



**Harper
Macleod LLP**
Estate Agents & Solicitors

Tor Breac, Golf Course Road, Newtonmore, PH20 1AT

Offers over £350,000



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**Tor Breac, Golf Course Road,
Newtonmore, PH20 1AT**

Fabulous panoramic views of the open countryside and the Cairngorms beyond are enjoyed from this south facing 6 bedroom one and a half storey detached home, with attached garage, situated in an idyllic semi-rural location in the village of Newtonmore.

Entrance porch

8'5" x 8'8" (2.57m x 2.65m)

Hallway

4'2" x 20'1" x 29'11" x 3'2" (1.28m x 6.13m x 9.13m x 0.97m)

Lounge

15'2" x 16'7" (4.63m x 5.08m)

Bedroom 1

10'11" x 13'2" (3.33m x 4.03m)

Bedroom 2

12'6" x 11'6" (3.82m x 3.52m)

Open plan kitchen/dining room

Kitchen area

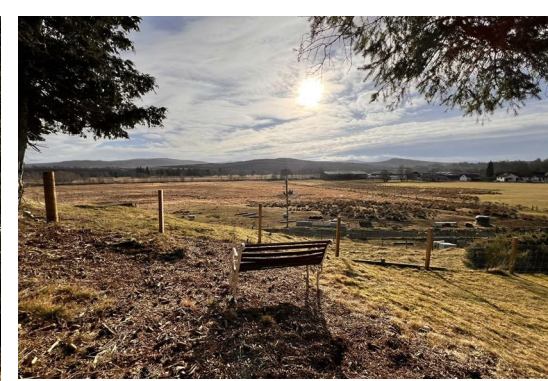
12'5" x 9'8" (3.80m x 2.95m)

Dining area

8'9" x 17'2" (2.69m x 5.24m)

Utility room

6'11" x 10'4" (2.11m x 3.16m)





Bathroom

7'1" x 6'7" (2.16m x 2.01m)

Bedroom 3

11'5" x 9'10" (3.48m x 3.00m)

Shower room

2.26m x 1.75m

First floor landing

2'9" x 8'4" at widest point (0.84m x 2.56m at widest point)

Shower room

6'9" x 7'3" (2.06m x 2.22m)

Bedroom 4

13'1" x 10'6" (4.00m x 3.22m)

Bedroom 5

9'6" x 12'9" (2.91m x 3.91m)

Bedroom 6

12'1" x 8'3" (3.70m x 2.54m)

Attached single garage

Garden ground

Extras

Heating and glazing

Services

EPC Rating E

Council Tax Band G



The property is well laid out to provide flexible living accommodation with ample storage throughout.

There is driveway leading up to the garage and the front of the property providing off street parking for several cars. The large garden to the front of the property is mainly laid to lawn with mature shrubs and trees. The rear garden has been left in its natural condition with steps leading up to the back.

The bright and spacious accommodation comprises on the ground floor an entrance porch, lounge, open plan kitchen/dining room, utility room, three bedrooms, bathroom and shower room. On the first floor there are a further three bedrooms and a shower room.

The home benefits from oil fired central heating and double glazing.

Newtonmore is a small village situated almost in the centre of Scotland located within the Cairngorms National Park. It calls itself the "Walking Centre of Scotland" with fabulous walks along the paths and tracks in the spectacular surrounding landscape. This is an excellent location for enjoying outdoor pursuits such as mountain biking, fishing, shooting, horse riding, shinty, lawn bowls and golf. The Newtonmore Golf Club is a short stroll from the property.

The Cairngorm Ski Area is approximately 24 miles from Newtonmore.

The village has a good selection of shops, hotels, guest houses, cafes and services. It has a train station and a regular bus service. It is conveniently located for the A9. Aviemore is approximately 16 miles from Newtonmore and the City of Inverness is approximately 46 miles distant.

Primary school pupils attend Newtonmore Primary School and secondary pupils attend Kingussie High School.

Viewing is highly recommended and strictly by appointment.



Accommodation:

Entrance porch 2.57m x 2.65m

Views over the front garden and the Cairngorms beyond are enjoyed from this welcoming entrance porch. Wooden flooring. Glazed door with side glazed panel to hallway.

Hallway 1.28m x 6.13m x 9.13m x 0.97m

Doors to entrance porch, lounge, kitchen, dining room, utility room, bathroom, three bedrooms and shower room. Staircase to first floor. Alcove with storage cupboards below. Storage cupboard with shelves. Under stairs storage cupboard with shelves. Two smoke alarms. Carpet.

Lounge 4.63m x 5.08m

Double aspect to front and side. Open fireplace with wooden mantelpiece, marble surround and hearth. Wall lights. Carpet.

Bedroom 1 3.33m x 4.03m

Window to rear. Built-in double wardrobe. Wash hand basin set in vanity unit with mirror and shaver light above. T.V. point. Carpet.

Bedroom 2 3.82m x 3.52m

Window to front. Two double mirrored wardrobes. Carpet.

Open plan kitchen/dining room

Kitchen area 3.80m x 2.95m

Window to front. Wall and base units with work top and tiling. Stainless steel sink with right hand drainer. Integrated ceramic hob with extractor above. Integrated Neff double electric oven, fridge and dishwasher. Striplight. Vinyl flooring.

