

Toran Bhuie Newtonmore PH20 1BH

Offers Over £300,000 are invited

Three Bedroom Detached Bungalow with Extensive Grounds



Features:

- Three Bedroom Detached Bungalow with Extensive Grounds
- Bright Spacious Lounge Area with Wood Burning Stove
- Kitchen with Adjoining Utility Room
- Garage and Off-Street Parking
- Generous Garden
- Adjoining Land Measuring Approx 3.5 Acres
- Scenic Views

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Toran Bhuie is a three-bedroom bungalow set within a generous plot, offering extensive gardens and adjoining fields suitable for livestock or horses, creating an ideal setting for those seeking a rural lifestyle with ample outdoor space.

The accommodation is centred around a bright and spacious lounge featuring a wood-burning stove and scenic views across the surrounding countryside. The kitchen is fitted with an integrated oven and gas hob and is complemented by a practical utility room, which provides access to the sheltered front entrance. Three double bedrooms, a family bathroom and a separate shower room complete the accommodation.

The property further benefits from oil-fired central heating and uPVC double glazing throughout. While some modernisation would be beneficial, Toran Bhuie offers excellent potential for buyers to create a fantastic family home tailored to their own tastes and requirements. With substantial outdoor space and the convenience of nearby village amenities, this is a rare opportunity in a desirable rural setting. Early viewing is highly recommended to fully appreciate the extensive outside space the property has to offer.



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, ski-ing 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

The generous grounds are predominantly laid to lawn and provide ample space for outdoor enjoyment, with a patio area perfectly positioned for outdoor dining and entertaining. A substantial garage is complemented by a paved area to the front and off-street parking for multiple vehicles. Additional external features include a log store, coal bunker and outside tap. To the front of the property lies an extensive de-crofted amenity ground, offering excellent potential for the keeping of livestock and adding to the property's appeal for those seeking a rural lifestyle with land.

INCLUDED

Fitted floor coverings, curtains, blinds and light fittings. All integrated kitchen appliances will also be included.

SERVICES

Mains electricity, water & drainage.

COUNCIL TAX

Currently Band C £2032.28 (2026/27), including water rates.
Discounts available for single occupancy.



HOME REPORT

A Home Report is available.

Reference: <https://app.onesurvey.org/Pdf/HomeReport>

Postcode: PH20 1BH

Energy Performance Certificate Rating: Band D

Home Report Value: £300,000

PRICE

Offers Over £300,000 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 strictly 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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