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Rosemeade, Main Street, Newtonmore, PH20 1DA  
Offers over £230,000

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solicitors and estate agents

An immaculately presented four bedroom detached house with a timber garage and large gardens in a central location and ideally situated in the lovely town of Newtonmore close to all amenities of this popular area within the Cairngorms National Park. This beautiful accommodation which is arranged over two floors offers flexible living options and comprises of a bright, vaulted entrance hall, lounge with multi fuel stove and dining area , bespoke white gloss kitchen with quality integral appliances which leads to a wonderfully bright family / dining area with wall to wall glazing overlooking the rear garden, master en-suite bedroom, three further double bedrooms, luxurious family bathroom and rear porch. Outside there is an excellent detached and spacious double timber garage /workshop in addition to parking for several vehicles and lovely private gardens which enjoy a fantastic decked area which benefits from generous levels of shelter and sunshine. Viewing is strongly recommended to appreciate the standard of comfort & luxury offered by this desirable family home. Energy Performance Certificate Rating E, Council Tax Band E

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## Newtonmore

A popular location being the Southern gateway to the Cairngorms National Park with shopping centre, hotels, guest houses, medical facilities, primary school and excellent secondary school at Kingussie offering education to University entrance standard. Sporting facilities include an 18 hole golf course, excellent salmon and trout fishing on the River Spey and other waters, tennis courts, bowling green and children's recreation park. Newtonmore is surrounded by some of the finest grouse moors and deer forests in Scotland, the Insh Marshes are famous as a bird sanctuary and within easy reach are the Cairngorm Mountains for winter sporting facilities and hill walking. There is a sailing school at Loch Insh and the beaches of the Moray Firth are also close by. Other distances from Newtonmore:-Kingussie 3 miles; Aviemore 15 miles; Grantown on Spey 31 miles; Inverness 45 miles; Elgin 63 miles.

## Overview

Once you walk into this bright, airy and well proportioned home, you will appreciate the combination of quality finishings and amenity on offer. From the modern kitchen, to the chrome handles and switches through to the quality floor coverings and family living areas. This modern and well proportioned family home needs to be viewed to appreciate the flexibility of accommodation on offer and amenity of the large garden.

## Family / Dining Room

6.31m x 3.01m 20'8" x 9'11"

A fantastically bright and airy space with a feature solid stone wall with accent lighting to one side and a wall of glazing to the other which provides private views across the decked area and garden. This is a fantastic space in which to dine in comfort or to socialise with family and friends.

## Kitchen

3.60m x 3.01m 11'10" x 9'11"

The bespoke kitchen enjoys a luxuriously appointed range of gloss units in white with contrasting polished black granite worktops and grey tiles which combine to offer superb amenity. There is a one and a half bowl sink with chrome mixer tap overlooking the rear garden through a large triple window in addition to a further oversized velux window which combine to flood the room with natural light. There are a number of quality integral appliances including dishwasher, full height fridge and freezer. Cooking is a joy on the gas hob with illuminated extractor and double electric ovens provide further culinary facility.

## Rear Porch

2.10m x 2.02m 6'11" x 6'8"

A fantastic space to allow for the storage of boots and coats before entering the main house. There are two large windows looking out to the decking and garden as well as a door leading to the driveway.

## Lounge / Dining

4.56m x 4.20m 15'0" x 13'9"

This wonderful, spacious and inviting lounge is centred around a beautiful focal feature of a homely multi fuel stove with slate hearth with a feature hand carved timber mantle. The large lounge area is on open plan with a further dining area which offers ample space for a large dining table and chairs or could be equally utilised as a further family area. There is an opening through to the kitchen and a further door leads to the hall.

## Hall

3.49m x 2.0m 11'5" x 6'7"

The hall has a door leading to the street and features an exposed wood beam feature and a vaulted ceiling to the first floor where twin velux windows offer excellent natural light levels. There are doors to the lounge and bedroom one as well as stairs leading to the first floor accommodation.

## Bedroom One

4.20m x 3.90m 13'9" x 12'10"

A large and bright double bedroom with a twin aspect including double windows to the front and a further window to the side. This room could also be utilised as further family living space or home office space. There is an additional door leading through to an en-suite shower room.

## En-Suite Shower Room

3.01m x 1.94m 9'11" x 6'4"

A luxurious shower room with full height tiled shower enclosure, wc, wash hand basin, ceiling light, opaque window to the rear, vinyl flooring, chrome ladder towel radiator and extractor fan. There is a cupboard housing the hot water cylinder.

