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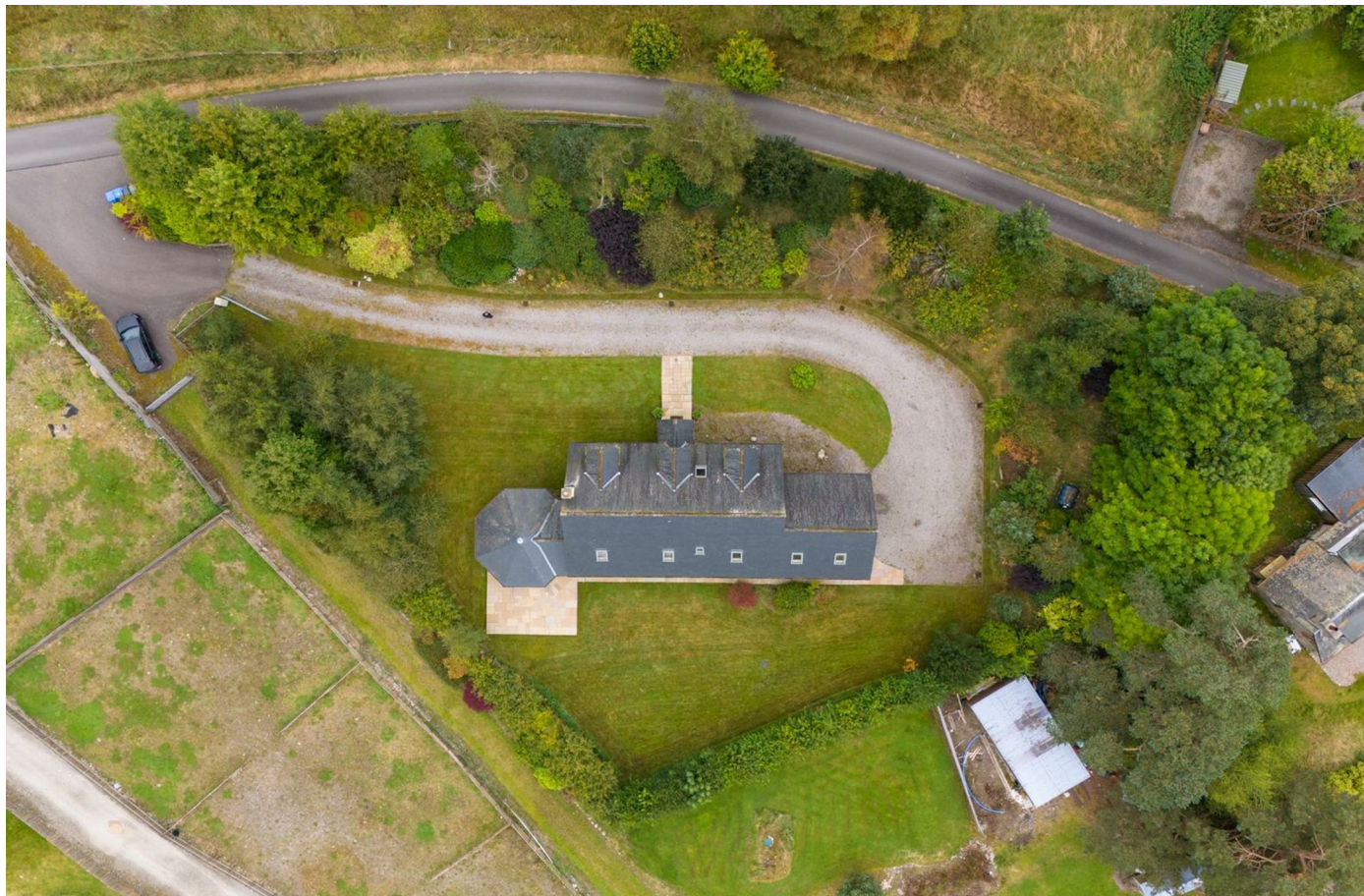
Balgowan House, Balgowan, Laggan, Newtonmore, PH20 1BS

