

Simple Approach



**Glenavon House Main Street, Newtonmore
Highland PH20 1DR**

Offers over £243,000

Simple Approach are delighted to welcome this immaculately presented and generously proportioned three bed detached villa style house to the residential market. Set in the heart of a tranquil village of Newtonmore this stunning family home is ideally placed to take advantage of surrounding amenities. Having been kept to a very high standard this property comes to the market in beautiful condition throughout, boasting a rustic country side feel. The ground floor of the property boasts a formal lounge, separate sitting area, country style kitchen, sunroom and a Double Bedroom with En-suite facility. A hallway then provides access to the two upper floor Bedrooms both of which boast En-Suite facility. The Master Bedroom further benefits from a stunning balcony to enjoy a morning coffee whilst basking in the highland sun. To the rear of the property is a secure garden space which is mainly laid to lawn with a dedicated patio space. To the front of the property is a substantial driveway which will comfortably accommodate 3 cars and a further car port is also present which will provide a fourth parking space. This property is the ideal purchase for any growing family looking for a move-in condition home in a peaceful village setting. Viewing is strongly recommended to appreciate exactly what is on offer.

Lounge

13'0" x 13'1" (3.98 x 4.01)

Kitchen

11'1" x 13'9" (3.4 x 4.2)

Second Lounge

13'2" x 9'3" (4.03 x 2.83)

Bedroom 1

8'10" x 10'9" (2.7 x 3.3)

Bedroom 2 (twin)

13'5" x 11'9" (4.1 x 3.6)

Bedroom 3

10'2" x 14'4" (3.12 x 4.39)

Bedroom 4 (Master)

10'2" x 14'4" (3.10 x 4.37)

Conservatory

25'11" x 9'6" (7.9 x 2.9)

En Suite

6'2" x 5'6" (1.9 x 1.7)

En Suite

6'5" x 7'3" (1.98 x 2.21)

En Suite

6'7" x 10'4" (2.01 x 3.17)

En Suite

6'1" x 4'7" (1.87 x 1.42)

External

Externally the property has good grounds around it including a private driveway for 3 cars as well as a dedicated Car Port. To the rear the ground is mainly laid to lawn with an additional patio area provided to enjoy the summer sunshine.

Location

The property is set in the picturesque town of Newtonmore. Nearby facilities include shops, schools, restaurants, and a golf club.