## Landing

This spacious landing enjoys two velux windows to the front of the property which flood the area with natural light and there are doors to the further three bedrooms and bathroom. There is a small storage cupboard and ceiling lighting.



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## Bathroom

3.08m x 1.96m 10'1" x 6'5"

This well proportioned bathroom enjoys a P shaped bath with curved glass screen and full height tiling with chrome mixer tap and shower. There is a pedestal wash hand basin with mirror and wc. There is a window to the rear, extractor fan and recessed ceiling lighting.

## Bedroom 2

4.56m x 3.64m 15'0" x 11'11"

A bright and sizable double bedroom which benefits from windows to the front and rear in addition to integral storage wardrobes with hanging and shelved storage. There is carpet flooring and recessed down lighting.

## Bedroom 3

3.90m x 3.64m 12'10" x 11'11"

Another large double bedroom with windows to front and rear offering good natural light into the room. There is an integral storage wardrobe with hanging and shelved storage.

## Bedroom 4

3.95m x 2.36m 13'0" x 7'9"

Currently utilised as a nursery room there is ample space for a single bed. There is carpet flooring, a window overlooking the rear garden and ceiling lighting.

## Outside

A particular feature of the sale are the large rear gardens which provide superb amenity and are mainly laid with lawn and benefit from excellent privacy provided by a combination of timber fencing and mature planting creating a wonderful haven where you can sit out and relax in the sunshine. There is a spacious decked area which is easily accessed from the rear porch and is the perfect place for entertaining. There is a large timber log store with integral play area. There is an external oil boiler and storage tank.

## Timber Garage

6.98m x 3.43m 22'11" x 11'3"

The garage is of timber and corrugated construction and accessed via a gravel drive to the side of the property. There are double doors to the front and a window with further door to the side. There is a concrete base, power and light with space to park a vehicle in addition to storing sports / garden equipment and for use as a workshop.

## Services

It is understood that the property is served by mains water, electricity and drainage. There is oil fired central heating with radiators in addition to a wood burning stove in the lounge.

## Home Report

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

If viewing on Rightmove click the EPC link and the home report will download.

EPC Rating E

## Entry

By arrangement

## Price

Offers Over £230,000 are invited.

## Viewing and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-

Strathspey House

Grantown on Spey

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Tel: (01479) 874800

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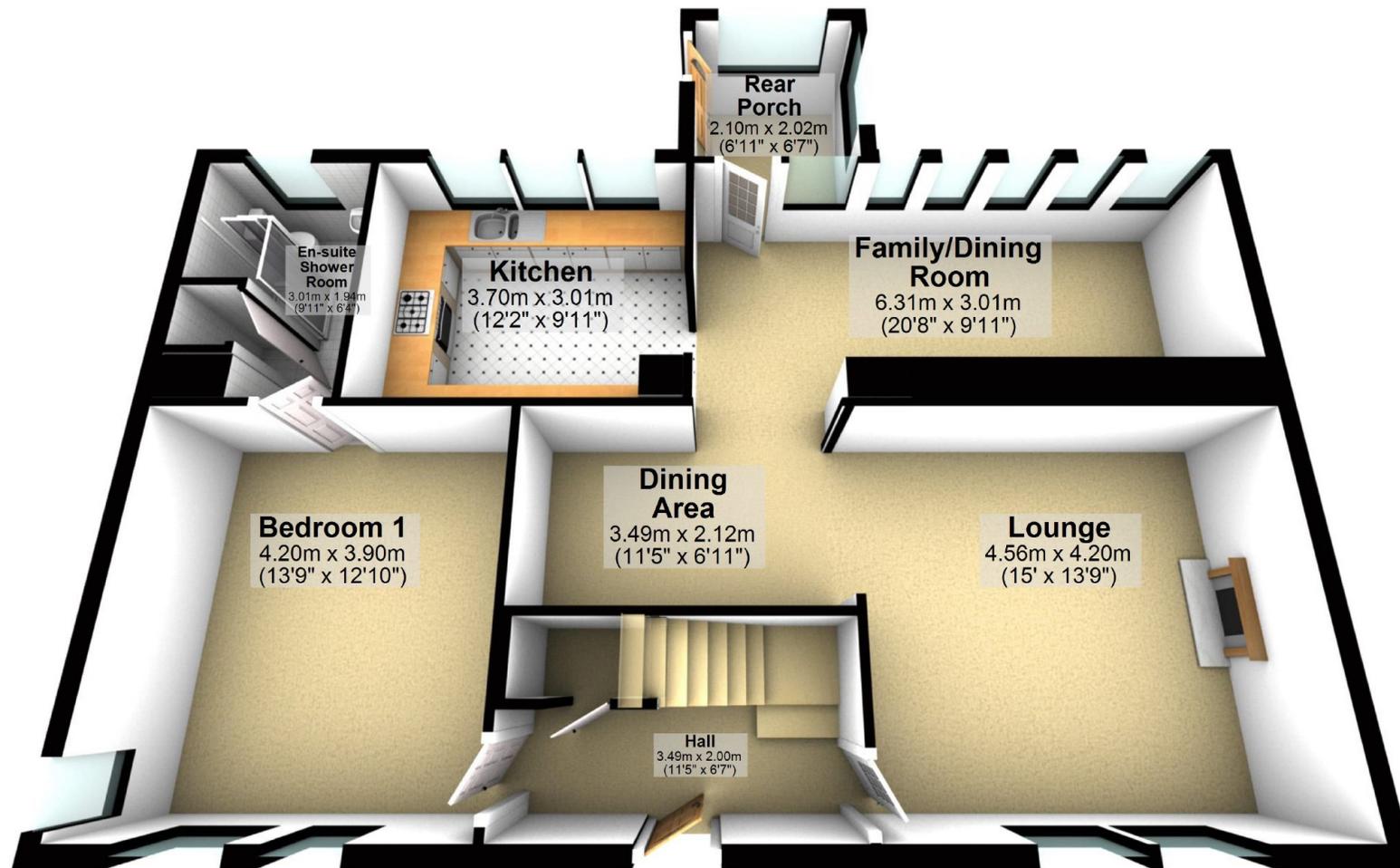
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## Ground Floor