UNDER OFFER £475,000

Contact us on 01479 874800 or visit www.massoncairns.com

UNDER OFFER Set within the breathtaking countryside of the Cairngorms National Park, Balgowan House offers an impressive and spacious five-bedroom detached home with accommodation extending to an approximate gross internal area of 280sqm (including the attached insulated Garage of 45sqm), set on circa 0.6 acres of impressive grounds in a charming settlement of similar properties. Nestled in the stunning Spey Valley, this home perfectly balances modern living with serene rural surroundings. The welcoming entrance vestibule leads into a bright and open hallway, setting the tone for the light and spacious accommodation throughout. The ground floor features a generous sitting room that opens into a large sun room with doors leading out to the terrace and beautifully maintained gardens—ideal for both relaxation and entertaining. The contemporary kitchen, complete with a Rangemaster and a variety of oak units, also provides ample space for daily dining. Adjacent to the kitchen is a practical utility room, offering additional prep space and laundry facilities. Two bright and airy double bedrooms and a stylish family shower room complete the ground floor. Upstairs, the inviting master suite features a large dressing room and a freshly refurbished en suite with a luxurious corner Jacuzzi bath. Two further double bedrooms—one with an en suite—offer additional options, along with a separate family bathroom. Outside, the home sits on a generous plot, featuring a gated driveway, mature birch trees, vibrant planting, fruit trees, and an integral double garage with power and light. With recent upgrades, including a new heating system with Hive controls and fresh wood flooring, Balgowan House is ready to welcome you. It's an ideal sanctuary for those seeking a blend of modern living and the tranquility of the countryside—perfect for family life. EPC C, Council Tax G Home report, available from massoncairns.com

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Laggan

Laggan, situated in the Central Highlands of Scotland is surrounded by the Strathmashie Community Woodlands, Monadhliath and Grampian mountain ranges and near the source of the River Spey, one of Scotland's finest fishing rivers. Living here provides the opportunity to explore the peaceful, majestic countryside with the chance to see a wide variety of wildlife from Golden Eagle or Osprey to Red Deer Stag and Pine Martin. There is an abundance of wild flowers, plants and trees along with excellent walking and cycling opportunities not least the well respected Laggan Wolfrax on your doorstep. From the property there are walks and cycle rides in Strathmashie Forest, where there are a number of low level forest trails and in Sherramore Forest the wild deer gather on Summer evenings. Close by is Laggan Coffee Bothy and Gallery which does breakfast, lunch and excellent coffee & cake. The nearby villages of Newtonmore & Kingussie are only 10 minutes away with shopping and all essential amenities.

Transport Links

Laggan, being in the heart of the Scottish Highlands, boasts a strategic location with good connectivity considering its village status. If you're looking to travel to or from Laggan, here are the primary travel links:

Railway:

Newtonmore Railway Station: Situated on the Highland Main Line, this station provides direct services to major destinations including Edinburgh, Glasgow, and Inverness. The train journey can be a scenic treat, especially if you're heading north through the Cairngorms.

Roads:

A9: The main arterial route passing near Newtonmore and Dalwhinnie, the A9 offers a direct link to both the north and south. It connects Laggan to Perth, Stirling, and the Central Belt to the south, and to Aviemore and Inverness to the north. Local roads also connect Laggan to neighbouring villages and attractions.

Buses:

Regular bus services operate in and around Laggan. These connect the village to other parts of the Highlands, including Aviemore, Inverness, and even connecting destinations as far as Glasgow and Edinburgh.

Airports:

Inverness Airport (INV): About 1:15 hour drive from Laggan, this is the closest international airport. It offers flights to various UK destinations and limited international destinations.

Home Report

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

EPC Rating C

Entrance Vestibule

The property is entered from the front through a charming timber and glazed door, leading into the welcoming entrance vestibule. This space features solid wood flooring, a convenient hanging rack, and a further door that opens into the main hallway, setting the tone for the warmth and character found throughout the home.

