

# Cluny Croft

BALGOWAN, NEWTONMORE, PH20 1BS



*3 BEDROOM DETACHED COTTAGE  
WITH STUNNING VIEWS*



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McEwan Fraser  
Legal is delighted to  
present this beautiful  
3 bedroom detached  
cottage in Newtonmore.

The house has to the  
front some of the most  
stunning scenery views  
you will find and make  
for not only a fabulous  
permanent or holiday  
home but an equally  
attractive investment  
with the thriving tourism  
locally.







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Inside, the property comprises of:

- Fully equipped kitchen
- Formal dining room/2nd reception room
- Spacious living area with fireplace
- 1 ground floor bedroom
- Family bathroom with bath suite and shower overhead
- Upstairs WC
- 2 double bedrooms on the first-floor with built-in cupboards

In addition to this, the property includes gated off-road parking for multiple cars, rear garden and front garden which has one of the most spectacular views you will find in the North of Scotland.

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**Dining Room**











**Bedroom 1**















**Bedroom 2**



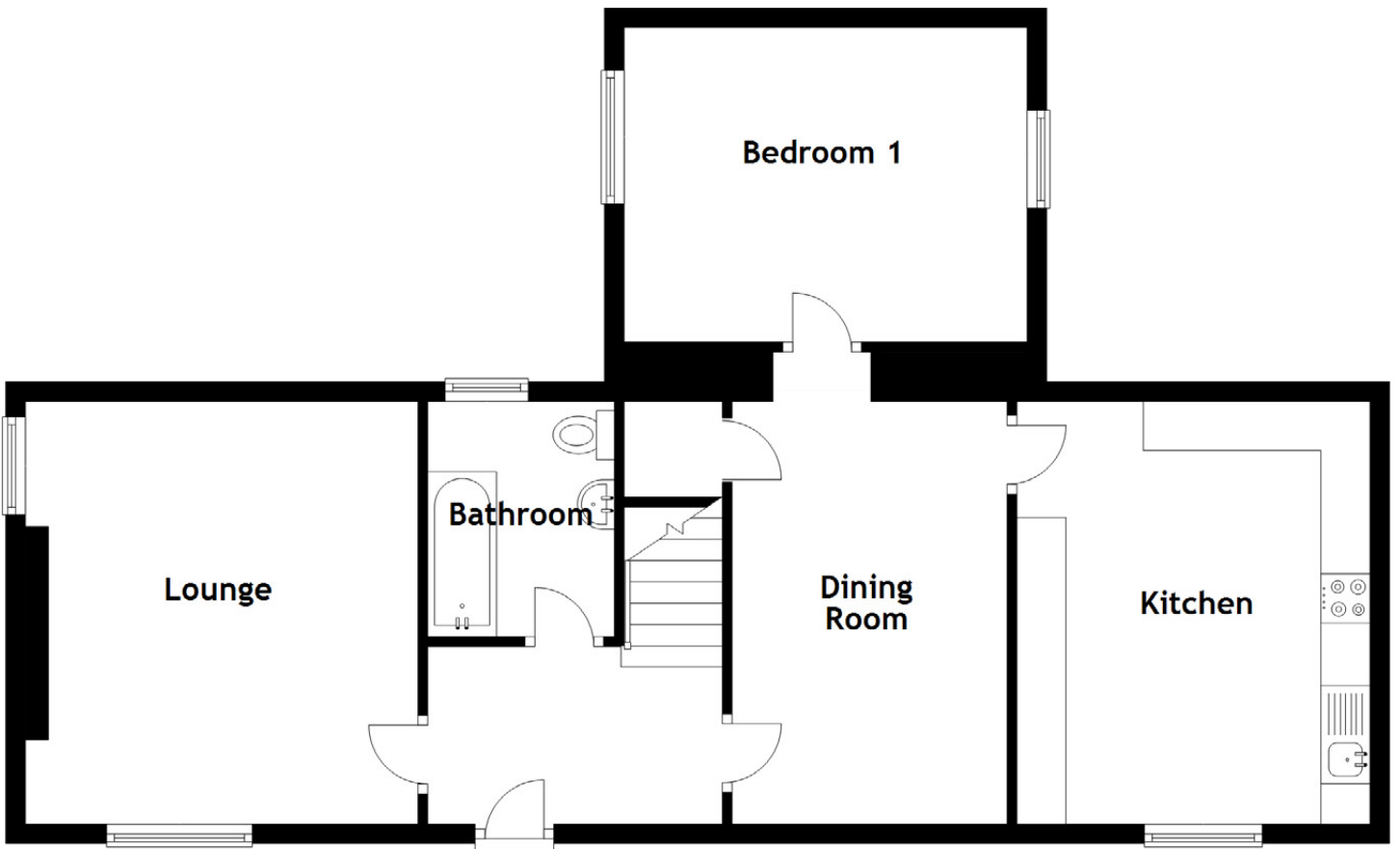
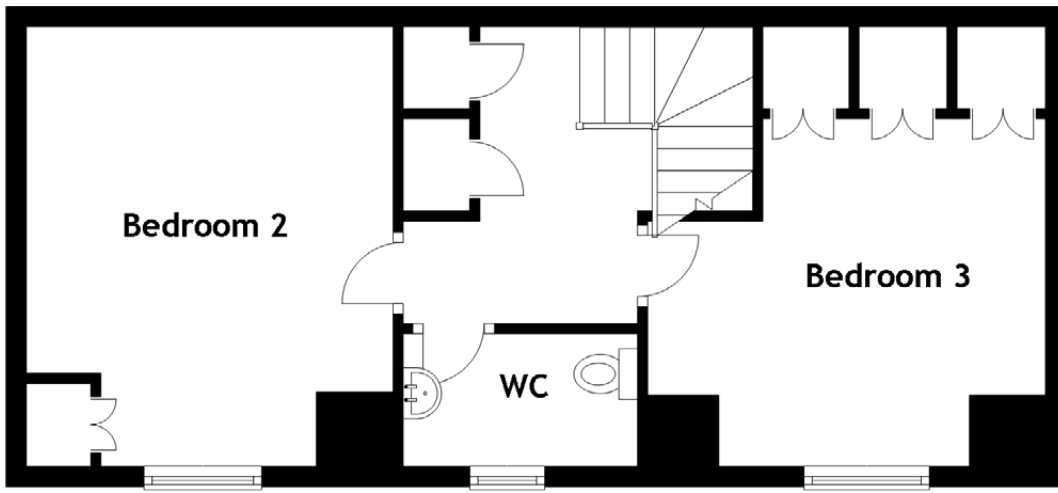




