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Shieldaig, Station Road, Newtonmore, PH20 1AR  
Offers over £265,000

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An immaculate and most attractive four bedroom home enjoying a private and secluded location in this pretty Highland village in the Cairngorms National Park. This welcoming home is approached via a gated driveway and is surrounded by impressive mature gardens with garage and shed. The layout of the home is well presented and extremely flexible with accommodation arranged over two floors and comprising entrance vestibule which leads into a large L shaped hallway, a beautifully proportioned and wonderfully bright lounge with elevated views over the field to the front of the property, stylish kitchen / dining room with breakfast bar and ample room for a large dining table, utility room and large rear porch, two bedrooms on the ground floor with access to a bathroom and on the first floor there are a further two bedrooms (master en-suite) and a separate shower room. Outside the property enjoys well proportioned and easily maintained gardens, off street parking and a garage. This flexible accommodation would suit a variety of purchasers. Energy Performance Certificate Rating E, Council Tax Band F

## Offers over £265,000



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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

0.92m x 1.85m 3'0" x 6'1"

A double Upvc glazed door opens into the vestibule where a further glazed and timber door leads into the hallway. There is tiled flooring with a Matwell integrated mat and hooks create good space for hanging outerwear.

## Hallway

A spacious and welcoming L - shaped hallway where doors provide access to the lounge, kitchen / dining room, bathroom and bedrooms three and four and carpeted stairs lead up to the first floor. Storage room is generous within space under the stairwell and a slim cupboard housing the electrical switchgear is placed here. There is quality Russwood oak flooring, two ceiling lights and a radiator.

## Lounge

4.51m x 5.49m 14'10" x 18'0"

A bright and spacious lounge enjoying a large picture window overlooking the front garden and over the surrounding countryside, centred around a warming Yeoman multi fuel stove set on a slate hearth with marble

surround and mantle. Double glazed panel doors lead into the open plan kitchen and dining room and there is lovely Russwood oak flooring, wall lighting and a radiator.

## Kitchen / Dining

3.05m x 6.36m 10'0" x 20'10"

This lovely modern open plan kitchen and dining room enjoys a great range of gloss grey base, drawer and wall units with complementary worktop which extends into a spacious breakfast bar with tiled splash backs surrounding. Integrated appliances include Lamona oven and grill, microwave, slimline dishwasher, under counter fridge and a hob with a contemporary stainless steel cylinder extractor above. Two windows to the rear allow views over the private rear garden and a round stainless steel sink with mixer tap is positioned looking out of one. A generous cupboard houses the Tempest water tank, the Danfoss heating and hot water controls and there is shelved storage space above. The dining area offers ample space to accommodate a 6-8 person dining set and double glazed panel doors open into the lounge creating an open plan sociable area for the family to gather together. There is quality Russwood oak flooring throughout, ceiling lighting, a radiator and a Danfoss thermostat.

## Utility

1.53m x 1.74m 5'0" x 5'9"

This handy utility room provides worktop space and there is plumbing underneath for a washing machine and space for a further appliance. A further door leads through to the rear porch and windows look out over the side and rear of the property. There is vinyl flooring and ceiling lighting.

## Rear Porch

1.28m x 6.59m 4'2" x 21'7"

An excellent external rear porch which is accessible from the property and provides ease of access to the garden through a timber glazed sliding door to the rear and a timber and glazed door to the side. Five windows to the rear allow in great levels of natural light and the room provides the perfect storage space for bikes etc. There is an outside tap and gravel and paved flooring.

## Bedroom Three

4.84m x 3.74m 15'11" x 12'3"

A welcoming double bedroom enjoying a window to the front enjoying scenic views and benefiting from real wood flooring. There is ceiling lighting and a radiator.

## Bedroom Four

3.51m x 2.46m 11'6" x 8'1"

Another relaxing double bedroom with windows overlooking the side of the property. There is carpet flooring, wall lighting and radiator.

## Bathroom

1.68m x 2.28m 5'6" x 7'6"

This fresh bathroom features an oak effect vanity units with storage underneath which houses a back to wall WC and a wash hand basin with mixer tap. There is a bath with mixer tap situating an electric Triton shower. Quality wet wall surrounds all of wet areas, an opaque window opens to the back and there is vinyl flooring, ceiling lighting, white towel radiator, a Marley extractor and a shaver point.