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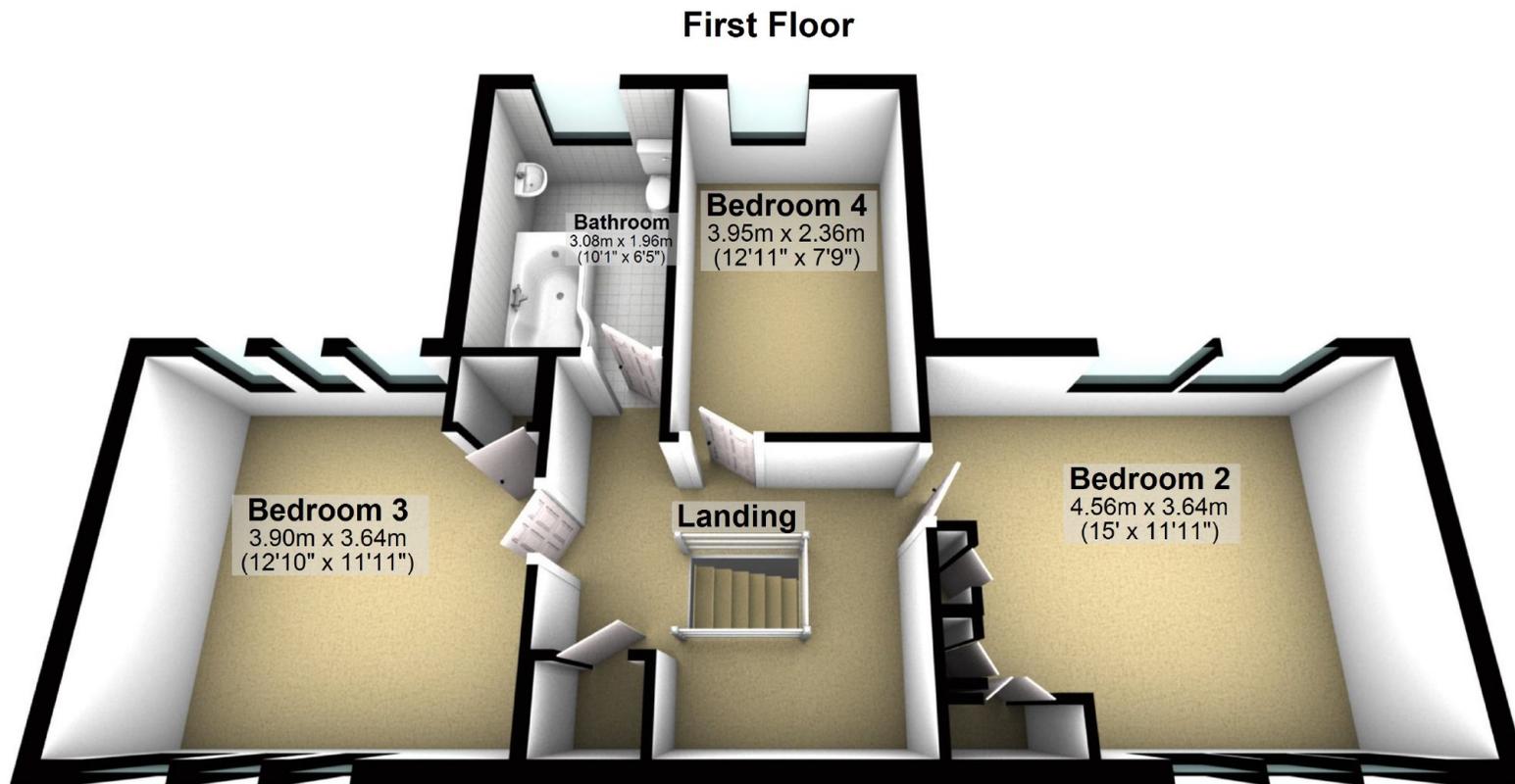
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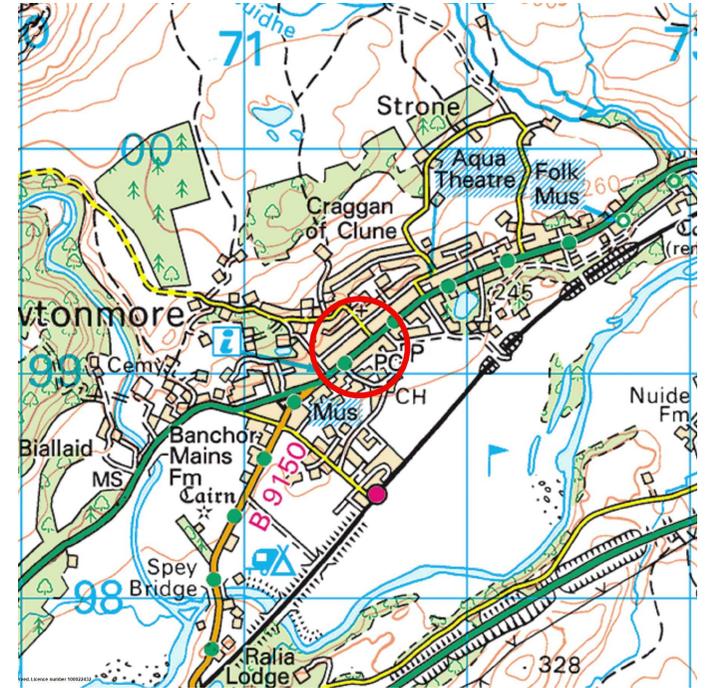
