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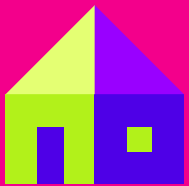
solicitors and estate agents

Langbar, Fort William Road, Newtonmore, PH20 1DJ
Offers over £235,000

Contact us on 01479 874800 or visit www.massoncairns.com

A light and airy home with excellent potential in a peaceful and private position in this popular Highland Village. The property is a bright and spacious two / three bedroom detached bungalow with very well proportioned accommodation and located in spacious grounds. This rarely available location is sure to captivate you and internally the property enjoys good amenity and generous living spaces. One of the many attributes of this delightful property, is its design and flexibility with accommodation comprising entrance vestibule, hallway, generous lounge with wood burning stove, kitchen, separate dining room, two double bedrooms and a nursery bedroom / home working space, wc with wash hand basin and separate bathroom. The home would suit a variety of purchasers, from those looking for a spacious family or second home, to those looking for a property with an income potential. The property sits in sizable grounds and are mainly laid to lawn with mature tree and shrub planting and bounded by privacy fencing. The gardens are easily maintained and offer the perfect place to enjoy the outdoors as well as providing parking and access to the impressive garage. Energy Performance Certificate Rating D , 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.

Entrance Vestibule

1.89m x 1.18m 6'2" x 3'10"

The inviting vestibule is accessed from the front garden and enjoys carpet flooring with a door leading into the large and bright hallway.

Hall

The welcoming hallway allows access to most of the rooms and has carpet flooring and ceiling lighting in addition to two storage cupboards with shelving.

Lounge

4.00m x 6.06m 13'1" x 19'11"

The spacious lounge with large triple windows allows for excellent levels of natural light to enter the room with a wood burning stove which creates a lovely cosy ambience to the room. There is carpet flooring and ceiling lighting.

Dining Room

3.81m x 2.70m 12'6" x 8'10"

The dining room which is open to the kitchen has ample room for a dining table and chairs. There is a large window which allows for great levels of natural light in addition to carpet flooring and ceiling lighting. Subject to the necessary planning consents, this space could be easily reconfigured to offer an open plan kitchen/dining and enlargement of the current third bedroom.

Kitchen

3.81m x 2.09m 12'6" x 6'10"

The kitchen offers a good range of base, drawer and wall units with contrasting worktops that benefits from shelving for extra storage. Within the kitchen there is space for a cooker, fridge/freezer and cupboard which houses the hot water tank. A sink with drainer is placed in front of the large window that overlooks the raised part of the garden. There is carpet flooring and ceiling lighting.

WC

1.90m x 1.12m 6'3" x 3'8"

A handy room with WC, wash hand basin, tiled splash back, display shelf and mirror. There is

also shelving for storage of shoes and a frosted window.

Rear Porch

1.22m x 1.12m 4'0" x 3'8"

Access to the rear porch is from the kitchen and doors open from there to the WC and storage cupboard. A frosted door leads out to the rear of the house. There is carpet flooring, ceiling lighting.

Bedroom One

3.22m x 4.00m 10'7" x 13'1"

A brilliant double bedroom with large windows allowing for excellent levels of natural light to enter the room making it bright and airy. A useful double integral wardrobe provides storage space in addition to carpet flooring and ceiling lighting.

Bedroom Two

3.80m x 3.33m 12'6" x 10'11"

A second double sized bedroom filled with natural light through the large window, there are two large twin integral wardrobes providing excellent storage space both hanging and shelved. There is carpet flooring and ceiling lighting.

Nursery Bedroom/Home Working Space

2.80m x 1.66m 9'2" x 5'5"

The room that is currently used as a home working space could also be used as a nursery bedroom with good levels of natural light alongside ceiling lighting and carpet flooring.



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Bathroom

2.50m x 3.33m 8'2" x 10'11"

A well proportioned bathroom comprising of a WC, pedestal wash hand basin with twin taps, large shower enclosure and separate bath. A window to the rear allows for great natural lighting and there is ceiling lighting and carpet flooring.

