis courts and a bowling green.

The Eilan is the home of the famous Newtonmore Camanachd Club and shinty is played there most Saturdays from March to October.

The first Saturday in August sees the annual Highland Games and the March of the MacPhersons. Attractions include the fantastic open air Highland Folk Museum and the Clan MacPherson Museum. Wining and dining options include hotels, cafes, restaurants and the golf club.

**FIXTURES AND FITTINGS**

All fitted floor coverings, light fittings, blinds, curtains, hob, oven, extractor hood, fridge/freezer, dishwasher and combination microwave. Contents available by separate negotiation.

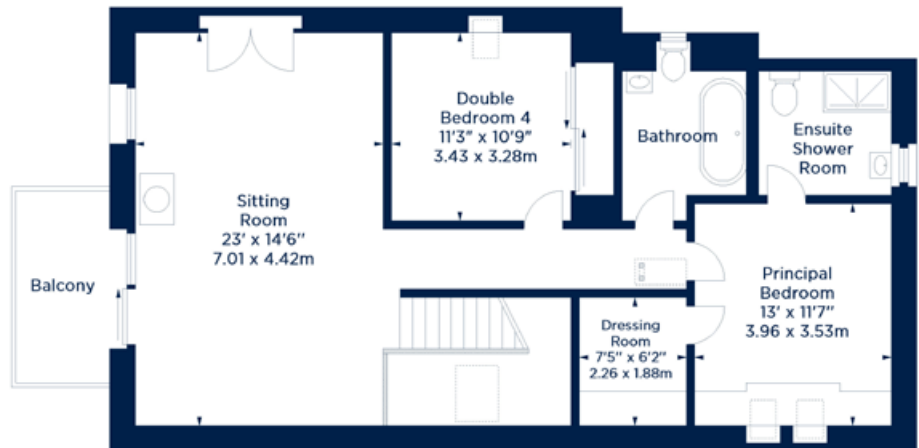




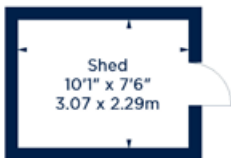
Approx. Gross Internal Area  
 2010 Sq Ft - 186.73 Sq M  
 Attic  
 Approx. Gross Internal Area  
 360 Sq Ft - 33.44 Sq M  
 Shed  
 Approx. Gross Internal Area  
 75 Sq Ft - 6.97 Sq M  
 For identification only. Not to scale.



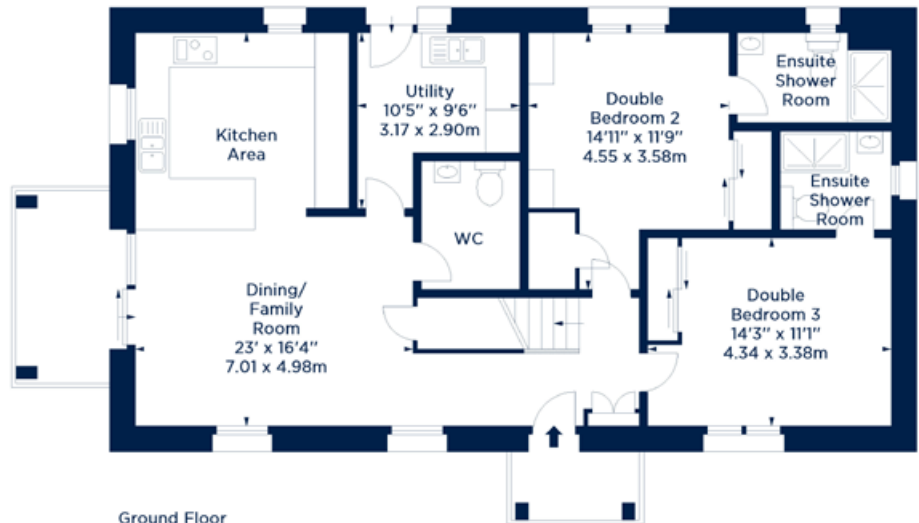
Attic



First Floor



Ground Floor



Ground Floor

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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.