## Landing

Carpeted stairs and a white balustrade leads up to the landing where doors open to the master en-suite, bedroom two and the shower room. Storage space is generous with a large shelved cupboard, a further slim shelved cupboard and access to the eaves where there is more generous storage. There is carpet flooring and ceiling lighting.

## Master Room

3.84m x 5.01m 12'7" x 16'5"

Located on the first floor the master bedroom has fantastic views through the large triple dormer window to the front and fantastic light fills the room. Storage is generous with a carpeted cupboard with ceiling lighting and shelves, and in addition to this a triple integrated wardrobe with sliding mirror doors has both shelving and hanging space. A door leads from the bedroom to the en-suite shower room and there is carpet flooring, ceiling lighting and a radiator.



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### En-Suite Shower Room

1.39m x 2.28m 4'7" x 7'6"

A lovely and light en-suite shower room featuring white vanity units with worktop over and great storage cupboards under. The shower room comprises of Roca back to wall WC with chrome push flush button, wash hand basin with mixer tap and a corner shower enclosure with sliding doors housing a Bristen Glee electric shower with wet wall behind. An opaque window opens to the side and there is an illuminated mirror with an integral shaver point, a white towel radiator, tile effect laminate flooring, recessed ceiling lighting and an extractor shower light.

### Bedroom Two

3.33m x 4.43m 10'11" x 14'6"

A bright double bedroom benefitting from a large triple window to the front allowing excellent levels of natural lighting and lovely views of the garden and surrounding countryside. A cupboard with shelved and hanging space provides fabulous storage and there is carpet flooring, ceiling lighting, radiator and loft access through a hatch.

### Shower Room

2.60m x 1.15m 8'6" x 3'9"

This well presented shower room comprises of white vanity units with complimentary black worktops with integrated back to wall WC with chrome flush button and Roca wash hand basin with mixer tap and a large shower enclosure with sliding door housing a Mira Go electric shower with wet wall surrounding. There is complementary white tiling and an opaque window to the side along with tiled flooring, recessed ceiling lighting, extractor shower light, chrome electric towel warmer and an illuminated mirror above the wash hand basin.

### Garage

There is a separate single garage providing storage for a vehicle. Entry is through an up and over door at the front and there is concrete flooring and ceiling lighting.

### Outside

The front garden is mainly laid to lawn with a gravel drive leading along the side to the garage at the rear and providing parking and turning for several vehicles. The front is edged with a low level wall, to one side is a low level timber fence and to the other is a post and wire fence. At the rear of the property is a paved area with steps leading up to a further raised garden which is a mix of gravel and lawn areas and a high level timber fence surrounds. A timber garden shed measuring 2m x 2m provides good storage for gardening equipment and there is a Warmflow boiler, outside tap and Harlequin 1100 slimline tank.

### Services

We understand that there is mains water, drainage and electricity. There is oil fired central heating and the oil tank is situated at the side of the property.

