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5 Monarch Country Apartments, Newtonmore, PH20 1DD  
POA

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)



UNDER OFFER - A high quality three bedroom apartment and garage with the wow factor situated in this characterful building that has been extensively and sympathetically renovated and upgraded to offer luxury accommodation. The exceptional specifications are evident throughout the apartment and the lounge / kitchen / dining areas are particularly stunning with a focus on high ceilings and oceans of natural light from the large windows overlooking the property lawns and to the hills beyond. The renovations have taken full advantage of the many original features such as ceiling coving, high skirting's, ceilings and cornices whilst seamlessly blending these with high specification glazing, gas fired central heating and high quality fittings. The current owners have secured planning to change the kitchen / dining windows into French doors opening onto the balcony which would make a superb additional feature. Further accommodation includes a bespoke kitchen, luxury bathroom and large double bedrooms (master en-suite) with excellent finishes and storage. Outside the communal grounds are well maintained and there is a drying area, lawn and the apartment enjoys the benefit of a large block built garage with an abundance of storage. Viewing is a must to get a thorough and genuine feel for this special property with excellent road and rail links to the North, Central Belt and South. Energy Performance Certificate Rating C Council Tax Band E

## POA



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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

## Overview

The internal accommodation is designed to maximise both the outstanding views and penetration of natural light and is well laid out for contemporary family living. Features of the apartment include a well designed

open plan kitchen and dining room, lounge with large bay window, laminate flooring, ceiling cornices and contemporary panelled doors with architraves. The property is well located for local and sporting amenities and is set in an impressive and attractive building.

## Main Entrance

From the driveway, the main entrance door is served with a secure intercom system and the main hall is carpeted with stairs leading to the upper floors in addition to a lift.

## Entrance Hall

From the communal stairway the intercom phone allows access to the property. A door opens into the entrance vestibule where further doors open to the lounge, all three bedrooms the shower room. A high level cupboard houses the electrical switchgear and there is laminate flooring, ceiling lights and radiator.

## Lounge

3.57m x 6.55m 11'9" x 21'6"

With its magnificent high ceilings and large bay window to the front, the lounge certainly has a grand feel to it and double doors open into the kitchen / dining room creating a spacious open plan area for the family to gather together. A large cupboard with double doors provides fabulous shelving and hanging storage and there is further storage located above. There is beautiful laminate flooring throughout, ceiling lighting and three radiators.

## Kitchen and Dining Room

3.34m x 7.35m 10'11" x 24'1"

A wonderful and sociable open plan kitchen and dining room where the whole family can come together to cook, eat and chat. This quality kitchen offers excellent amenity and provides a superb selection of cherry wood base, drawer and wall units with complementary worktop over and white tiling surrounding. Integrated

appliances include an Amica fridge / freezer, Lamona dishwasher, an Indesit washing machine and there is a freestanding Leisure Cookmaster electric range cooker with a 7 ring gas hob and a stainless steel extractor is situated above. There is also a ceramic one and a half bowl sink with mixer tap and easily maintained tiled flooring. The spacious dining area has room to situate a large dining set and enjoys laminate flooring. Two windows to the front allow excellent levels of light to fill the room and there is ceiling lighting in both ends. The current owners have secured planning to change the current windows to French doors opening onto the balcony and would make a superb additional feature. Further details can be found on the Highland E-planning website ref 16/05340/FUL

## Master Bedroom

3.12m x 4.50m 10'3" x 14'9"

A spacious and relaxing en-suite master bedroom benefitting from a generous cupboard providing both shelved and hanging storage. A window to the rear allows natural light into the room and there is laminate flooring, ceiling lighting and a radiator.

## En-Suite Bathroom

1.67m x 3.60m 5'6" x 11'10"

An attractive fully tiled en-suite bathroom comprising of WC, Kintyre wash hand basin with twin taps and a bath with twin taps housing a mains pressure shower over with a glazed shower screen surrounding. A cupboard with louvre door houses the Glow worm boiler whilst also providing great storage. Twin opaque windows open to the rear and there is tiled flooring, recessed ceiling lighting, a shaver point light, radiator and Newlec extractor.