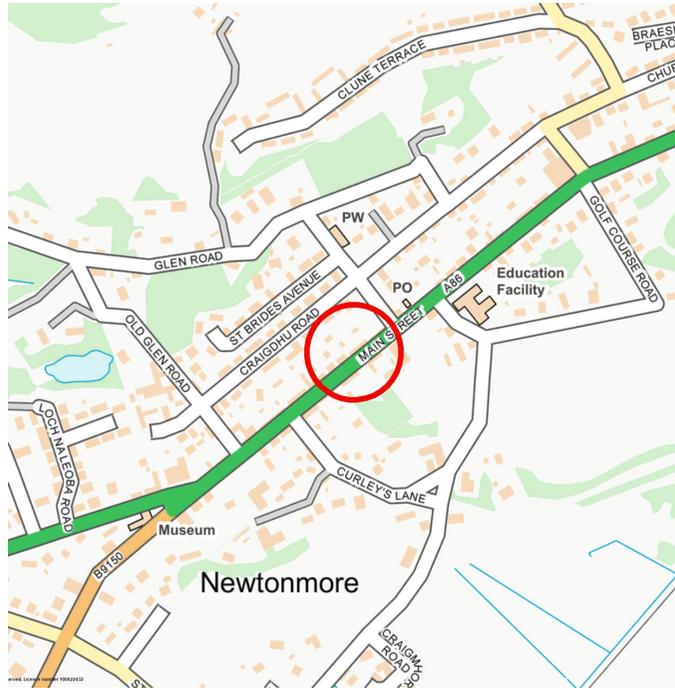
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**While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters**



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