

8 Ridewood Grove Newtonmore PH20 1AQ

Offers Over £350,000 are invited.

4 Bedroom Detached Villa Situated in A
Quiet Cul-De-Sac Close To Local
Amenities & Facilities



Features:

- Stunning Detached Home In Immaculate Condition
- Bright Open Plan Lounge & Dining Area
- Newly Fitted Kitchen & Spacious Utility Room
- Oil Central Heating & Full Double Glazing
- Garden Grounds To Front, Rear & Side
- Single Garage & Off Street Parking

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8 Ridewood Grove is a spacious 4 bedroom detached villa within a private residential development at the North end of Newtonmore. The property was built around 2004 and benefits from great sized accommodation as well high quality finishings in all bathrooms and the kitchen area. The property enjoys 2 public rooms, 4 bedrooms, bathroom, shower room & two en-suites. The property is in immaculate condition throughout and also benefits from full double glazing and oil central heating. The garden is of manageable size and landscaped with a sizeable lawn and paved patio area. There is a single integrated garage to the front with space for parking two cars on the drive.

This property will make a great family home, second home or possible investment property. The property is currently used as a successful short term let. More information can be provided on request.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



Primary schooling is available in Newtonmore (which also offers Gaelic medium education), and the High School is located three miles away in Kingussie. Also in Kingussie is a health centre, dental practice and community sports centre. Newtonmore is situated approximately 68 miles north of Perth and 45 miles south of Inverness with direct links by rail and road. Newtonmore station provides a direct link to London via the Caledonian Sleeper Service. The Cairngorm Mountain and Nevis Range ski areas are both within an hour's drive. Inverness Airport is just over an hour away with direct flights to London or, alternatively, Edinburgh and Glasgow are around a two hour drive.

ACCOMMODATION:

Entrance Vestibule

Timber Security entrance door with glazed side panel opens to vestibule. Ceiling light. Radiator. Ceramic floor tiles. Glazed panel door to hallway.

Hall

Spacious hall with space for furniture. Built-in cupboard with hanging and storage space. Built-in understairs cupboard. Telephone point. Smoke detector. Two pendant lights. Radiator. Fitted carpet. Doors to lounge, sitting room, kitchen, bedroom four and shower room. Staircase to first floor landing.

Shower Room

1.37m x 1.62m

Three piece suite comprising of WC, pedestal wash basin and corner shower unit with mixer shower. Fully wall tiled. Wall mirror. Extractor fan. Bathroom accessories. Recessed lighting. Radiator. Ceramic floor tiles.

Lounge/Dining Area

5.90 x 4.00m

Bright & spacious double aspect living and dining room with windows overlooking the front and patio doors opening to the rear. Great space for hosting friends and family. Adequate space for family dining. TV and telephone points. Space for furniture. Pendant lights. Radiators. Fitted carpet. Door to kitchen.



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Kitchen/Dining room 3.36m x 3.36m

Modern fitted kitchen with base and wall units as well as 1½ bowl sink with mixer tap. Integrated appliances that include an electric oven, hob and grill with extractor hood above. Dishwasher and fridge. Fitted breakfast bar with under unit storage. Radiator. Tiled floor. Two windows to rear allowing natural light. Doors to lounge/dining area, entrance hall and utility area.

Utility Room 2.43m x 1.99m

Spacious utility room with fitted worktop incorporating stainless steel sink and base units with integrated Freezer and washing machine. Pendant lighting. Coat hooks. Tiled floor. Door to rear garden.

Sitting Room 4.73m x 3.15m

Useful multipurpose room which could be used as a children's room, office or another dining room. Window to the front. Ceiling light. Radiator. Fitted carpet. Glazed panel door to hall.

Returning to hallway and staircase to first floor landing.

Carpeted stairs to first floor landing. Velux window and wall light above stairs. Large built-in storage cupboard. Hatch to insulated loft with ladder. Two ceiling lights. Radiator. Fitted carpet. Doors to 3 bedrooms and bathroom.

Master En-Suite Bedroom 5.35m x 4.80m

Great sized triple aspect bedroom with window to the front and sides offering limited views to local hills. Amazing walk-in wardrobe with additional mirrored wardrobes. Pendant lights. Radiators. Fitted carpet. Door to en-suite bathroom.

En-Suite Bathroom 2.69m x 1.53m

Three piece white suite comprising WC, wash hand basin and bath with shower over. Wall tiles around bath and sink. Bathroom accessories. Extractor fan. Ceiling lighting. Radiator. Ceramic floor tiles. Opaque window to the rear.

Bedroom 2 4.50m x 4.38m

Double bedroom with window to the side offering natural day light. Two mirrored wardrobes. Pendant lights. Radiators. Fitted carpet. Door to en-suite.

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En-Suite 2.49m x 2.23m

Three piece en-suite with WC & wash hand basin and bath with shower over and side screen. Toilet accessories. Ceiling light. Radiator. Tiled floor. Opaque window.