### Home Report

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

EPC Rating E

### Entry

By arrangement

### Price

Offers over £265,000 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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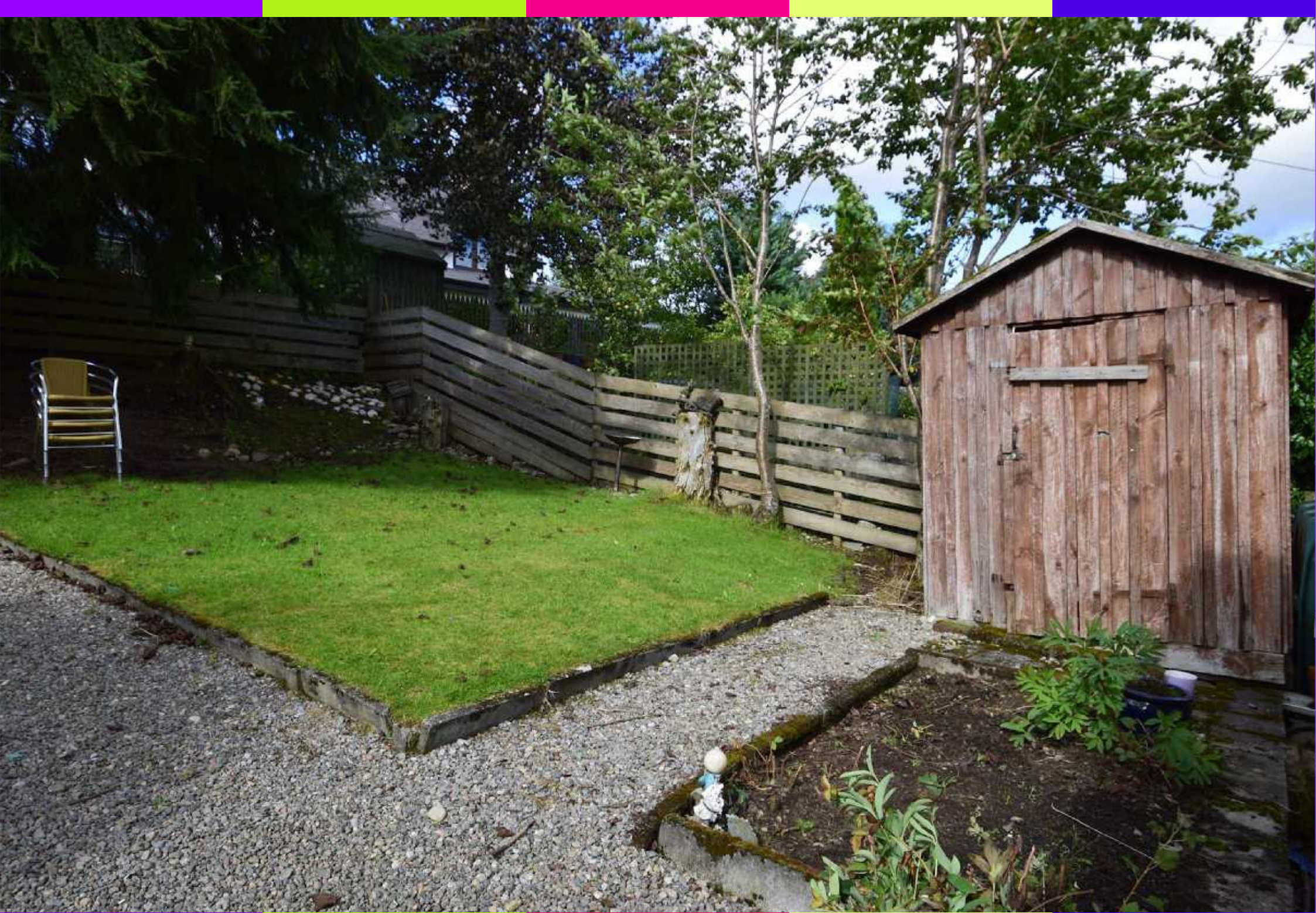














