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cairns LTD

solicitors and estate agents

Tigh Na Gheal, Station Road, Newtonmore, PH20 1AR

Fixed Asking Price £230,000

Contact us on 01479 874800 or visit www.massoncairns.com

Located in Newtonmore, Tigh Na Gheal is a detached bungalow offering an excellent opportunity for purchasers looking to create their ideal home in the heart of the Cairngorms National Park. This well-proportioned home features an open-plan sitting room and dining area, providing a bright and versatile living space ideal for both family life and entertaining. The accommodation includes three bedrooms – two doubles and one single in addition to a centrally located family shower room. While the property would benefit from a degree of modernisation, it represents an exciting opportunity for buyers to refurbish and tailor the interior to their own style and requirements. Externally, the property sits within a private plot that includes both front and rear garden areas with mature planting as well as off-street parking provided via a tarmac driveway. Set in a quiet and established residential area, Tigh Na Gheal enjoys a peaceful setting within walking distance of Newtonmore's local amenities, shops, and transport links. The surrounding area offers a wealth of outdoor pursuits including walking, cycling, and wildlife watching, making this an ideal location for those who value both community and countryside living. The property presents a rare opportunity to acquire a detached home with great potential in one of the Highlands' most desirable and scenic locations. With its spacious layout, scope for modernisation, and sheltered garden grounds, this home offers an appealing prospect for anyone seeking to make their mark in the Cairngorms National Park. Council Tax E, EPC E

To obtain a copy of the home report, please visit our website massoncairns.com

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Newtonmore

Newtonmore stands as a testament to nature's grandeur and the rich tapestry of Scottish heritage. If you're considering a move, here's what awaits you in this charming village: Newtonmore is an oasis for nature lovers. Bordered by the breathtaking Cairngorms National Park, residents enjoy a panorama of rugged mountain peaks, serene lochs, and sprawling moorlands. From the imposing Creag Dhubh to the meandering paths of the Spey Valley, every direction offers a view that's worthy of a postcard. The village is steeped in history and traditions. The Highland Folk Museum, often referred to as the "living history" museum, offers an immersive journey through time, letting you experience Highland life from the 1700s to the 1960s. Whether you're an adrenaline junkie or a leisure seeker, Newtonmore has something for everyone. There are numerous walking and cycling trails, like the Wildcat Trail. For the adventurous, there are opportunities for skiing, golfing, horse riding, and even fishing in the River Spey. More than just a geographical location, Newtonmore is a community. Annual events like the Newtonmore Highland Games and the Shinty matches bind the residents in shared celebrations. It's a place where neighbors quickly become friends. While it maintains its village charm, Newtonmore is equipped with essential amenities including schools, local shops, cosy cafes, and traditional pubs. Moreover, its position on the main railway line and the A9 means that larger towns like Inverness and Perth are easily accessible. In essence, Newtonmore offers a harmonious blend of untouched natural beauty, rich culture, and modern amenities. It's not just a place to live; it's a place to truly experience life in its most vivid colors. Whether you're looking for tranquility, adventure, or a tight-knit community, this Highland village welcomes you with open arms.

Transport Links

Newtonmore, being in the heart of the Scottish Highlands, boasts a strategic location with good connectivity considering its village status. If you're looking to travel to or from Newtonmore, here are the primary travel links:

Railway:

Newtonmore Railway Station: Situated on the Highland Main Line, this station provides direct services to major destinations including Edinburgh, Glasgow, and Inverness. The train journey can be a scenic treat, especially if you're heading north through the Cairngorms.

Roads:

A9: The main arterial route passing near Newtonmore, the A9 offers a direct link to both the north and south. It connects Newtonmore to Perth, Stirling, and the Central Belt to the south, and to Aviemore and Inverness to the north. Local roads also connect Newtonmore to neighboring villages and attractions.

Buses:

Regular bus services operate in and around Newtonmore. These connect the village to other parts of the Highlands, including Aviemore, Inverness, and even destinations as far as Glasgow and Edinburgh.

