

Old Bank House Newtonmore PH20 1DD

Offers Over £350,000 are invited

Beautifully Renovated Traditional Four
Bedroom Villa Benefiting From Generous
Garden Grounds



Features:

- Substantial detached former bank extending to approximately 171m² / 1,840 sq ft
- Comprehensive programme of restoration and modernisation combining period character with modern comfort and practicality
- New internal wall insulation, double glazed windows and external doors
- Completely rewired and replumbed with new oil fired central heating system
- Four bedrooms plus separate study offering potential as a fifth bedroom
- Ground floor double bedroom with large walk in cupboard
- Spacious dining kitchen with solid oak worktops, integrated appliances and electric range cooker
- Rear facing sitting room with bay window overlooking the extensive garden grounds
- Ground floor shower room with 1700mm walk in rainfall shower
- Extensive rear garden grounds and off street parking for multiple vehicles

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Old Bank House is a substantial and characterful detached home in the heart of Newtonmore, offering approximately 171m² / 1,840 sq ft of flexible accommodation, together with extensive garden grounds and off street parking for multiple vehicles.

Dating from the 1930s, the property was originally built as a branch of the British Linen Bank and subsequently became a Bank of Scotland before being converted to residential use in the 1970s.

More recently, Old Bank House has undergone a comprehensive programme of restoration and modernisation, designed to retain and reinstate the character of the former bank while substantially upgrading the fabric and services of the property.

The work has included new internal wall insulation, new double glazed windows and external doors, complete rewiring and replumbing and a new oil fired central heating system. A hardwired smoke and heat detection system has also been installed.

At the same time, considerable care has been taken to retain and reinstate details sympathetic to the character and history of the building. Modern period style column radiators have been fitted throughout, together with traditional style door furniture and a mixture of retained and carefully replicated doors. Panelled and tongue and groove detailing has been used in selected areas to complement the character of the property.

The result is a house which retains the individuality and proportions of an older building while benefiting from substantially upgraded fabric, heating and services.



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

The ground floor is arranged around a central hallway. To the front of the property is the spacious dining kitchen, with solid oak worktops, integrated appliances and an electric range cooker, together with ample space for dining.

Also positioned at the front of the house is a double bedroom with a large walk in cupboard, providing useful ground floor sleeping accommodation. To the rear, the principal sitting room has a bay window overlooking the extensive garden grounds. A fireplace is currently fitted with an electric stove, while the working fireplace has been retained behind, allowing it to be reinstated if desired.

Also at the rear is a separate study, providing a useful home working or additional reception space. Its size and proportions also offer the flexibility for use as a fifth bedroom if required.

A substantial shower room on the ground floor incorporates a 1700mm wide walk in shower with traditional rainfall fitting. The combination of a double bedroom and separate shower facilities on the ground floor provides useful flexibility for guests, older family members or those wishing to have sleeping and bathroom accommodation on one level.

Within the rear hall is a useful built in cloak and coat storage area with panelled detailing, bench seating and hanging space. A separate utility area keeps laundry appliances away from the main kitchen.

Upstairs are three further double bedrooms, two benefiting from built in storage. The family bathroom combines traditional styling with modern fittings, including a roll top bath and separate rainfall shower, complemented by tongue and groove detailing. There is also a separate WC.

Combining approximately 171m² of accommodation with extensive grounds, four bedrooms, a study offering potential as a fifth bedroom, ground floor sleeping and shower facilities and a comprehensive programme of restoration and modernisation, Old Bank House offers an unusual degree of space, character and flexibility in a central village location.

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.

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 Old Bank House enjoys generous garden grounds set on an elevated position to the rear of the property, offering views towards Creag Dubh and the Monadhliath Mountains. The grounds are predominantly laid to lawn and complemented by a variety of mature trees, creating a spacious outdoor area to enjoy. To the rear, there is gravelled off-street parking for multiple vehicles, accessed via a shared driveway. A useful side entrance provides access to a storeroom housing the boiler, which also offers excellent storage for bicycles, outdoor equipment, and garden tools.



INCLUDED

Fitted floor coverings and light fittings. All kitchen appliances will also be included.

SERVICES

Mains electricity, water & drainage.

COUNCIL TAX

Currently Band E £2944.16 (2026/27), including water rates.