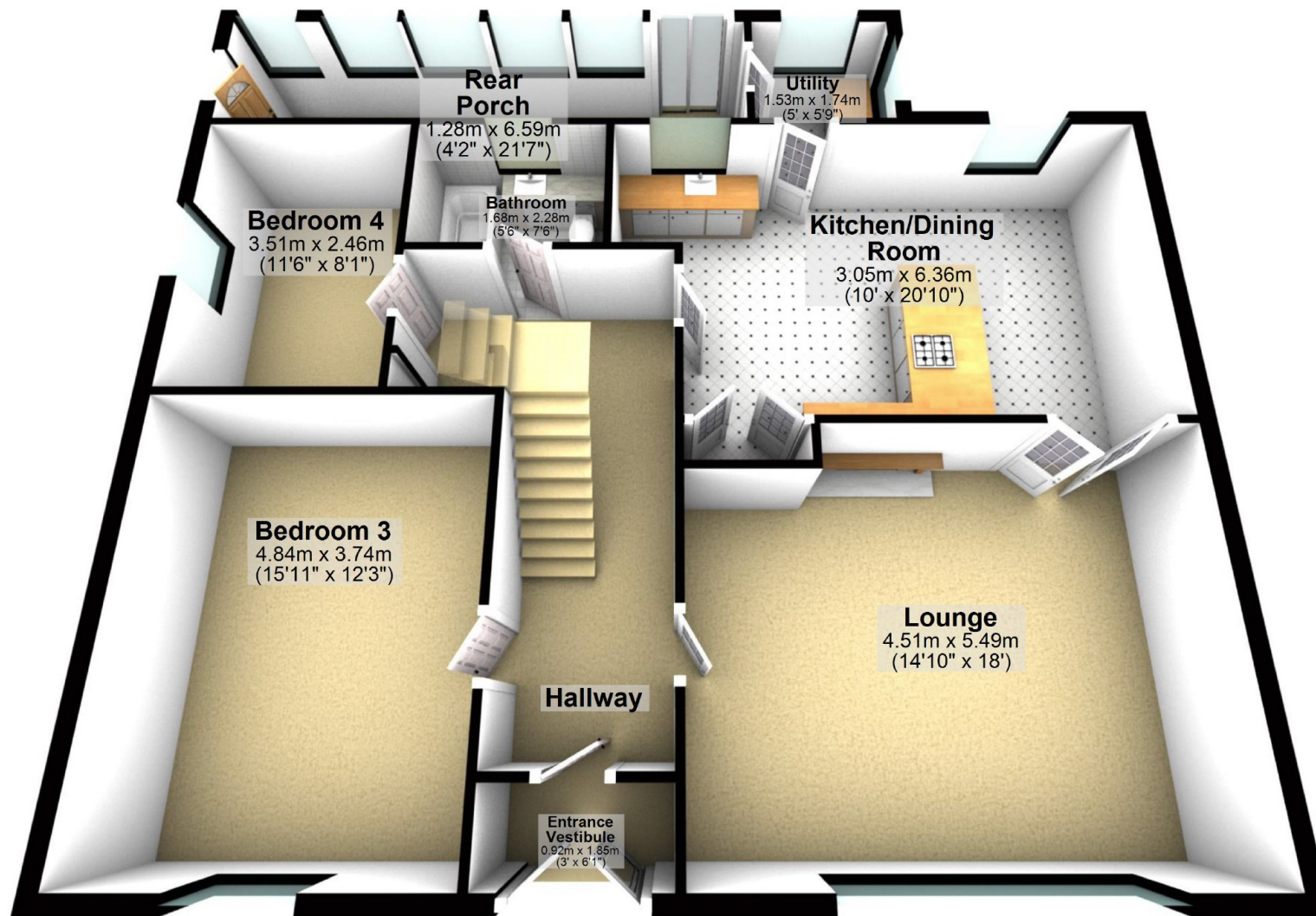








## Ground Floor



Plans not to scale, for illustration only



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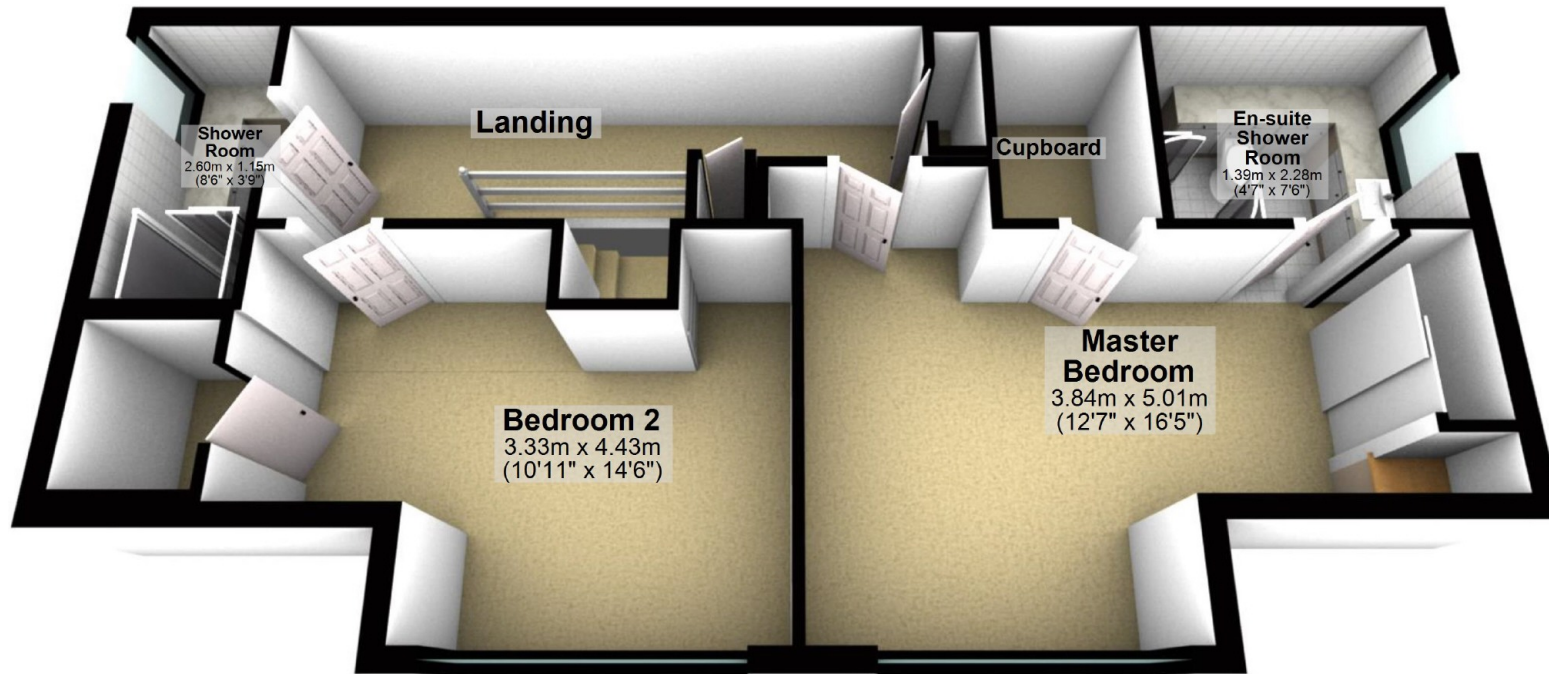
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## First Floor