Airports:

Inverness Airport (INV): About an hour's drive from Newtonmore, this is the closest international airport. It offers flights to various UK destinations and limited international destinations.

Home Report

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EPC Rating E

Entrance Vestibule

1.69m x 0.97m (5'6" x 3'2")

A covered entrance leads into the bright entrance vestibule. This practical and welcoming space provides an ideal everyday drop-zone, with hanging space for coats and outdoor footwear. The glazed door and a full height window to the side brings in natural light. A further door leads through to the hallway.

Hallway

The t-shaped hallway provides a central route through the home, giving access to all of the accommodation set over one floor. There are two storage cupboards, in addition to a loft hatch providing access to the attic space.

Sitting Room and Dining Area

6.02m x 3.98m & 2.97m x 2.44m (19'9" x 13'0" & 9'8" x 8'0")

A door leads from the hallway, opening into a generously sized room that comfortably accommodates both relaxation and dining. The space flows through to an extended dining area, ideal as a family eating space or additional seating zone, with a side window that complements the large window to the front of the property and floods the space in natural light.

Kitchen

4.72m x 2.39m (15'5" x 7'10")

The kitchen, positioned to the rear, is spacious and filled with natural light, offering the opportunity to modernise and create a superb space overlooking the gardens. Currently the



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space is fitted with a good range of base, drawer and wall units, complimentary work surfaces and a tiled splashback. Currently there are no appliances, however there is space and plumbing for cooker units, a dishwasher, washing machine and space for a fridge freezer.

Shower Room

1.62m x 3.10m (5'3" x 10'2")

The shower room is currently designed with accessibility in mind, featuring a walk-in shower area with curtain, grab rails and a seat. The remainder of the space features a WC, a bidet, and a pedestal wash hand basin. Designed as a wet room, the floor is fully lined with non-slip vinyl flooring and features with floor to ceiling tiling in the shower area. A privacy window to the rear provides natural light.

Bedroom One

3.42m x 3.22m (11'2" x 10'6")

Bedroom one is a generously proportioned space, enhanced by a picture window to the front that fills the room with natural light. Excellent storage is provided by way of two integral double wardrobes, offering a combination of hanging and shelved space. The room is finished with carpet flooring and ceiling lighting.

Bedroom Two

2.96m x 3.13m (9'8" x 10'3")

A bright and generously sized double room with a window to the rear that fills the space with natural light. The room features an integral double wardrobe space providing hanging and shelved storage. There is ceiling lighting and carpet flooring.

Bedroom Three

2.38m x 3.21m (7'9" x 10'6")

Another bright and generously sized single room with a window to the rear. This versatile space could be used as a child's bedroom or as a home working space. There is ceiling lighting and carpet flooring.

Outside

The property enjoys a private plot with a front garden enclosed by a timber picket fence and interspersed with mature tree and shrub planting. To the side a tarmac driveway provides excellent off-street parking. The rear garden is a versatile space, featuring a patio area with raised beds. A shed provides useful storage, for gardening equipment. The outside space is a blank canvas for a new owner to create a bespoke space suiting their needs.

Services

It is understood that there is mains water, drainage and electricity.

Entry

By mutual agreement.

