



A gorgeous four-bedroom three-bathroom house, overlooking Newtonmore Golf Course to the front and with direct access to woodland walks taking you around Loch Imrich to the rear



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Welcome to Tolmain, Golf Course Road a brilliant four-bedroom detached home set amidst scenic surroundings. This stunning property overlooks Newtonmore Golf Course to the front and offers direct access to woodland walks around Loch Imrich from the rear, providing a perfect blend of luxury and nature.

THE LOUNGE



The spacious lounge is flooded with natural light and offers breathtaking views of the Golf Course, making it an ideal place to relax and entertain.

THE KITCHEN



The large kitchen, complete with a generous dining area, is perfect for family meals and gatherings. Adjacent to the kitchen, the separate utility room conveniently leads to the rear garden.

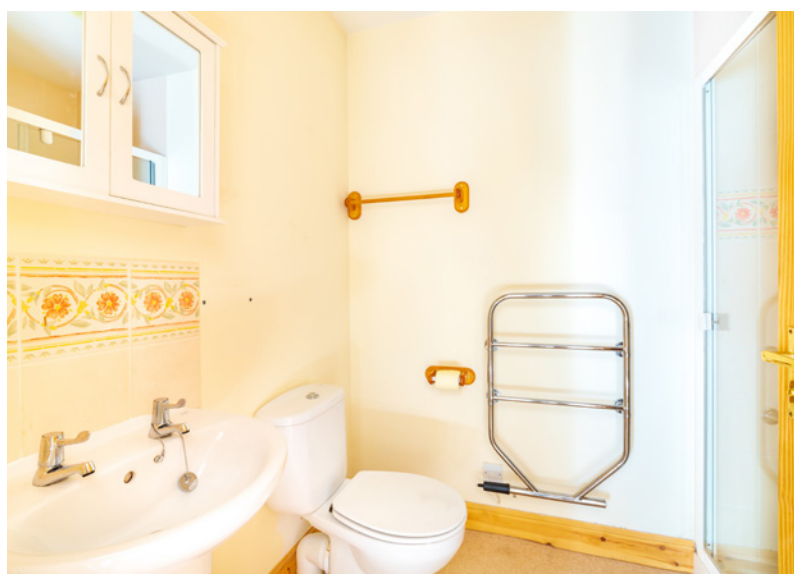


THE UTILITY



On the ground floor, you will also find two spacious double bedrooms, one of which is the primary bedroom with its own en-suite shower room. A family bathroom, featuring a bath suite and overhead shower, completes the ground floor layout.

BEDROOM 1



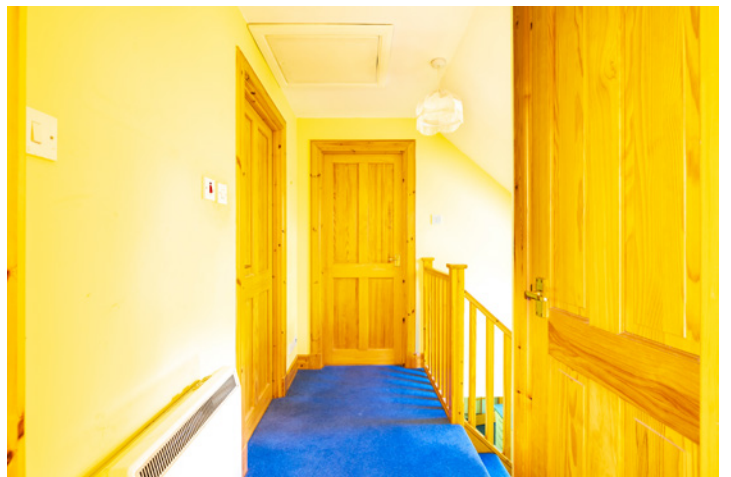
BEDROOM 2



THE BATHROOM



Ascending to the first floor, you will discover two further large double bedrooms, both bright and airy with great views, along with an additional shower room.



BEDROOM 3



BEDROOM 4



THE BSHOWER ROOM

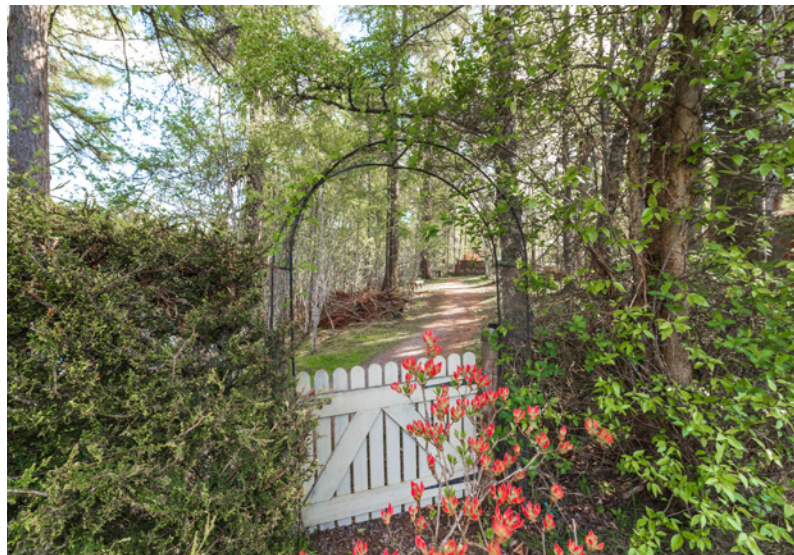


The outside of Tolmain is equally impressive. A long, gated driveway leads to a detached wooden garage, offering ample parking and storage. The well-maintained garden is a sun trap, providing a serene space for relaxation and outdoor activities. A small gate at the back of the garden opens directly to enchanting woodland walks around Loch Imrich, making it easy to immerse yourself in nature.