Hallway

Step into the light and airy hallway, adorned with solid wood flooring and offering access to most of the ground floor accommodation. This inviting space features an under stair cupboard and a double wardrobe for additional storage, along with a Hive heating control for modern comfort. A staircase leads gracefully to the first-floor rooms, completing this welcoming entrance.

Sitting / Dining Room

5.30m x 4.56m / 3.22m x 3.20m (17'4" x 14'11" / 10'6" x 10'5")

The large sitting room with dining area is a bright and spacious haven, featuring dual aspect windows that flood the room with natural light. A central fireplace with a wood-burning stove, set on a slate hearth with a stone surround and timber mantle, serves as the room's focal point, complemented by display shelving. The warm wood flooring extends throughout, providing ample space for lounge furniture and a generously sized dining table. Double doors open into the sun room, allowing for flexible living—left open for an airy, open-plan feel or closed for a more intimate setting.

Sun Room

6.10m x 5.41m (20'0" x 17'8")

This spacious and bright sun room features large picture windows that offer panoramic views of the garden. The room is flooded with natural light, thanks to the extensive glazing, making it an ideal spot for relaxation or entertaining with ample space for lounge furniture, while the wood flooring complements the warm timber frames of the windows and doors, adding to the cosy and inviting atmosphere. Double doors open out to the patio area, seamlessly connecting indoor and outdoor spaces for a perfect blend of open living and nature.

Kitchen

3.92m x 3.91m (12'10" x 12'9")

The kitchen is well-appointed with a good range of oak base, wall, and drawer units, complemented by stylish worktops, under unit mood lighting and a tiled splash back. The space is thoughtfully designed with built-in wine racks and a double window that brings in plenty of natural light. A stainless steel sink with drainer and chrome mixer tap sits below, in addition to an integral dishwasher, adding both functionality and style. The highlight of the kitchen is the Rangemaster Professional, featuring two spacious ovens, a separate grill compartment, and five gas hotplates with an illuminated extractor catering to all your cooking needs. Tiled flooring adds a practical touch, and there's ample room for a breakfast table, making it perfect for casual dining. A door conveniently leads to the utility room.

Utility Room

1.81m x 3.91m (5'11" x 12'9")

The sizeable utility room offers practicality and ample storage with a range of oak base, wall, and drawer units, complemented by worktops and a tiled splashback. It features a sink with a chrome mixer tap and drainer, plumbing for a washing machine, and space for a

tumble dryer, making laundry tasks convenient. The room is finished with durable tiled flooring and includes an extractor fan for ventilation. A coat rack and space for boots add to the functionality, while a door provides easy access to the gardens.

Shower Room

1.56m x 1.67m (5'1" x 5'5")

The guest WC and shower room, conveniently serving the two ground floor bedrooms, is thoughtfully designed for comfort and style. It features a modern shower enclosure with a glazed screen and wet wall splash back for a fresh and low-maintenance finish. The pedestal wash hand basin with a chrome mixer tap is set against a tiled splash back, complemented by an illuminated mirror with a wall light and a handy display shelf. The room includes a WC and is finished with tiled flooring and an extractor fan.

Bedroom Four

4.08m x 3.91m (13'4" x 12'9")

Another well-proportioned double bedroom on the ground floor offering a comfortable and inviting space with soft carpet flooring underfoot. The room's generous size makes it perfect for guests or family members, providing a cosy retreat that complements the rest of the home's welcoming ambience.

Bedroom Five

4.29m x 3.86m (14'0" x 12'7")

This large double bedroom, located at the front of the house, boasts a beautiful picture window that frames views of the gardens, filling the room with natural light. The space features carpet flooring, creating a warm and inviting atmosphere and the room could easily and alternatively serve as a tranquil home office or an additional family area, offering flexibility to suit your lifestyle needs.

First Floor Landing

The first floor landing is comfortably carpeted and includes a Velux window that fills the area with natural light. There's a handy loft hatch for accessing additional storage above, and further doors lead off to the bedrooms. There is also a large walk in airing cupboard which is shelved for ease of storage and has a Velux window.