Outside

A large sweeping drive leads along the property to the back where there is turning and parking space for several vehicles. The front garden is mostly laid to lawn interspersed with shrubs, mature planting and trees with a patio area which offers a great space in which to relax in addition to a timber shed measuring 3.02m x 1.8m ideal for garden equipment. To the rear of the property there is a raised area with steps leading up, this adds a lovely feature to the garden. There is an outside tap, clothes line and power sockets.

Garages

The large and very useful main garage measuring 5.4m x 9.5m provides superb amenity and benefits from an electrically operated door, has concrete flooring and windows to the front offering good natural light levels in addition to strip lighting. The space benefits from a workshop area with a wooden work bench and shelving providing excellent sports and garden storage or could equally be used as a games / hobby area the garage also enjoys a kitchen area fitted with kitchen units, sink and water heater. There is a vehicle inspection pit, socket for

charge of batteries for an electric car and could easily fit two cars. There is a further detached garage measuring 2.96m x 5.38 with concrete flooring, up and over door and the benefit of power under a corrugated roof.

Services

It is understood that there is mains water, drainage and electricity. There is electric heating and the added benefit of solar panels which supplement the electricity supply.

Home Report

To obtain a copy of the home report, please visit our website 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 D

Entry

By mutual agreement.

Price

Offers over £235,000 are invited

Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

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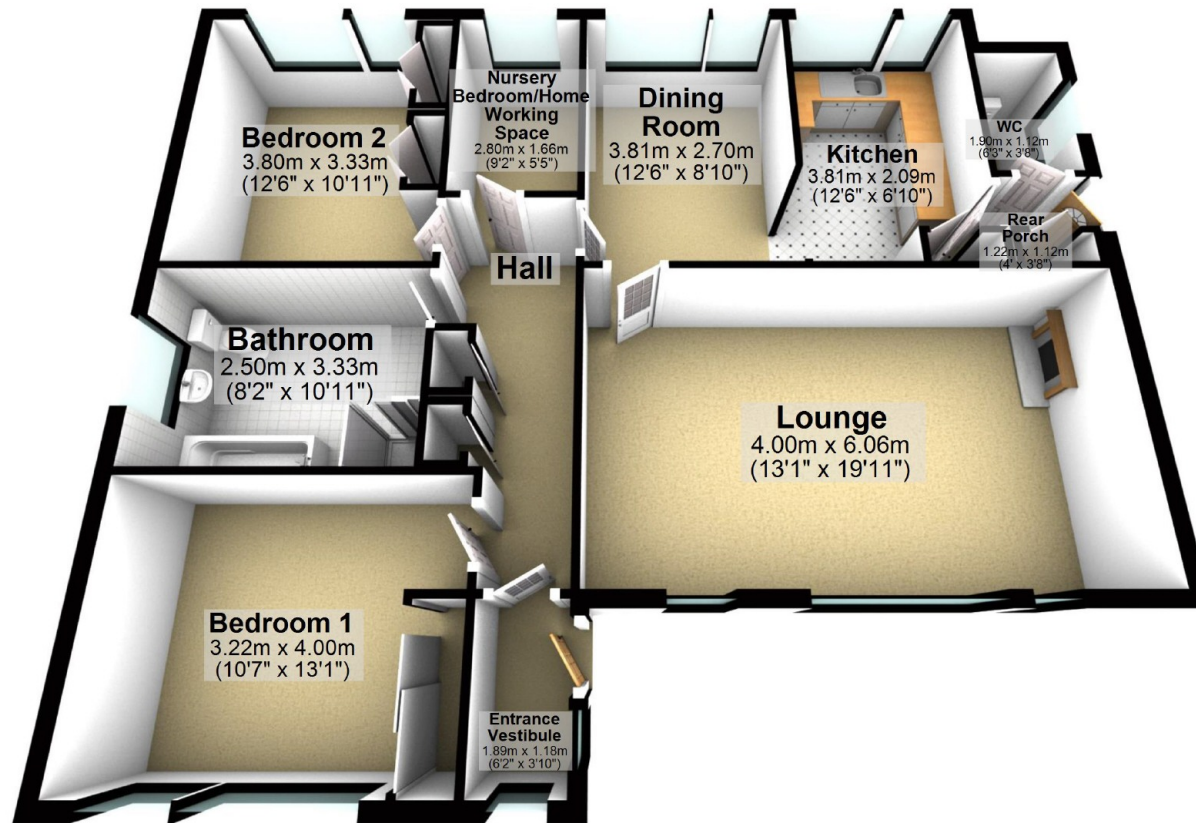
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Ground Floor