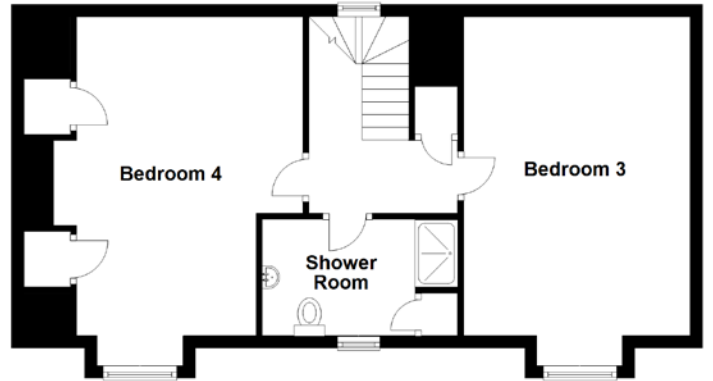
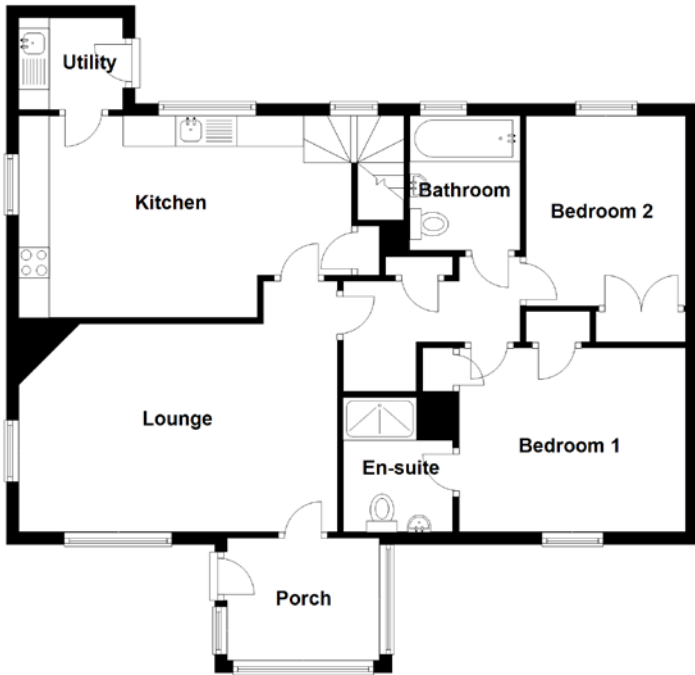
Tolmain offers a unique lifestyle opportunity, combining luxurious living with the beauty of its natural surroundings. This exceptional property is perfect for those seeking a tranquil retreat or a family home where memories are made. Embrace the lifestyle you've always dreamed of in Tolmain.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Porch	2.50m (8'2") x 2.00m (6'7")
En-suite	2.20m (7'3") x 1.80m (5'11")
Lounge	5.20m (17'1") x 4.10m (13'5")
Kitchen	5.20m (17'1") x 3.30m (10'10")
Utility	1.70m (5'7") x 1.50m (4'11")
Bathroom	2.20m (7'3") x 1.80m (5'11")

Bedroom 1	3.70m (12'2") x 3.00m (9'10")
Bedroom 2	3.10m (10'2") x 2.60m (8'7")
Bedroom 3	5.70m (18'9") x 3.70m (12'2")
Bedroom 4	5.70m (18'9") x 3.70m (12'1")
Shower Room	3.20m (10'6") x 1.90m (6'3")

Gross internal floor area (m²): 145m²
EPC Rating: D



THE LOCATION

Discover the perfect home in Newtonmore, ideally situated at the heart of the Cairngorms National Park, offering seamless access to Aviemore and Inverness. Renowned for its world-class outdoor activities including hill walking, fishing, water sports, cycling, and skiing, this vibrant locale also boasts local amenities such as a golf course which is right outside your front door !! , shops, supermarkets, cafes, restaurants, and hotels. The village provides primary schooling, while secondary education is catered to by the esteemed Kingussie High School nearby. Newtonmore railway station ensures convenient travel with regular services to Inverness, Edinburgh, and Glasgow.





Explore the surrounding beauty with ease – the Cairngorm National Park unfolds a myriad of experiences. A short drive opens doors to Scotland’s most breathtaking destinations, including Loch Ness, Fort William, Inverness, The Speyside Whisky Trail, and Ben Nevis, all within an hour’s reach.

Venture into Inverness, the Highland capital, offering diverse retail parks, supermarkets, and a wealth of cultural, educational, entertainment, and medical facilities. Inverness Airport facilitates easy travel with scheduled flights to various UK and overseas destinations. Embrace a lifestyle where convenience meets adventure in Newtonmore.



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