Discounts available for single occupancy.

HOME REPORT

A Home Report is available.

- Reference: [Home Report | Old Bank](#)
- Postcode: PH20 1DD
- Energy Performance Certificate Rating: Band D
- Home Report Value: £350,000

PRICE

Offers Over £350,000 are invited for this property.

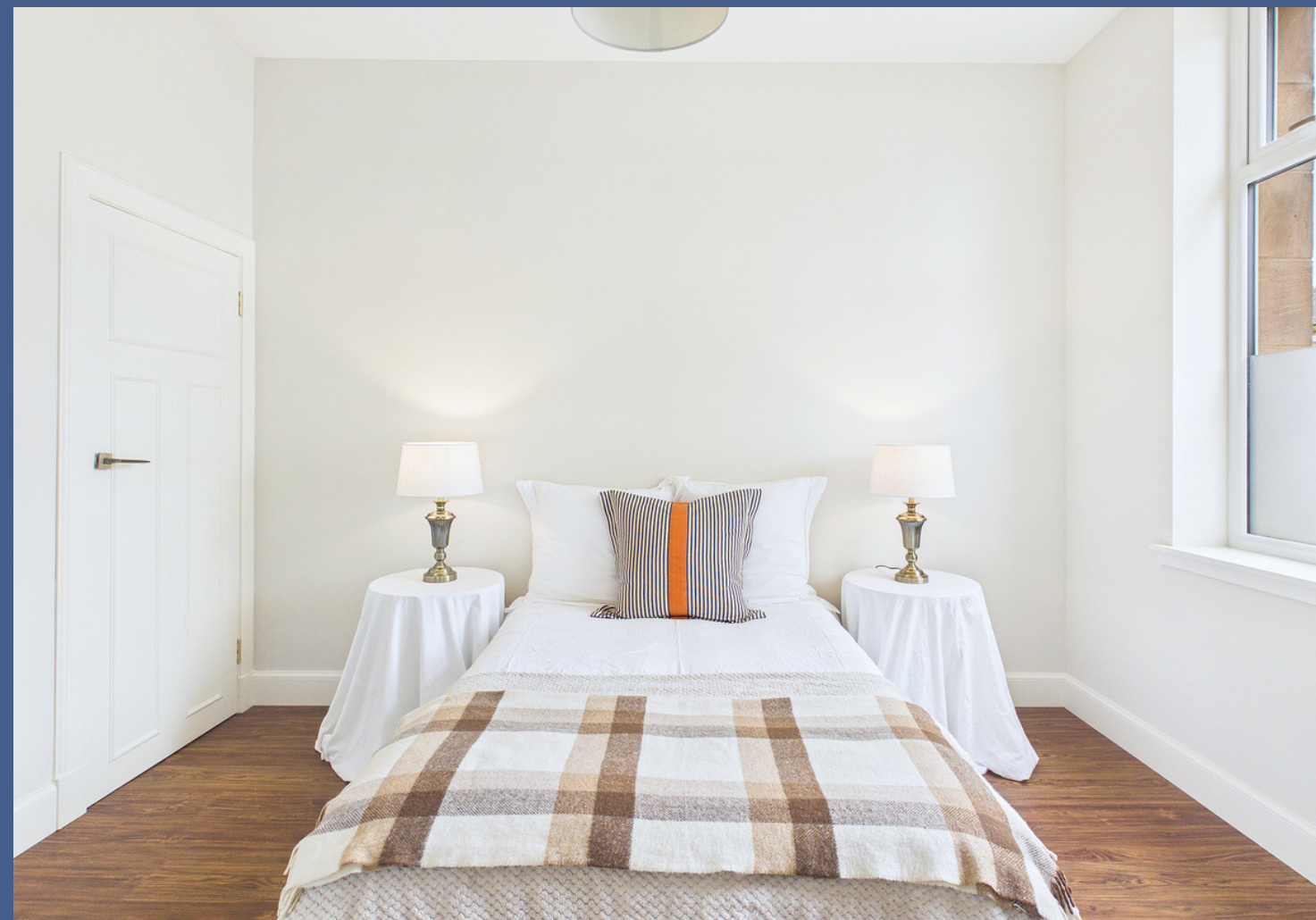
The seller reserves the right to accept or refuse a suitable offer at any time.

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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