Price

Fixed Asking Price of £230,000

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

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Fax: (01479) 874806

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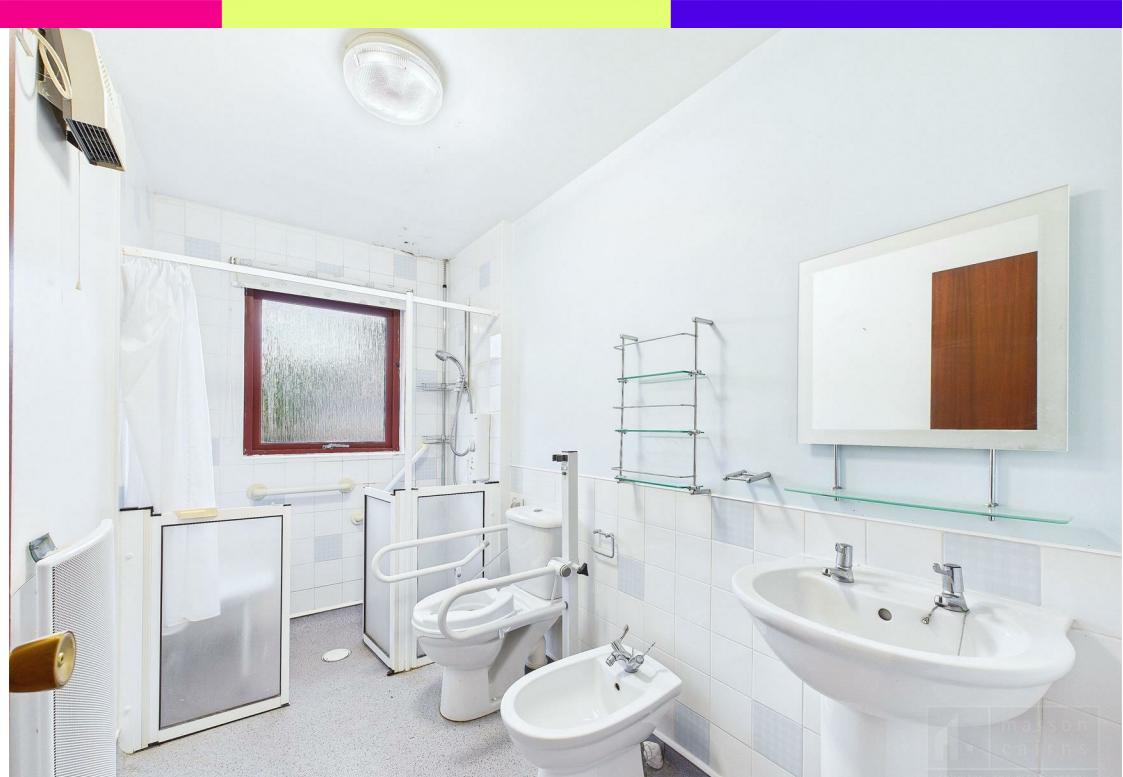
