

78 Clune Terrace Newtonmore PH20 1DY

Offers Over £170,000 are invited

Immaculately Presented Two Bedroom
Terraced House



Features:

- Bright Spacious Lounge/Dining Area with Feature Electric Fireplace and Patio Doors
- Modern Fitted Kitchen with Integrated Appliances
- Stiltz Through Floor Lift System
- Low Maintenance Garden with Summer House
- On Street Parking

CONTACT US :
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78 Clune Terrace is an immaculately presented two-bedroom terraced home, occupying an elevated position within the sought-after village of Newtonmore.

The property offers a bright and spacious open-plan living and dining area, featuring patio doors that open onto the rear garden and a contemporary electric fireplace, creating a welcoming focal point. The modern fitted kitchen is equipped with an integrated oven and hob, with space for additional appliances. A rear door provides convenient access to the garden, while a useful understairs cupboard offers excellent storage.

On the first floor are two generously proportioned double bedrooms, both enjoying pleasant views across the surrounding countryside, together with a wet-room style shower room. The original third bedroom has been adapted to accommodate a lift system, although it could be reinstated as a bedroom if desired.

Further benefits include uPVC double glazing, electric storage heating and panel heaters. In addition, there is a working fireplace concealed behind the electric fire, offering the potential for a traditional open-fire feature.



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

78 Clune Terrace enjoys low-maintenance garden grounds to both the front and rear. The front garden is laid to gravel and enclosed by a wooden picket fence. To the rear, the private garden is fully enclosed and predominantly paved, creating an ideal space for outdoor dining and entertaining. A rear gate provides convenient additional access, while a delightful summer house offers versatile extra space, perfect for relaxing and enjoying the garden throughout the year.

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 B (£1778.24 p.a. 2026/27), including water rates.

Discounts available for single occupancy.



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HOME REPORT

A Home Report is available.

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

Postcode: PH20 1DY

Energy Performance Certificate Rating: Band D

Home Report Value: £170,000

PRICE

Offers Over £170,000 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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