## Bedroom Two

2.74m x 4.02m 9'0" x 13'2"

A bright and inviting double bedroom enjoying a window to the side and a glazed fire escape door to the



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side allowing in excellent levels of natural light whilst allowing access to the fire escape stairwell. There is carpet flooring, ceiling lighting and two radiators.

### Bedroom Three

3.33m x 3.62m 10'11" x 11'11"

A generous double bedroom enjoying a window to the side allowing natural light into the room. The bedroom enjoys laminate flooring, ceiling lighting and a radiator.

### Shower Room

A fresh and fully tiled shower room in white consisting of a WC, Kintyre wash hand basin with twin taps featuring a mirror and shaver point light above and a shower cubicle with sliding doors housing an integral mains pressure rainfall shower. An opaque window to the rear allows in natural light and there is tiled flooring, ceiling lighting, a radiator and Newlec extractor.

### Garage

5.25m x 3.50m 17'3" x 11'6"

The large block built garage is situated at the right end of a block of three and has a concrete base, power, light, heater and an up and over garage door. Inside there is ample room to store a vehicle and additional sports equipment, bikes etc securely.

### Outside

The building sits in beautifully kept garden grounds and an opening at either side allows vehicle entry and exit along the tarmac drive which runs past the front of the property. The spacious communal front garden is laid to lawn and is surrounded by a low level wall and there is a large tarmac parking area to the side. The tarmac drive allows access to the rear garden grounds where the garages are located. There is a spacious gravel communal drying area and bin area and a post and wire fence surrounds the rear.

### Services and Communal Charges

It is understood that there is mains electricity and drainage with gas central heating. The gas is provided on a communal basis and metered individually for each apartment. There is a formal maintenance agreement in place which includes buildings insurance, property and grounds upkeep and external lighting etc which is currently £70 per calendar month. A residents committee decides what the fee will be set at annually. The benefit of this arrangement is that the property is continually maintained and therefore of a high standard making it ideal as a home, holiday home or investment property. There are no restrictions on holiday letting although potential purchasers must satisfy themselves regarding their mortgage lenders criteria if securing finance for this purpose.

### 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 C

### Entry

By arrangement

### Price

UNDER OFFER

Contents available by separate negotiation.

### 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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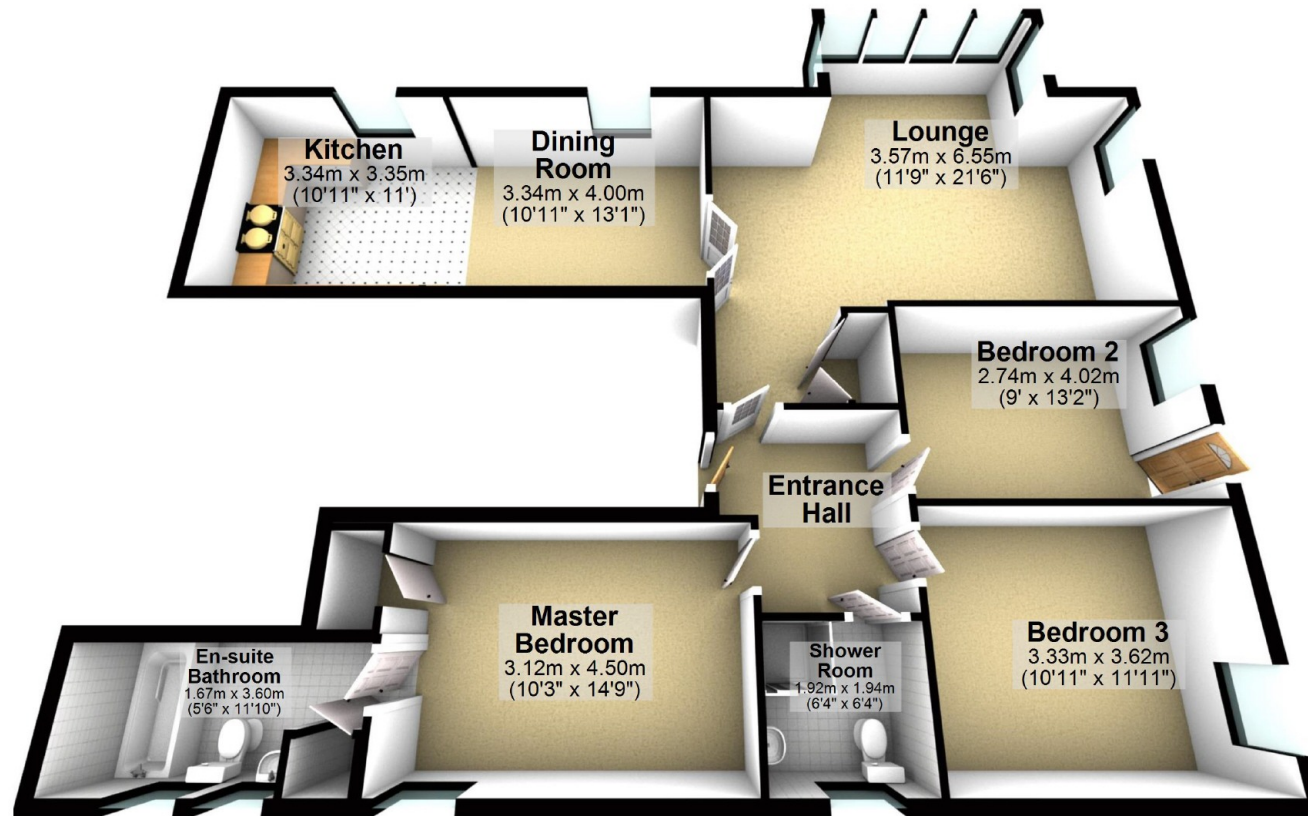








