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Ronmar, Church Terrace, Newtonmore, PH20 1DT
POA

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

UNDER OFFER - An outstanding and beautifully presented home in a peaceful position with good privacy in this popular Highland Village. Ronmar is an elegant and spacious three bedroom detached bungalow with very well proportioned accommodation and located in spacious grounds. From the moment you enter through the gravel sweeping driveway, the stunning location is sure to captivate you and internally the property enjoys modern amenity and generous proportions. One of the many attributes of this delightful property, is its design and flexibility with accommodation comprising entrance vestibule, hallway, generous and bright lounge, sun room, stylish kitchen with large dining area, three bedrooms, wc with wash hand basin and separate contemporary shower room. It will suit a variety of buyers, 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 which extend to approximately a quarter of an acre and are mainly laid to lawn and bounded by mature trees in addition to privacy fencing. The garden is easily maintained, and the perfect place to enjoy the outdoors as well as offering parking for several vehicles. The detached garage / workshop / studio is fully lined and insulated offering excellent vehicle and garden equipment storage or for use as a recreational space . Energy Performance Certificate Rating E , Council Tax Band E

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Newtonmore

The village of Newtonmore is at the southern end of the Spey Valley in the Cairngorms National Park and 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 Highland Wildlife Park, Dalwhinnie Distillery and the Cairngorm Mountains for winter sporting facilities and hill walking. Several Munros are also within easy reach. The mountainous landscape is truly breath taking and offers an unrivalled sense of relaxation and tranquillity. As you can imagine in an environment such as this, the area is home to an array of birds and wildlife. The village of Newtonmore has a primary school, banking facilities, a number of coffee shops and other shops, including a supermarket. 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.

Nearby Kingussie has medical facilities and an excellent secondary school offering education to University entrance standard. The larger resort of Aviemore is only a 15 minute drive away and offers a comprehensive range of facilities and activities. Just 25 minutes south of Newtonmore is the House of Bruar, the luxury retailer known as the 'Harrods of the Highlands'. It enjoys a unique reputation for quality, and it's food hall, with it's delicatessen, greengrocer and butcher, showcase the best Scotland has to offer. Other distances from Newtonmore:- Kingussie 3 miles; Aviemore 15 miles; Grantown on Spey 31 miles; Inverness 45 miles; Fort William 45 miles

Front Porch

2.55m x 1.55m 8'4" x 5'1"

The front porch is accessed via steps to the front of the property through a upvc and glazed door. There is good space for outerwear and shoe / boot storage. There is a large picture window to the side, laminate flooring and a further door leads through to the hallway.

Hallway

The large Z shaped hallway provides access to most accommodation and enjoys deep pile carpet, ceiling and wall lighting . There is a large double storage wardrobe with shelving and which houses the hot water tank in addition to a loft hatch.

Lounge

5.86m x 5.50m 19'3" x 18'1"

A wonderfully bright, spacious and airy lounge with a large triple window to the front and double doors through to the sun room which combine to flood the room with natural light. There is an expanse of space to accommodate several pieces of lounge furniture and the wood pellet boiler provides a warming focal point to the room. There are further glazed double doors leading to the hall with glazed side panels in addition to access through to the dining and kitchen area.

Sun Room

3.61m x 2.44m 11'10" x 8'0"

A fantastic place to sit and relax with the warmth of the sun through the double glazed windows on three sides. There is laminate flooring, wall lighting, double doors to the lounge and a further door leads to the gardens.

Kitchen / Dining Room

7.45m x 3.65m 24'5" x 12'0"

The well equipped, sophisticated and sizable kitchen is fitted with quality cream gloss base, wall and drawer units with under unit mood lighting, complementary work surfaces and stylish splash back tiling. There is a range of integrated appliances including plumbing for a dishwasher, washing machine, space for a fridge freezer and tumble dryer, oven and grill and an induction hob with an illuminated extractor over. Additionally, there is a 1½ sink and drainer with a chrome mixer tap, recessed down lighting, windows to the side providing excellent natural light, vinyl flooring and a breakfast bar. The kitchen flows through to the sizable and bright dining area where there is ample space to locate a large dining table with chairs and provides a superb space in which to socialise with family and entertain friends. There is a door to the rear garden and a window to the side.

Bedroom One

4.04m x 3.71m 13'3" x 12'2"

A bright and airy double bedroom to the front of the property with a large picture window and two large storage wardrobes which also have plumbing beneath allowing for the possibility of conversion to an en-suite. There is laminate flooring and ceiling lighting.

