

Greystones Newtonmore PH20 1DR

Offers Over £210,000 are invited

Attractive Two Bedroom Mid Terraced
Cottage



Features:

- Cosy Lounge Featuring Stone-Built Fireplace with Woodburning Stove
- Kitchen Diner with Adjoining Utility Room
- Solid Timber Flooring & Cottage Style Timber Doors
- Double Glazing and Electric Economy Heating
- Generous Garden Space with Chalet & Timber Shed

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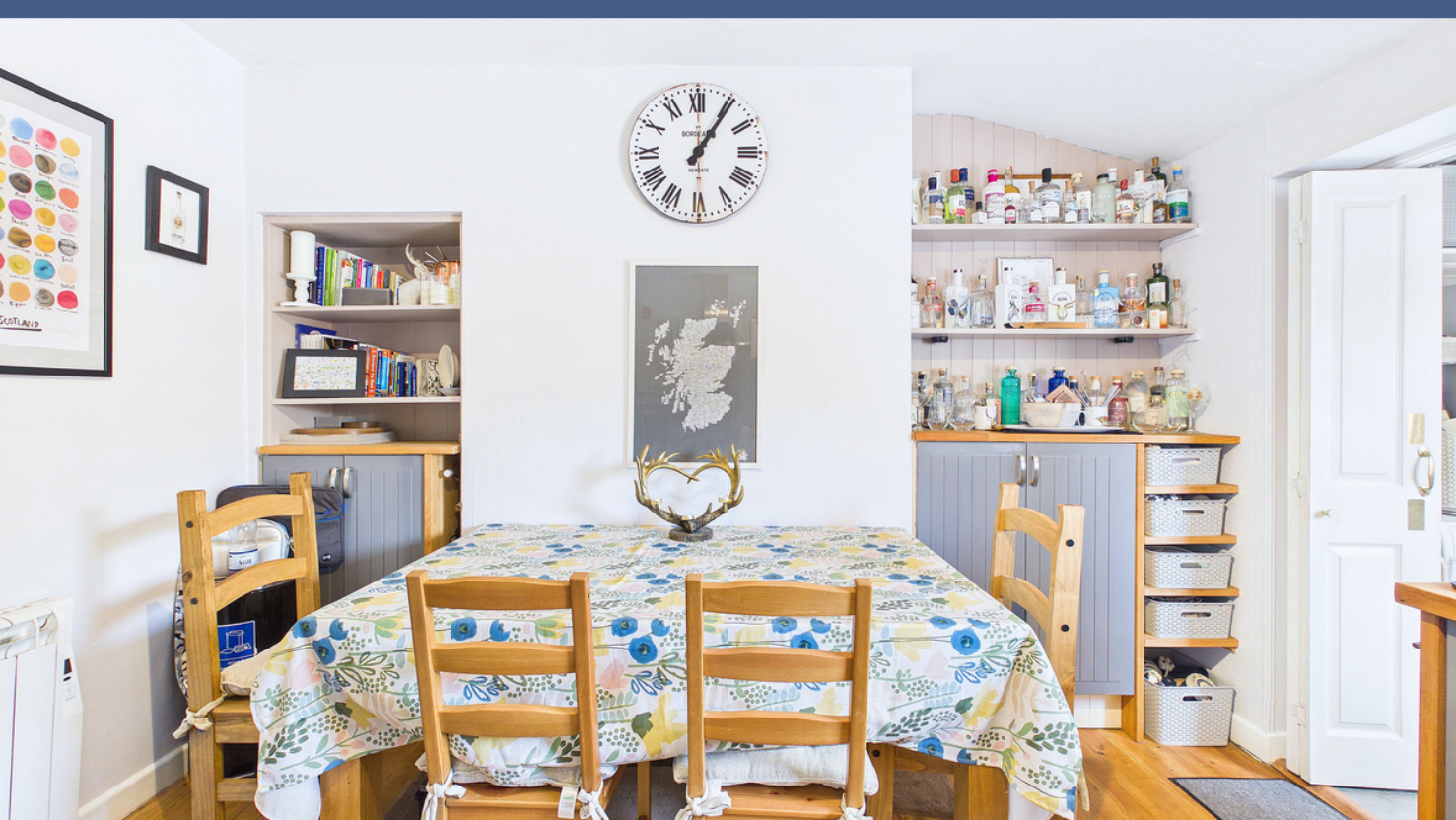


Greystones is an attractive two bedroom mid-terraced cottage which has been thoughtfully extended to the rear, creating a surprisingly generous and flexible home. The property is presented in immaculate condition and combines traditional cottage character with a range of modern comforts.

The accommodation includes a cosy lounge featuring a beautiful stone-built fireplace and woodburning stove, creating a warm and inviting focal point. To the rear is a spacious kitchen and dining area, fitted with modern units, decorative shelving and ample space for both everyday living and entertaining. A useful utility area and family bathroom and downstairs double bedroom complete the ground floor. Upstairs, the principal bedroom is complemented by an adjoining study/nursery area, providing excellent flexibility for those working from home, accommodating a young family or simply requiring additional storage or hobby space. A separate WC is also located on this level.

The property retains a number of attractive traditional features, including solid timber flooring and cottage-style timber doors, while modern double glazing and electric economy heating provide contemporary comfort.

Greystones is a charming and beautifully maintained home offering excellent flexibility, generous outside space and a combination of traditional character and modern living. Its immaculate condition means it is ready to move into, while the extensive garden, parking and additional chalet make it an especially appealing property.



For more information on this property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807965.