Dining area 2.69m x 5.24m

Window to front. Carpet. Glazed door to hallway.

Utility room 2.11m x 3.16m

Window to rear. Belfast sink with worktop. Bosch washing machine and Hoover tumble dryer. Coat hooks. Towel rail. Strip light. Vinyl flooring.

Bathroom 2.16m x 2.01m

Window to rear. WC and pedestal wash hand basin with mirror, shaver light and socket above. Bath with Mira electric shower above and curtain rail. Tiling to all walls. Tiled flooring.

Bedroom 3 3.48m x 3.00m

Window to rear. Built-in double wardrobe and built-in single wardrobe. Carpet.

Shower room 2.26m x 1.75m

Window to rear. Pink WC and pedestal wash hand basin with glass shelf, mirror, shaver light and socket above. Shower cubicle with Mira Sport electric shower. Towel rail. Tiling to walls. Tiled flooring.

First floor landing 0.84m x 2.56m

Doors to three bedrooms and shower room. Carpet.

Shower room 2.06m x 2.22m

Skylight window to rear. White WC and pedestal wash hand basin with shelf and shaver socket above. Shower cubicle with Mira Advance electric shower. Heated towel rail. Tiling to walls. Laminate flooring.

Bedroom 4 4.00m x 3.22m

Window to front. Built-in wardrobe with access to roof void area. Carpet.

Bedroom 5 2.91m x 3.91m

Window to front. Built-in wardrobe. Carpet.

Bedroom 6 3.70m x 2.54m

Skylight window to rear. Built-in wardrobe. Carpet.

Single garage

Up and over door to front and door to side.

Extras

All fitted floor coverings, washing machine and tumble dryer are included in the sale price.

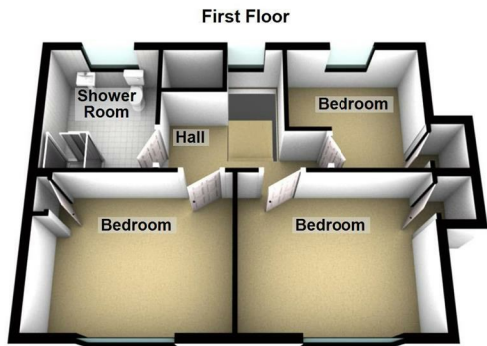
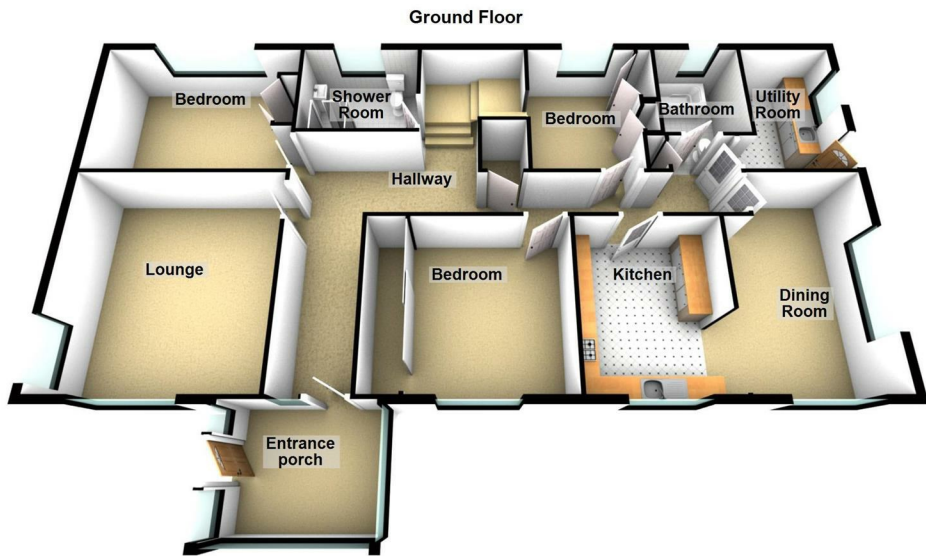
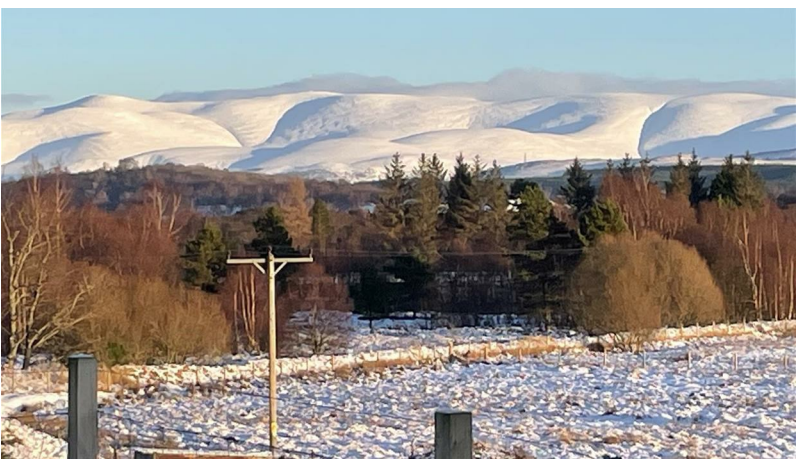
Heating and glazing

Oil fired central heating and double glazing.

Services

Mains electricity, water and drainage.





Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

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