Bedroom Two

4.04m x 3.14m 13'3" x 10'4"

A peaceful double bedroom located at the rear of the property with carpet flooring, window to the rear, ceiling lighting and a double integral wardrobe with hanging and shelved storage.

Bedroom Three

3.50m x 2.71m 11'6" x 8'11"

A double bedroom with a large window overlooking the front gardens and which enjoys luxurious deep pile



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carpet. There is an integral storage wardrobe with hanging and shelved storage in addition to ceiling lighting.

W.C

1.52m x 1.0m 5'0" x 3'3"

A handy cloakroom, separate from the shower room with a wc and wash hand basin with chrome mono bloc mixer tap, tiled splash back, display shelf and mirror. There is vinyl flooring, ceiling lighting, extractor fan and an opaque window to the rear.

Shower Room

2.46m x 1.94m 8'1" x 6'4"

A fresh and stylish shower room enjoying a sumptuous range of modern wc, pedestal wash hand basin with mixer tap in white and features an illuminated mirror with integral shaver point. A large walk in shower enclosure with a tower shower with rainfall head and body jets offers a luxurious experience surrounded with wet wall. There is an opaque window to the rear which allows in natural light. There is recessed ceiling lighting, an extractor fan chrome ladder towel radiator and tiled flooring.

Outside

Outside the property is complemented by beautifully presented garden grounds within a peaceful setting. The front and side gardens are a combination of lawn with mature planting whilst there is a sheltered area providing an ideal space for outdoor entertaining and relaxation to the rear which could also easily be re-landscaped to cater for different tastes. The gravel drive is situated to the front of the property and offers parking for several vehicles and access to the impressive timber garage / workshop / studio.

Garage / Workshop / Studio

6.55m x 3.64m 21'6" x 11'11"

This very generous space has been thoughtfully designed to offer excellent amenity with the possibility

to utilise it for a number of purposes including vehicle storage, recreational use or even as a home working space. The space has been fully ply lined and insulated with a concrete base, several power sockets and lighting. There are built in worktops and integral kitchen units offer excellent storage.

Services

It is understood that the property has mains water, drainage and electricity. There is a biomass central heating system. The property was rewired in November 2018.

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 E

Entry

By mutual agreement.

Price

UNDER OFFER

Viewing and Offers

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

Strathspey House
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Moray

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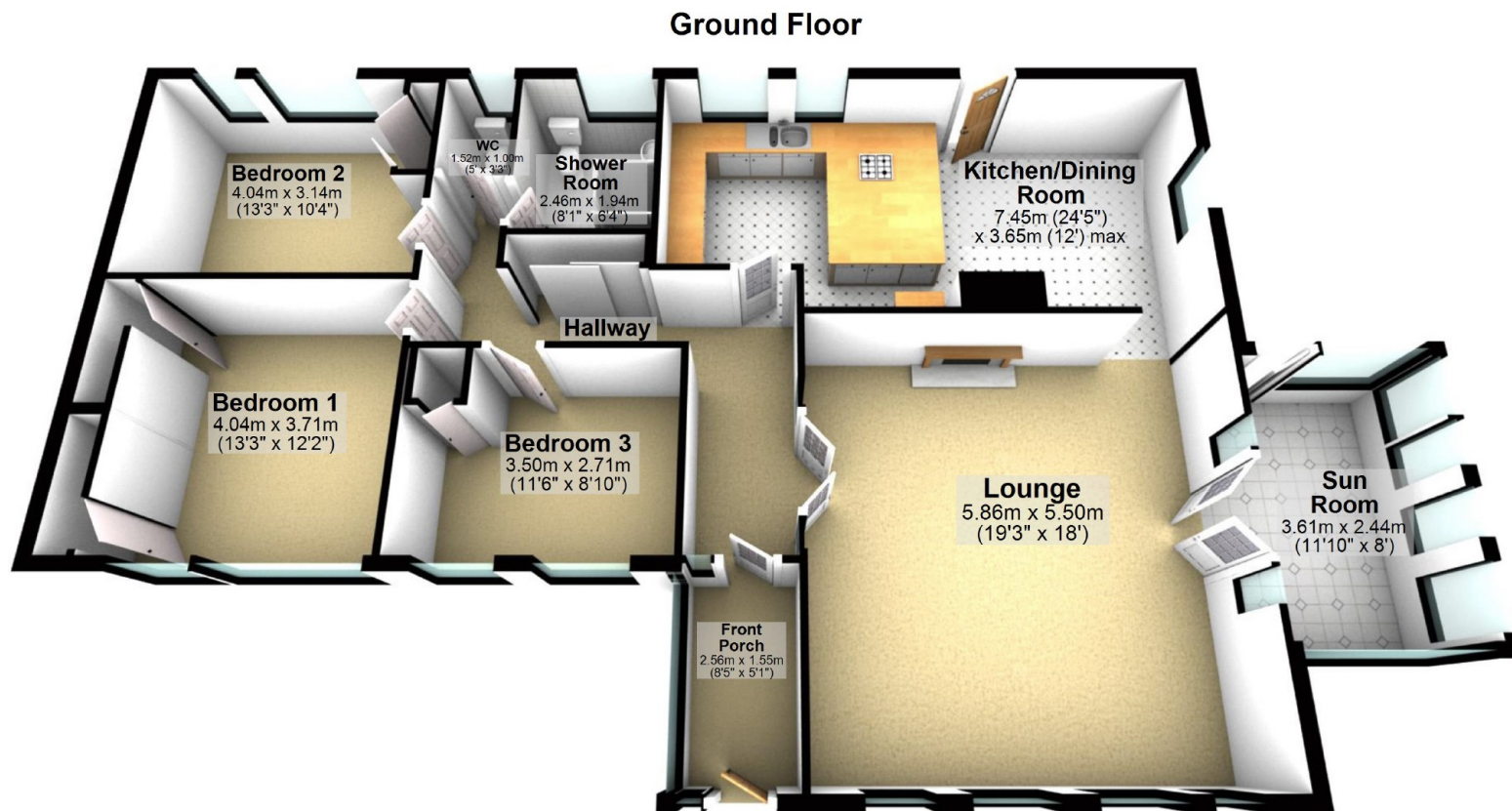