## First Floor Apartment



Plans not to scale, for illustration only



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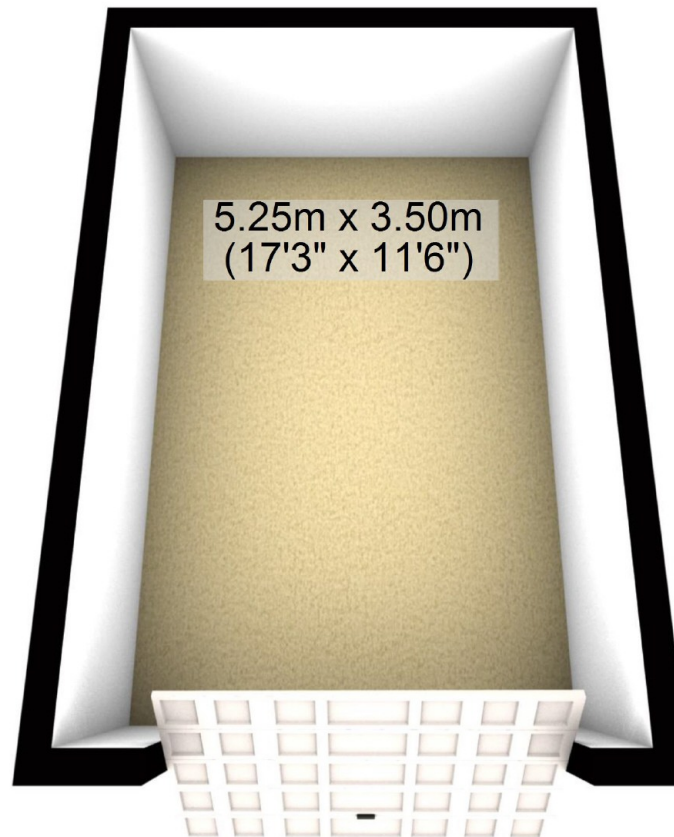
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## Garage