**Bedroom 3**







### Approximate Dimensions

(Taken from the widest point)

|             |                                |  |                                |
|-------------|--------------------------------|--|--------------------------------|
| Lounge      | 4.30m (14'1") x 4.00m (13'1")  | Bedroom 3  | 3.90m (12'10") x 3.40m (11'2") |
| Dining Room | 4.30m (14'1") x 2.80m (9'2")   | WC   | 2.30m (7'7") x 1.30m (4'3")    |
| Kitchen     | 4.30m (14'1") x 3.60m (11'10") | Gross internal floor area (m <sup>2</sup> ): 115m <sup>2</sup> |                                |
| Bathroom    | 2.40m (7'10") x 1.90m (6'3")   | EPC Rating: F  |                                |
| Bedroom 1   | 4.10m (13'6") x 3.20m (10'6")  |  |                                |
| Bedroom 2   | 4.30m (14'1") x 3.60m (11'10") |  |                                |









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Newtonmore is centrally located within the Cairngorms National Park and is easily commutable to Aviemore and Inverness. The area is world famous for its numerous outdoor pursuits such as hill walking, fishing, water sports, cycling and skiing. Local amenities include a golf course, shops, supermarket, cafes, restaurants and hotels. Primary schooling is provided in the village with secondary pupils attending the highly regarded Kingussie High School nearby. Newtonmore railway station has regular train services to Inverness, Edinburgh and Glasgow.

Out and about there is plenty to keep you busy, the Cairngorm National Park provides so much to see and do, a short drive can take you to some of the most amazing parts of Scotland, areas such as Loch Ness, Fort William, Inverness, The Speyside Whisky Trail and Ben Nevis are all within an hour's drive of the village.