Plans not to scale, for illustration only



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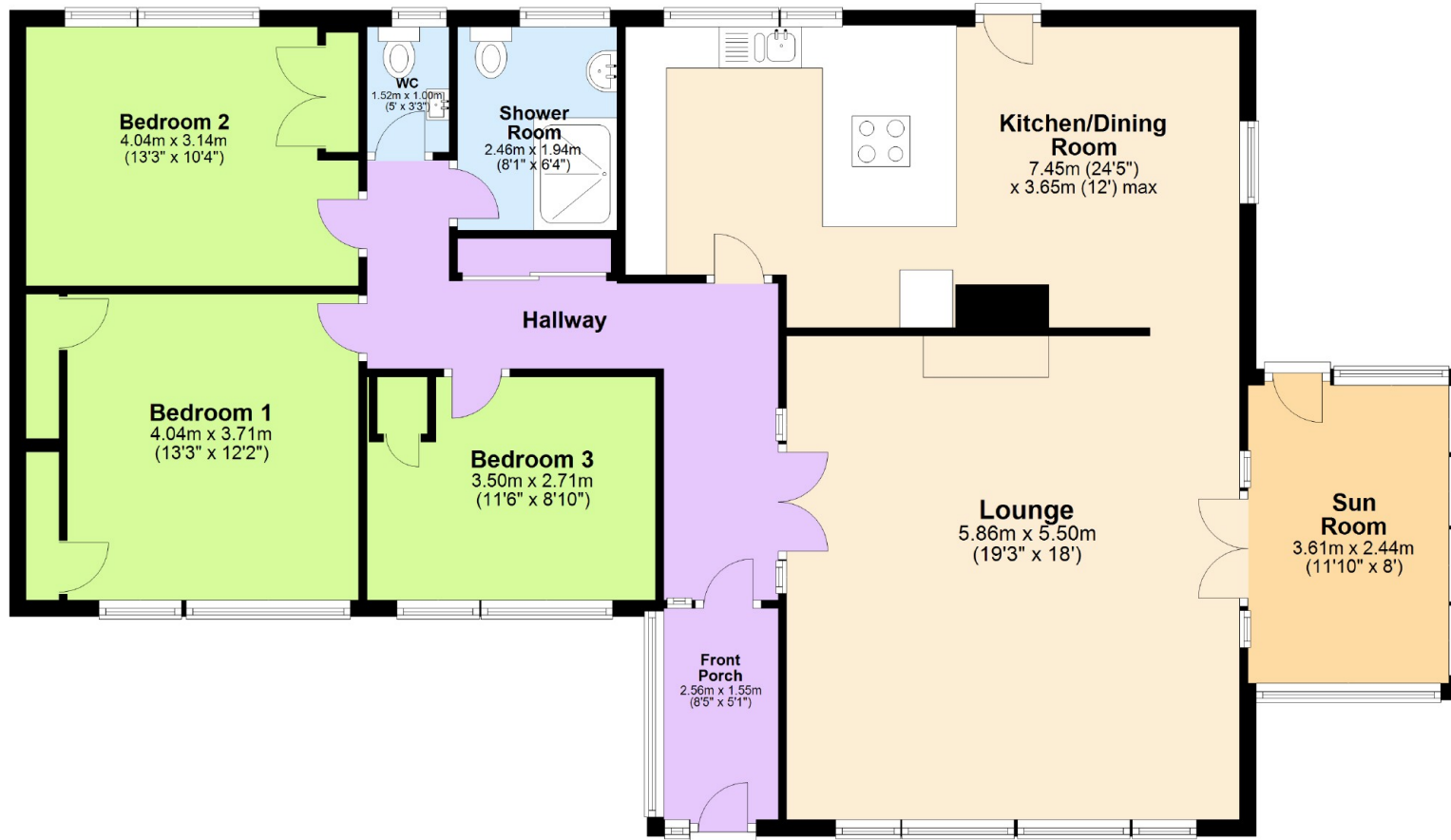
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Ground Floor



