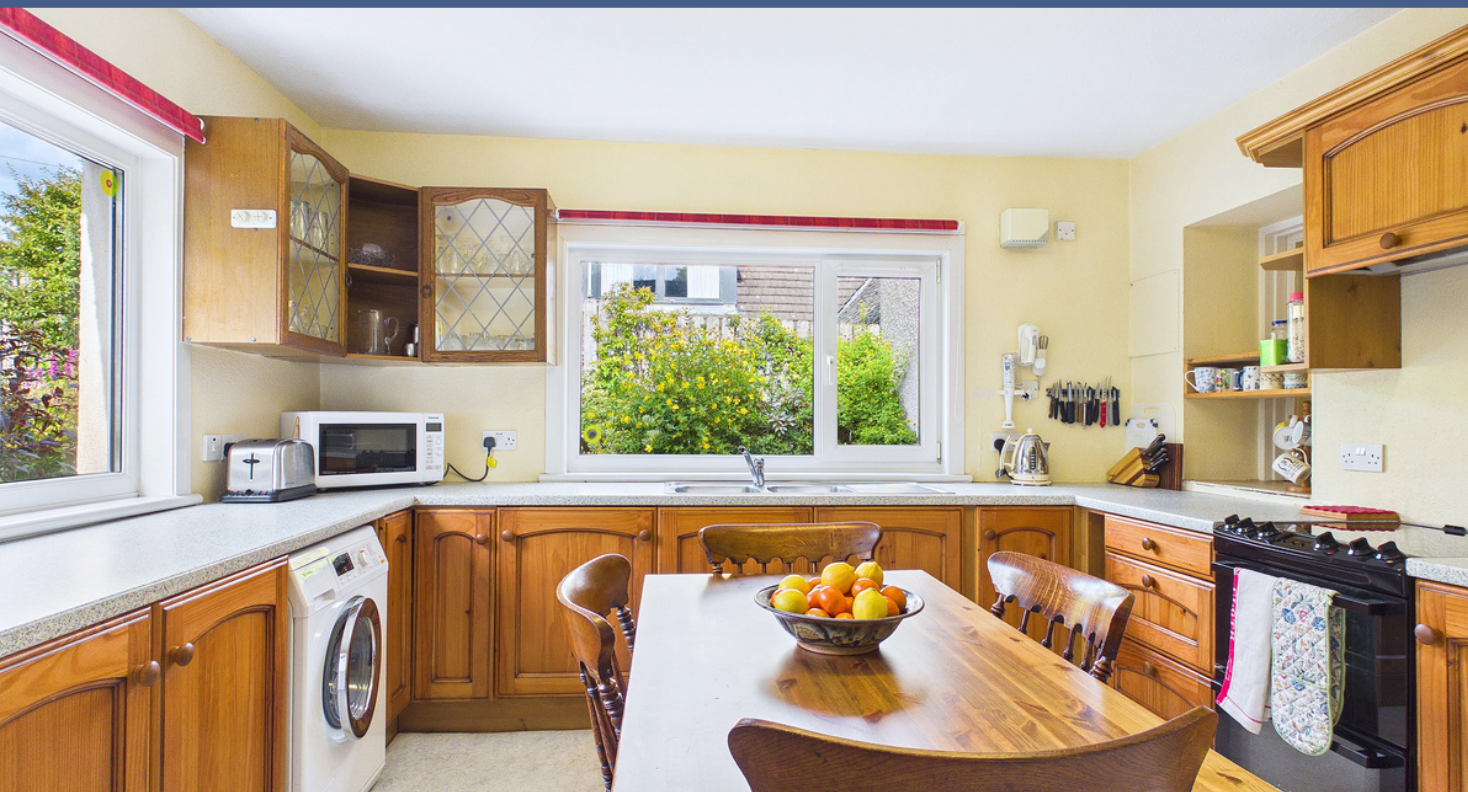


# Dalchurn Newtonmore PH20 1DA

Offers Over £260,000 are invited

Traditional Extended Three-Bedroom  
Semi-Detached Property with  
Beautiful Garden



## Features:

- Two Reception Rooms with Wood Burner and Open Fireplace
- Kitchen with Adjoining Utility Room
- Two Bathrooms and a Shower Room
- uPVC Windows and Oil-Fired Central Heating
- Beautiful Established Garden
- Large Garage with Car Pit
- Off Street Parking

CONTACT US :  
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Dalchurn is a charming and characterful extended three-bedroom semi-detached home, ideally situated on the main street in Newtonmore and within easy walking distance of the village's amenities and facilities.

The accommodation is both spacious and versatile, centred around a welcoming living room featuring a Charnwood wood-burning stove. A second reception room, complete with an open fireplace, offers excellent flexibility and could be used as a family room, dining room, home office or fourth bedroom. The bright dual-aspect kitchen/dining room provides an attractive space for everyday living and entertaining, with the added benefit of an adjoining utility room and convenient shower room positioned by the rear entrance.

On the first floor, there are three generously proportioned double bedrooms, two of which benefit from built-in wardrobes. The property is served by two well-appointed bathrooms, including a particularly appealing family bathroom featuring a roll-top bath with views over the garden, as well as a separate shower enclosure.

Further benefits include uPVC double glazing and oil-fired central heating throughout. Combining traditional charm with flexible accommodation and modern conveniences, Dalchurn would make an excellent family home in a highly desirable Highland village location.



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

Dalchurn enjoys a prominent position on the main street, with a gated driveway to the side providing off-street parking for multiple vehicles. The property benefits from a generous, enclosed and private garden, predominantly laid to lawn and bordered by a variety of mature plants and shrubs, creating an attractive outdoor space that is both peaceful and a haven for wildlife.

A patio area provides the perfect setting for outdoor dining and entertaining, while the extensive rear garden offers plenty of space for families, gardening enthusiasts and those looking to enjoy the outdoors. To the rear of the plot, there is a substantial timber garage providing excellent storage for outdoor equipment and workshop space, as well as room for a vehicle. The garage further benefits from a vehicle inspection pit.

Additional external features include a water butt, outside tap and rotary clothes dryer, enhancing the practicality of this appealing home.

INCLUDED

Fitted floor coverings, curtains, blinds and light fittings. All white goods are also 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: <https://app.onesurvey.org/Pdf/HomeReport>

Postcode: PH20 1DA

Energy Performance Certificate Rating: Band E

Home Report Value: £270,000

## PRICE

Offers Over £260,000 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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