Plans not to scale, for illustration only



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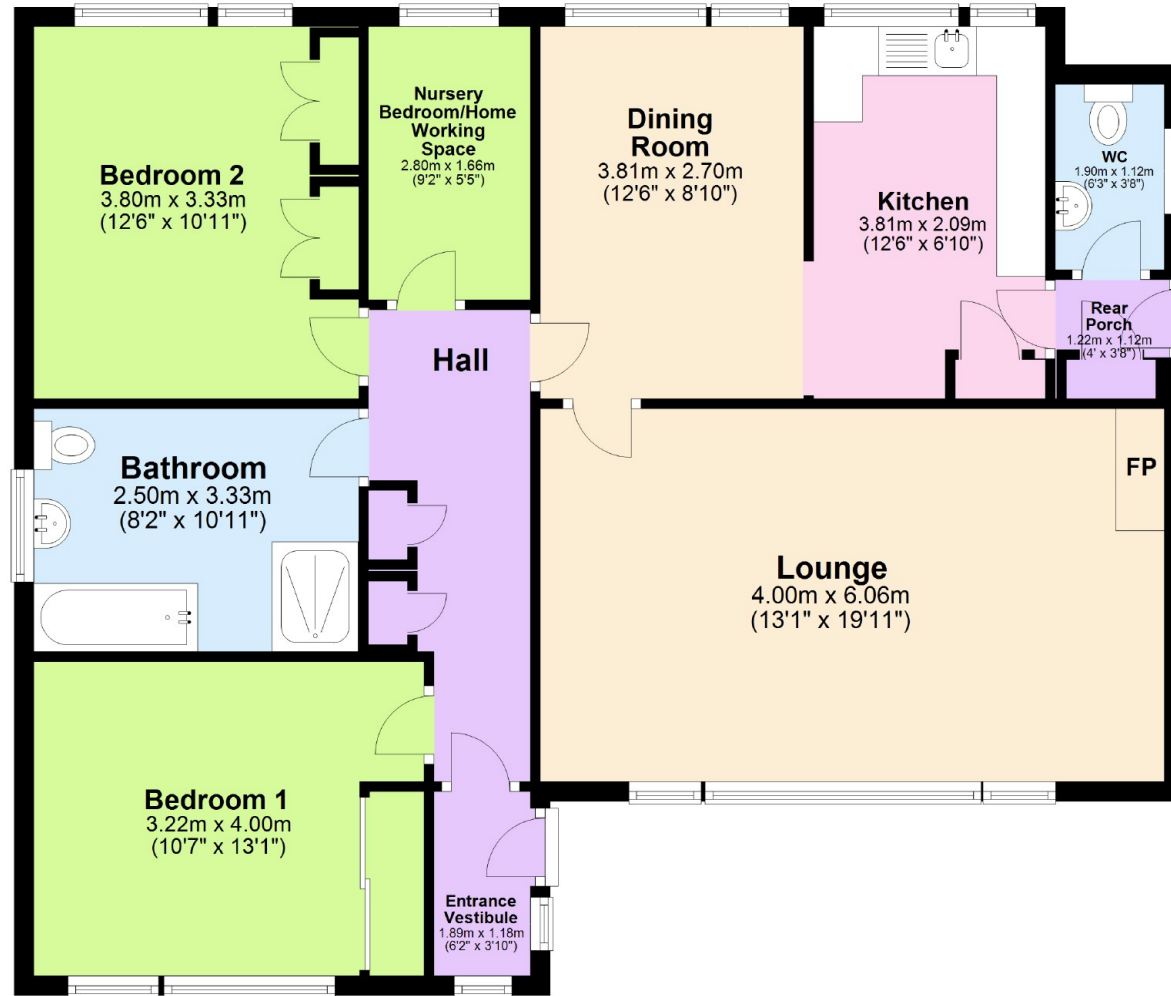
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