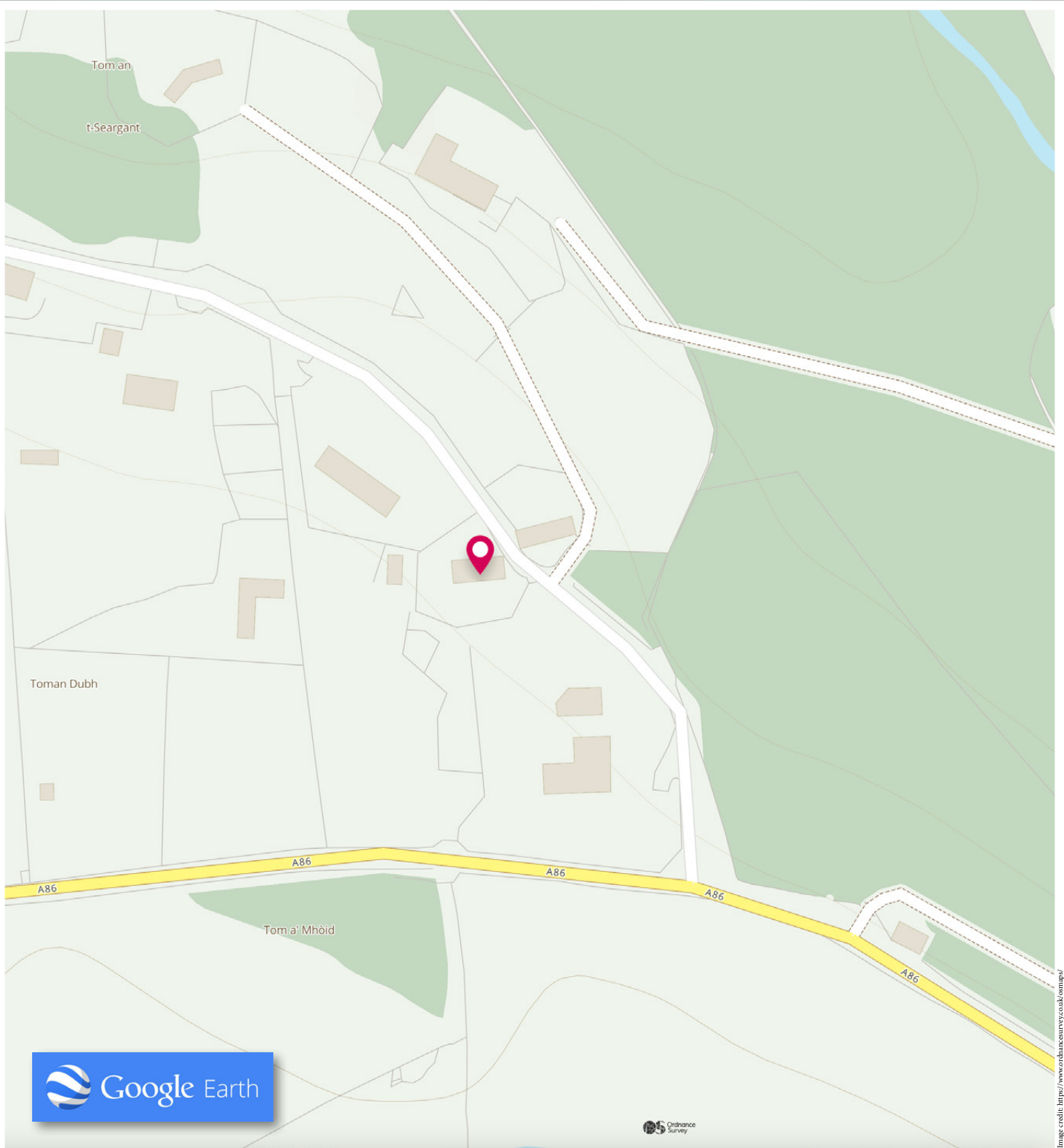
Inverness, the Highland capital city provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness Airport provides scheduled flight to many UK and overseas destinations.

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# McEwan Fraser Legal

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Surveyor



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