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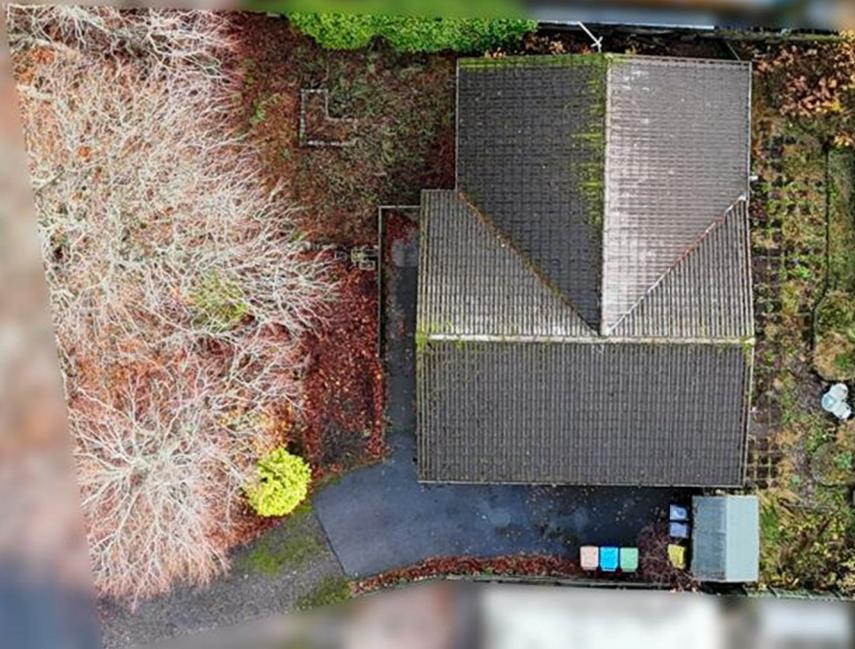
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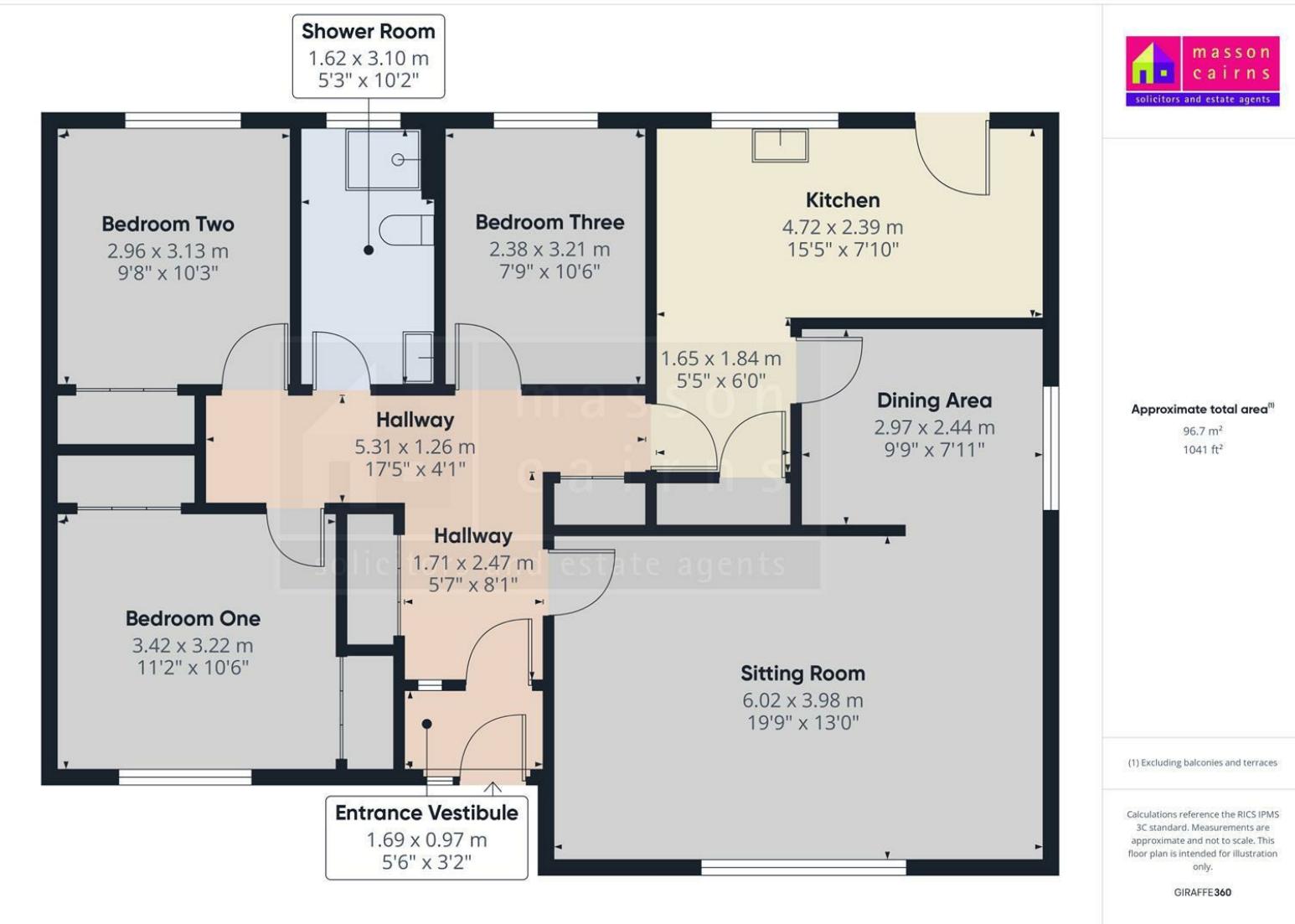