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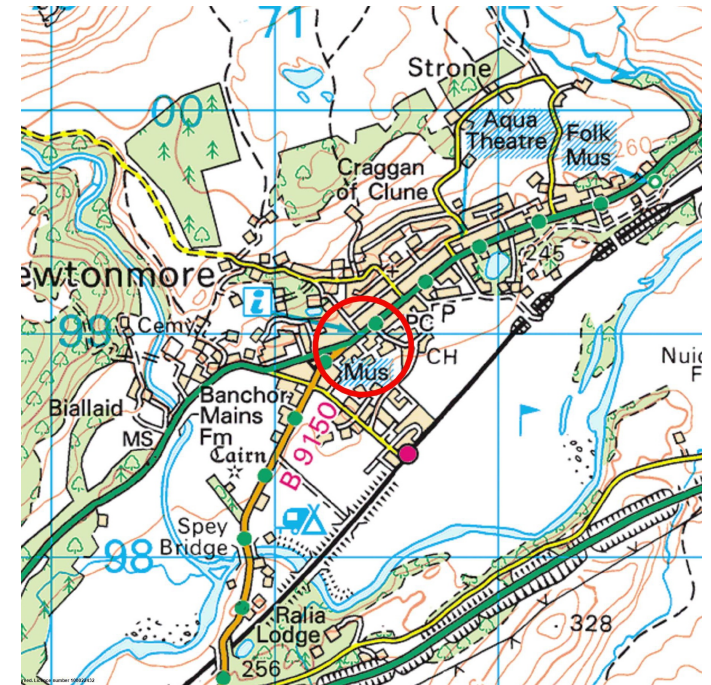
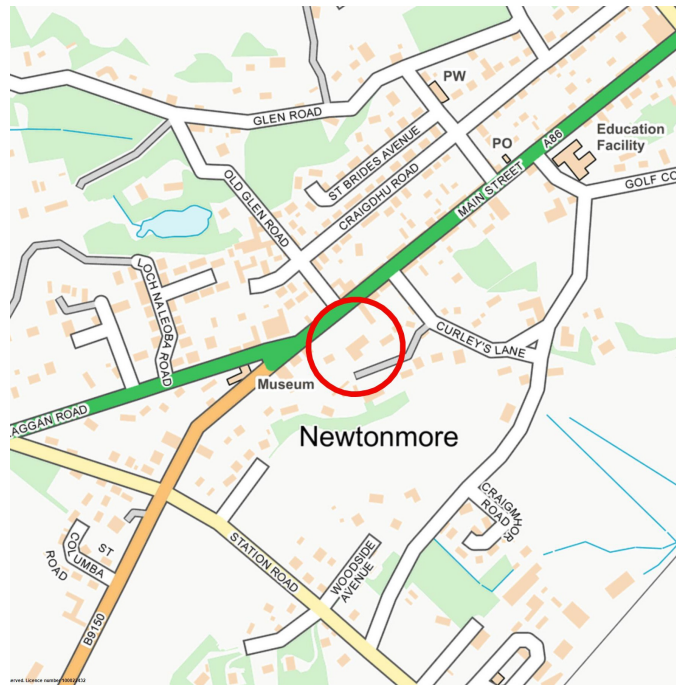
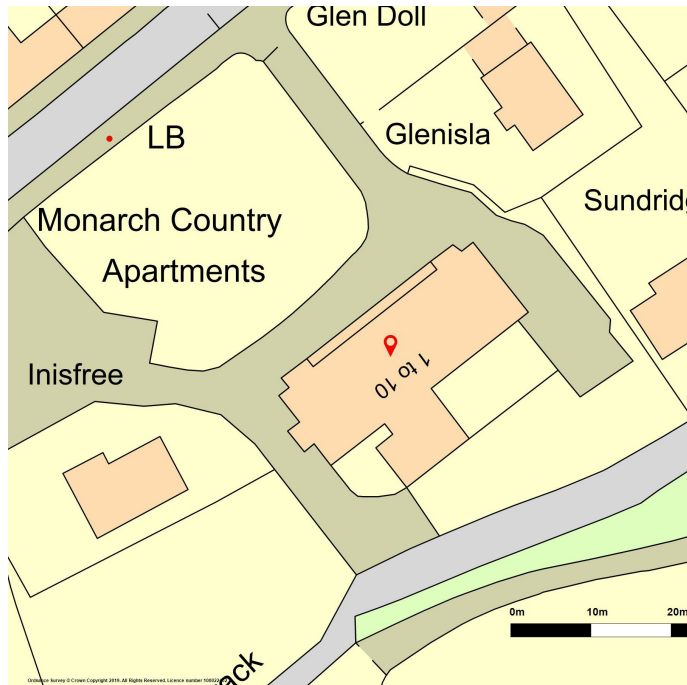
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**While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
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