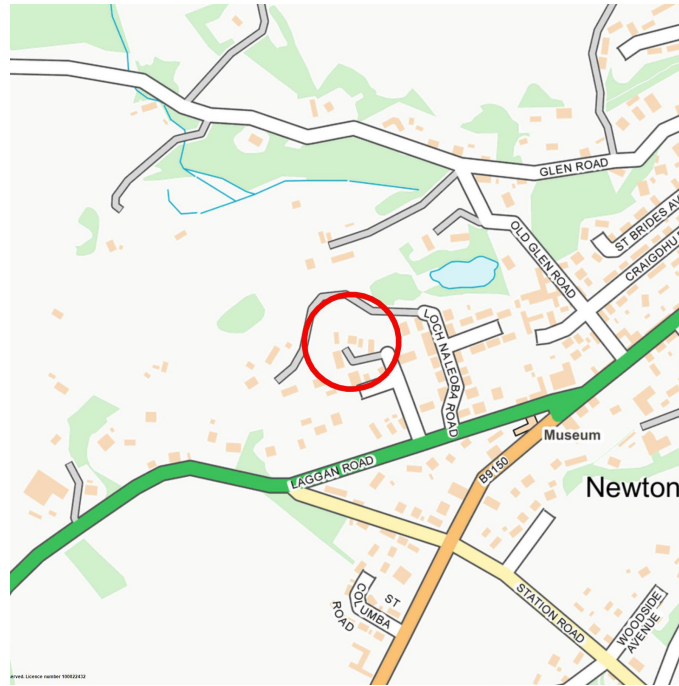
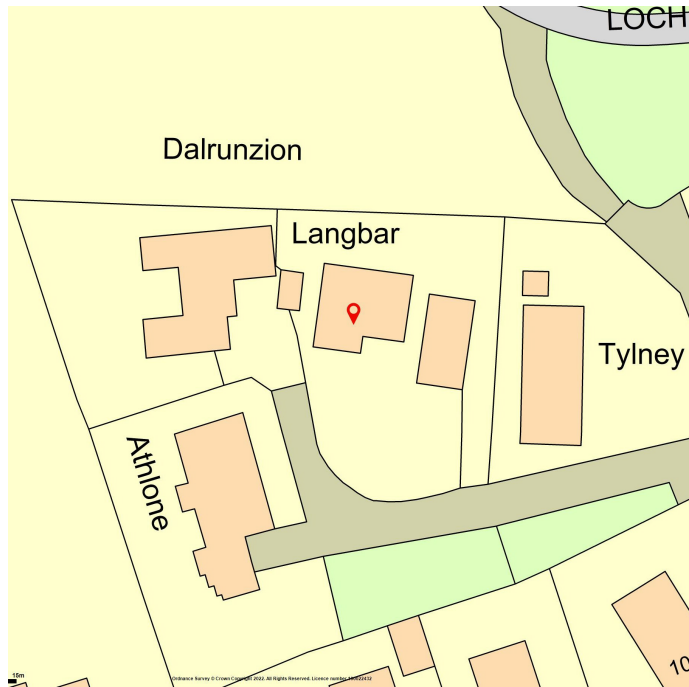
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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