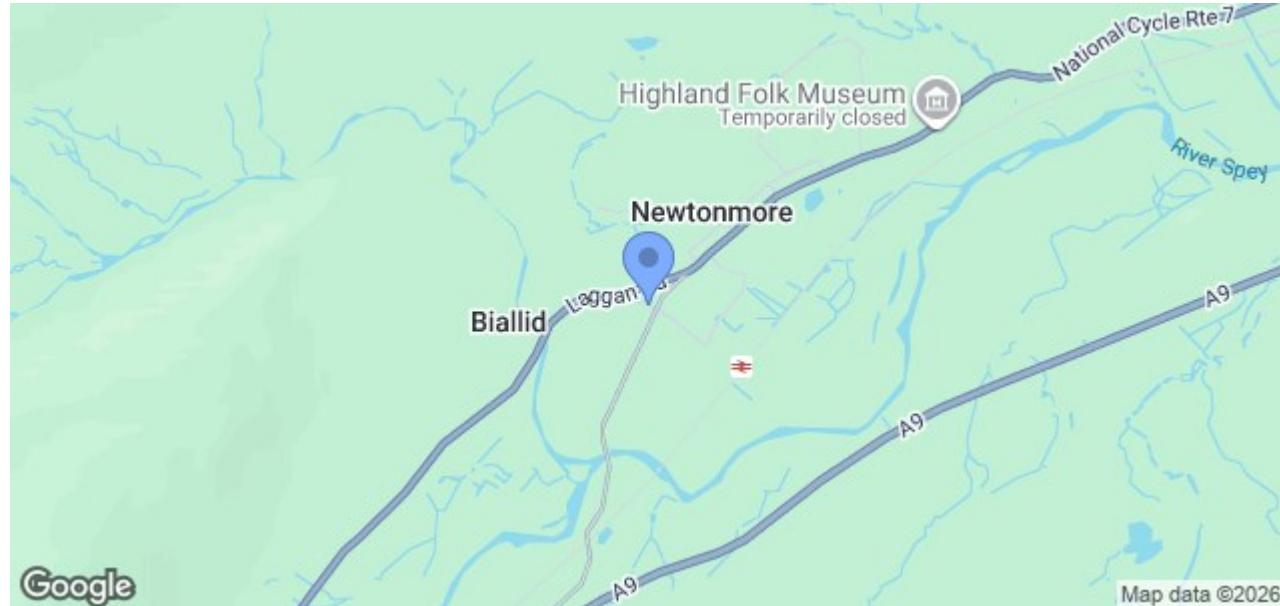
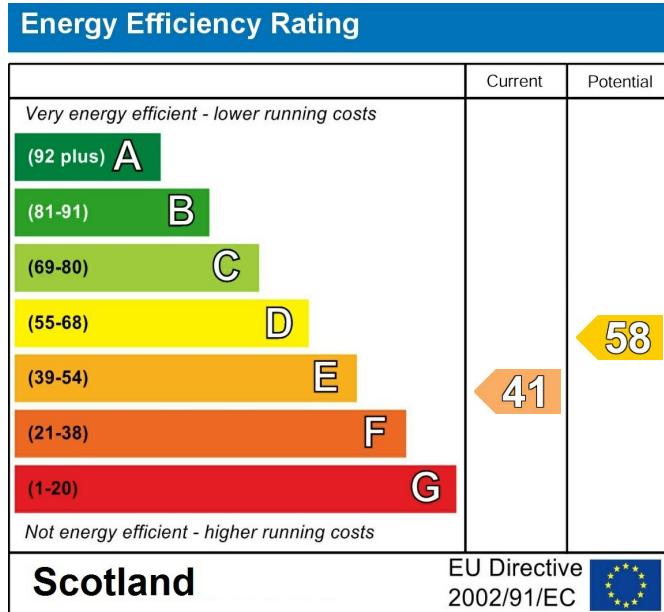




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While the above particulars are believed to be correct
they are not guaranteed and all offerors must satisfy
themselves on all matters



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