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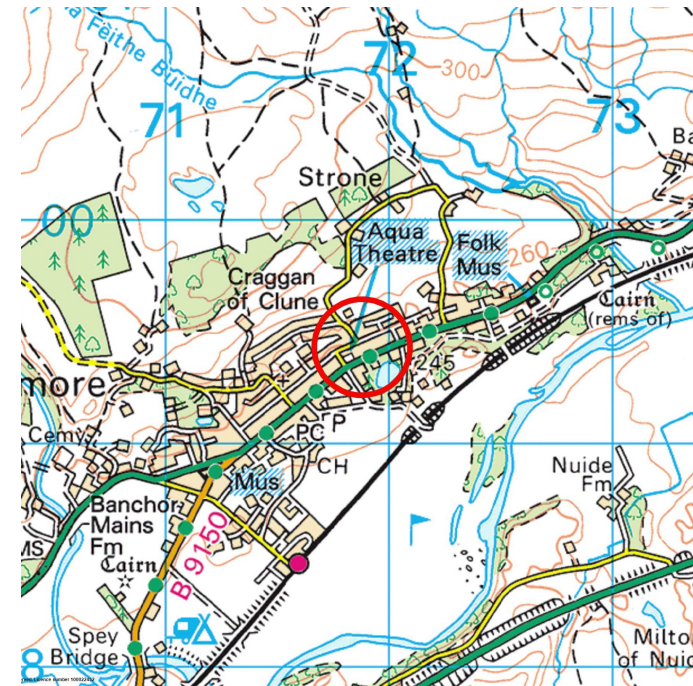
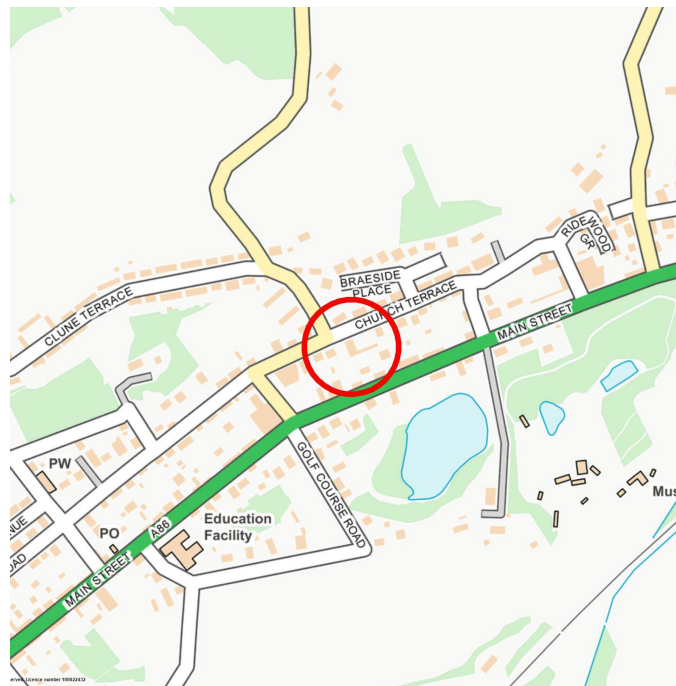
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
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