Bedroom 3 3.12m X 2.49m

Double bedroom with window to the front offering natural daylight. Built-in wardrobe with hanging and storage space. Pendant light. Radiator. Fitted carpet.

Bathroom 3.25m x 1.76m

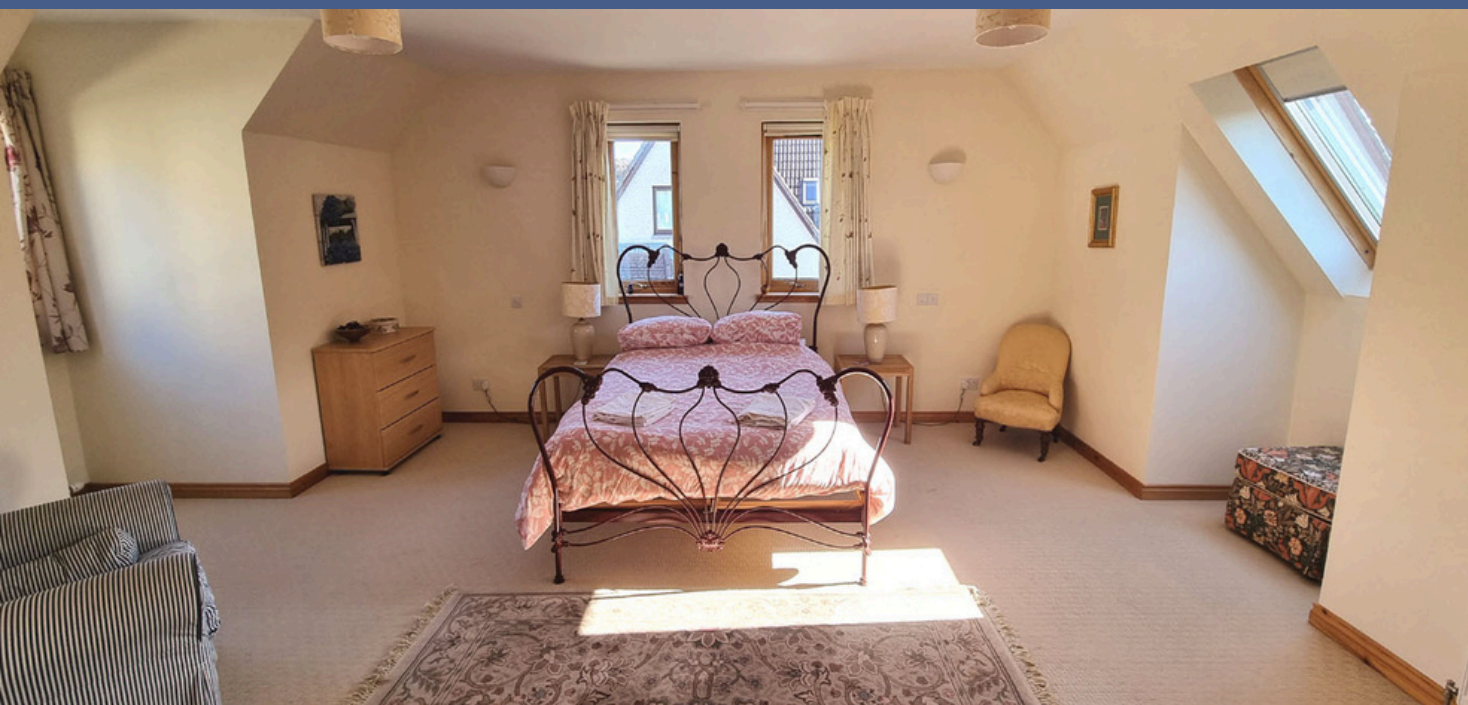
Three piece white suite comprising of a WC, pedestal wash hand basin and single shower cubicle. Toilet accessories. Fully tiled suite. Ceiling light. Radiator. Velux window.

Integral Garage

Electronic up & over vehicle entrance door. Pedestrian door at the rear. Space for car parking and storage. Electric light and sockets. Wall cupboard containing electrical consumer unit.

Garden

The front garden is open plan with lawn and pathways. Monoblock driveway for car parking and access to garage. The rear & side garden is enclosed and mainly laid to lawn with pathways, patio area and seating area. Oil tank. Courtesy lighting above entrance doors. There are varieties of plants, shrubs, hedged and mature trees around the property.



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INCLUDED

All floor coverings, curtains, blinds and light fittings all where fitted. All furniture is available on separate negotiation.

SERVICES

Mains electricity, water & drainage, telephone.

COUNCIL TAX

Currently Band F (3044 p.a. in 2024/25). Includes water rates.
Discounts available for single occupancy.

HOME REPORT

A Home Report is available for this property. Please download using the following link:

Ref: <https://app.onesurvey.org/Pdf/HomeReport?q=GDVQTeP17m%2fBr2iSGb24kA%3d%3d>

Postcode:PH20 1AQ

EPC Rating D



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PRICE

Offers Over 350,000 is invited for this property. The seller has the right to accept or reject an offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is by appointment only through the Selling Agents.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

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