



Toabh Na Coille, Church Terrace, NEWTONMORE, PH20 1DT

Offers Over £325,000

REF: 60833





description

Toabh Na Coille is a substantial five bedroom, four bathroom property located in a quiet street in the Cairngorm village of Newtonmore, right in the heart of the Cairngorms National Park. The property is within walking distance of the village facilities and is within easy commuting distance of Inverness City and Airport. Offering generous, versatile living space, the property benefits from double glazing, oil fired central heating complemented by a wood burning stove in the lounge and under floor heating to one en-suite. With ample storage and well proportioned rooms, the property represents a very comfortable family home but equally lends itself to ideal bed and breakfast accommodation as there are two en-suite bedrooms and the area is a highly popular tourist destination. The property is laid out over two floors and is in excellent decorative order throughout.

Viewing is highly recommended to fully appreciate the extent of the living space and quiet village location on offer.

The accommodation consists of: an L shaped hallway with store cupboard; a generous kitchen/diner with a good selection of base and wall mounted units, complementary tiling to splashback, free standing cooker with gas fired hob and electric oven and from the dining area, patio doors open to the rear garden; utility room with fridge, freezer and washing machine; front facing lounge with wood flooring and a wood burning stove providing a welcoming focal point; two double bedrooms, one with fitted wardrobes and both with en-suite shower facilities. On the upper floor the landing provides an ideal study area with book shelves; three double bedrooms and a fully tiled family bathroom comprising a three piece suite in white with electric shower over the bath and heated ladder style towel rail.

A garden area to the front of the property is mainly laid to lawn while the fully enclosed rear garden is laid to grass with a paved patio area providing an ideal venue for al fresco dining or entertaining. There is also a wood store and activity/playhouse. A parking area to the side of the property provides ample off-street parking.

Facilities in the village include a supermarket, chemist, café, hotels, small selection of retail outlets and The Highland Folk Museum. Aviemore, approximately 13 miles away is the principle Scottish ski centre and offers an excellent range of facilities and tourist attractions. Both English and Gaelic medium education is available in the village with secondary pupils attending Kingussie High School, to which bus transport is provided daily.

The Strathspey area is a highly popular tourist destination with an excellent range of facilities available on your doorstep including hillwalking, climbing, skiing, sailing and bird watching. The famous River Spey, one of Scotland's most famous salmon fishing rivers, is also close by. Inverness, the main business and commercial centre in the Highlands is approximately 40 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



Kitchen/Diner **6.41m x 2.97m (21'0 x 9'9)**
Utility **3.07m x 1.59m (10'0 x 5'3)**
Lounge **5.21m x 4.67m (17'0 x 15'3)**
Bedroom 1 **3.90m x 3.60m (12'9 x 11'9)**
En-suite **2.95m x 1.55m (9'8 x 5'0)**
Bedroom 2 **3.34m x 3.09m (10'11 x 10'2)**

En-suite **2.53m x 2.17m (8'3 x 7'0)**
Bedroom 3 **4.79m x 3.20m (15'9 x 10'6)**
Bedroom 4 **4.14m x 2.58m (13'6 x 8'6)**
Bedroom 5 **4.79m x 3.12m (15'9 x 10'3)**
Bathroom **2.70m x 2.57m (8'9 x 8'5)**
Downstairs WC **1.71m x 0.99m (5'6 x 3'3)**







General

All floor coverings, light fittings, curtain poles, washing machine, fridge, freezer and playhouse are included in the asking price.

Services

Mains water, drainage and electric. Oil tank and LPG gas bottles.

Council Tax

Council Tax Band E

EPC Rating

D

Post Code

PH20 1DT

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

AG/JD/DAVI0323/1

Price

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Directions

From Inverness take the A9 South eventually turning left signposted Newtonmore. Follow the road signs into the village and take the first right after the Highlander Hotel, into Church Terrace, the property is further along on your left hand side.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.