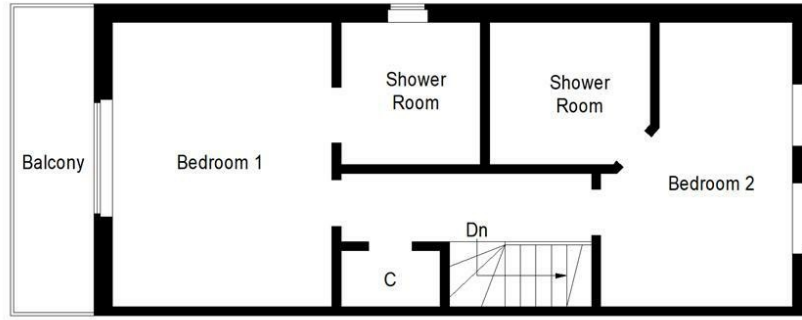




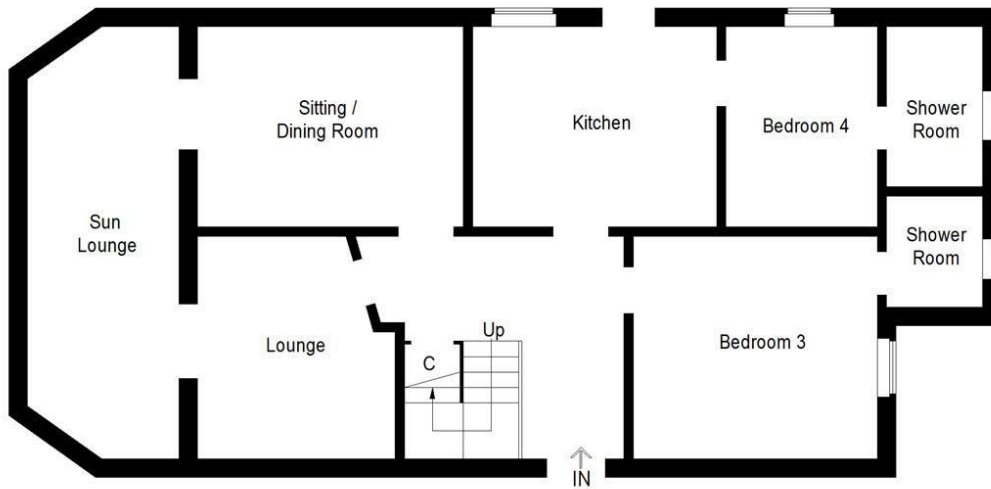
- Oil Central Heating and Double Glazing
- Car Port and Driveway Suitable For 3 Cars
- 3 En-Suite Bedrooms
- Separate Lounge and Sitting Room
- Master Room with Balcony
- Secure Rear Garden with Patio



Glenavon House, Main Street, Newtonmore

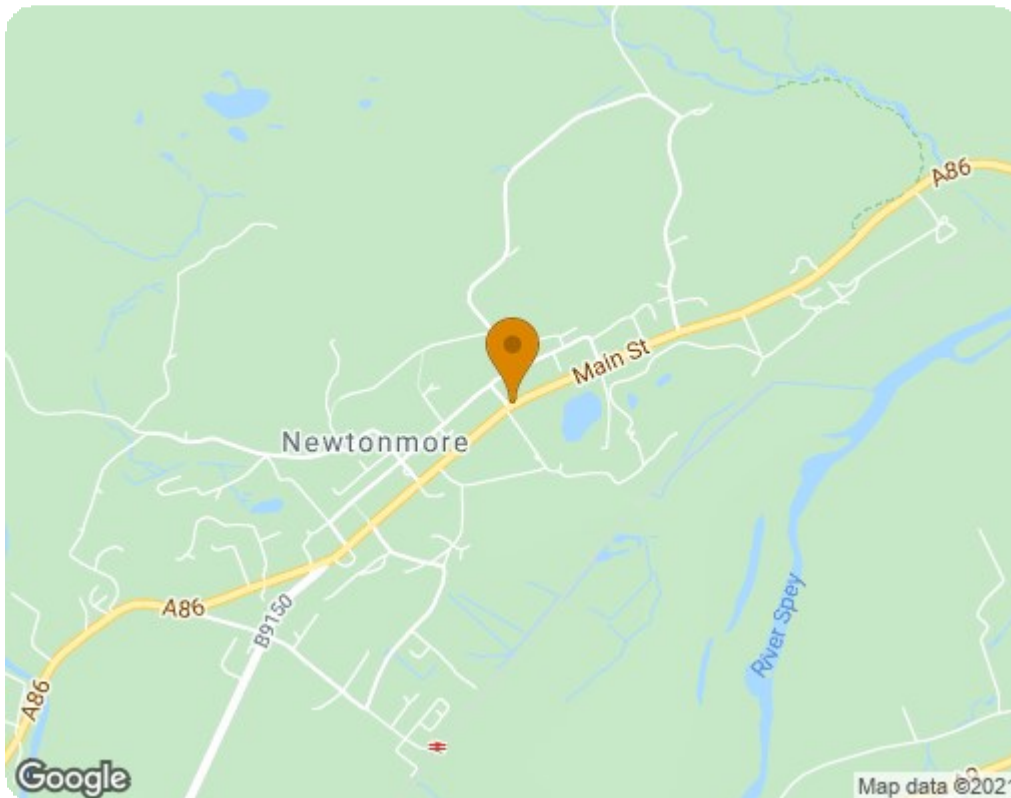


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2021 (ID742973)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C		61	
(55-68) D			
(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			
(81-91) B			71
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	