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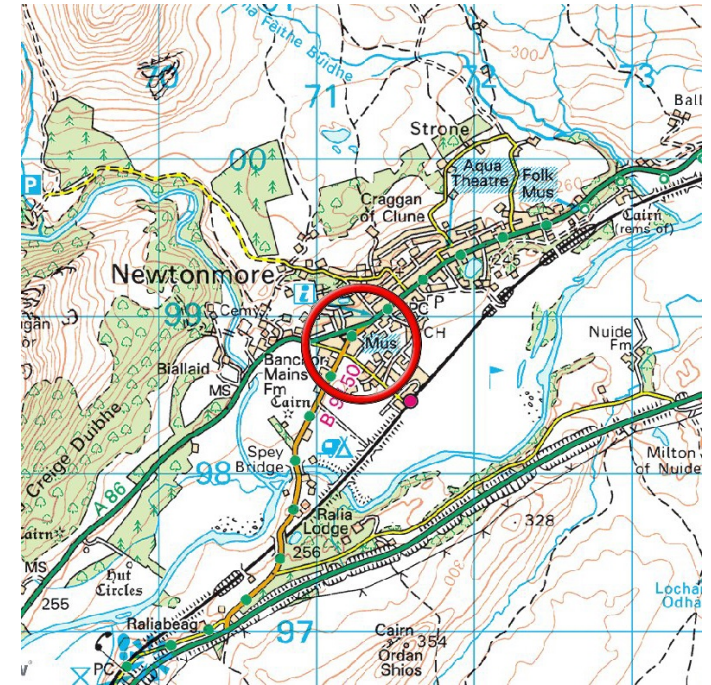
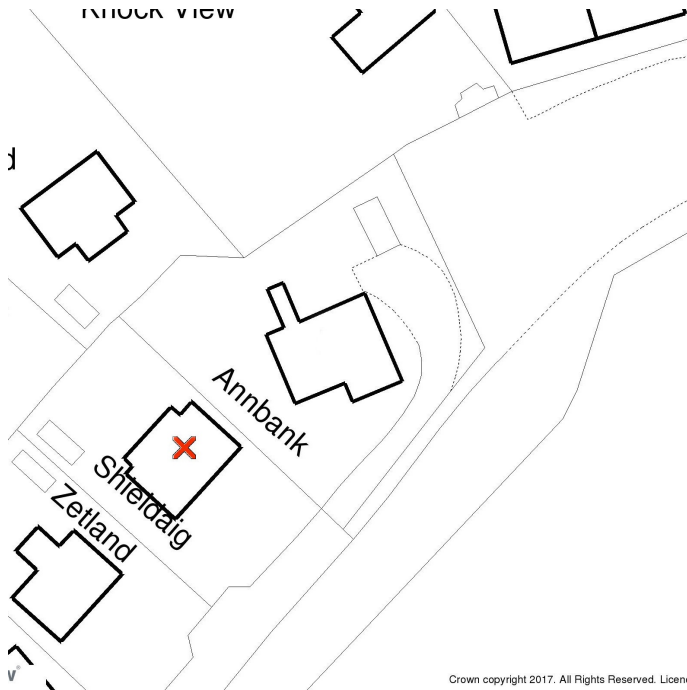
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters**



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