Newtonmore is a traditional Highland village home to the Highland Folk Museum and Clan Macpherson Museum situated within the Cairngorms National Park nestling between the Cairngorm and Monadhliath Mountains ranges. The village has an excellent range of recreational facilities with its own golf course, bowling green and tennis courts. The area also boasts hill walking, mountain biking, water sports at Loch Insh, skiing on Cairngorm Mountain and fishing on the River Spey. There are also a good range of shops and restaurants in the village.

Primary schooling is available, with the secondary school located three miles away in Kingussie. Also in Kingussie is a health centre, dental practice and an indoor sports and leisure centre. Newtonmore is situated approx 66 miles north of Perth and 48 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.

OUTSIDE

Outside, the current owners have lovingly landscaped the generous rear garden, which enjoys excellent levels of sunshine throughout the day. The enclosed garden is thoughtfully arranged with areas of lawn, decking and leisure space, mature trees, shrubs, flower borders, low-level planters and chipped pathways. The garden also benefits from double gates providing vehicle access, with a legal right of access through the neighbouring garden. There is a chipped driveway providing private parking, together with a timber garden shed with light, a further timber shed with electricity and lighting, a log store and an impressive timber chalet.

TIMBER CHALET – 3.52m x 2.92m

A particularly useful addition to the property, the timber chalet is currently used as a leisure and casual dining space as well as a home office. It benefits from full electrics with its own fuse box, internet access, wall shelving, a window and glazed entrance door, making it a versatile space with a variety of potential uses.

INCLUDED

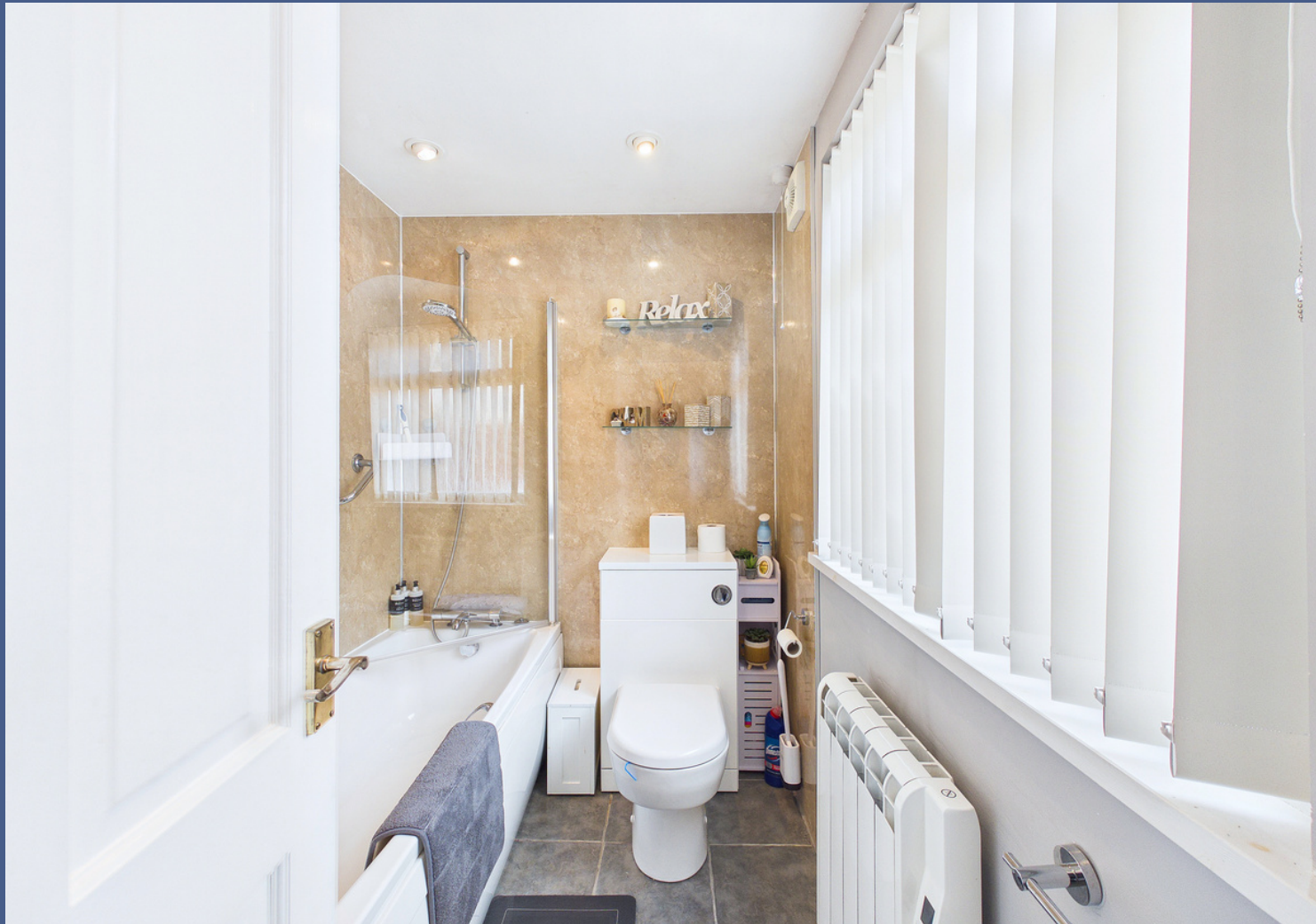
Fitted carpets, light fittings curtains and blinds all where fitted. Other furniture is available on separate negotiation with the seller.

SERVICES

Mains electricity, water and drainage, telephone.

COUNCIL TAX

Band D - £2127 (2026/27). Discount available for single occupancy.



HOME REPORT

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

·[Home Report | Greystones](#)

·Postcode: PH20 1DR

·Energy Performance Certificate Rating: Band E

·The home report valuation is £210,000.

PRICE

Offers of £210,000 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 by appointment only through the Selling Agents.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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