Principal Bedroom / Dressing Room / En-Suite

4.27m x 5.25m / 2.74m x 2.31m / 3.22m x 4.18m (14'0" x 17'2" / 8'11" x 7'6" / 10'6" x 13'8")

The principal bedroom suite in this home is truly impressive, offering a spacious and luxurious retreat. The large bedroom features carpet flooring and dual aspect windows that flood the space with natural light, creating a warm and inviting atmosphere. A door leads into a generous walk-in dressing room equipped with a triple mirrored door wardrobe. This wardrobe provides deep storage with integral hanging space and shelving, making organisation easy and effective. An additional door opens into a large en-suite, which is equally impressive with its dual aspect windows enhancing the bright and airy feel. The en-suite is tastefully designed with floor and half-height wall tiling, and includes a shower enclosure and a corner whirlpool bath for ultimate relaxation. An integral vanity unit offers additional storage and display shelving, while a back-to-wall WC with a concealed cistern and a wash hand basin with a chrome mixer tap add to the suite's modern conveniences. The space also features an extractor, a wall mirror, and lighting to ensure comfort and functionality. This principal bedroom suite combines space, luxury, and practical design to create a perfect private haven.



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Bedroom Two / En-Suite

4.55m x 4.68m / 2.51m x 2.37m (14'11" x 15'4" / 8'2" x 7'9")

Bedroom two is a light and airy space, featuring soft carpet flooring and is equipped with twin double mirrored door wardrobes, offering extensive hanging and shelved storage options that maximise the room's functionality without sacrificing style. An additional door opens into a private en-suite bathroom, thoughtfully designed for comfort and convenience. This space includes a P-shaped bath with a wet wall surround and glazed screen with shower. There is a pedestal wash hand basin with a chrome mixer tap and a tiled splashback in addition to a fitted wall mirror, lighting, and an extractor to keep the area well-ventilated and bright. There is also a WC and a Velux window which complete this en-suite.

Bedroom Three

3.07m x 3.67m (10'0" x 12'0")

The third double bedroom is a comfortable and well-appointed space, featuring carpet flooring for a warm, inviting feel. A window facing the front of the house allows natural light to brighten the room, and the space is equipped with a double mirrored door wardrobe, providing ample space for both hanging clothes and shelved storage.

Bathroom

3.08m x 1.63m (10'1" x 5'4")

This inviting bathroom is designed to blend functionality with modern aesthetics, illuminated by natural light streaming in from a Velux window. It features durable tiled flooring and a practical P-shaped bath with a wet wall surround, complemented by a glazed screen and an overhead shower. The integral vanity unit provides ample storage and includes display shelving and a tiled splash back. There is an integral wash hand basin with a contemporary chrome mixer tap in addition to a back-to-wall WC with a concealed cistern for a clean and uncluttered appearance. Additional amenities include a shaver socket, a wall-mounted mirror with lighting, and an extractor fan.

Outside

This charming property is nestled in approximately 0.6 acres of mature grounds, offering a serene and private setting. The home is encircled by quaint timber picket fencing and is approached via a sweeping gravel driveway that provides ample parking space, seamlessly leading around to the garage. The borders of the property are beautifully planted with a diverse mix of mature shrubbery, towering trees, and vibrant flowers, creating a lush and inviting landscape. This arrangement not only enhances the property's privacy but also adds to its aesthetic appeal. The majority of the grounds are laid to a well-maintained lawn, providing a large, open space for relaxation and recreation. Adjacent to the house, a sunny patio area offers a perfect spot for outdoor dining and leisure, easily accessible from the sun room. This thoughtfully landscaped outdoor space makes the property an ideal haven for both quiet enjoyment and entertaining.

Garage

6.52m x 6.78m (21'4" x 22'2")

This spacious and fully insulated double garage offers exceptional functionality and versatility. Equipped with an electric up-and-over door for easy access, the garage also features twin aspect windows and a convenient door that opens directly into the garden. There is a concrete base and there is ample room for vehicle storage in addition to storing sports equipment and gardening tools. Additionally, the garage

houses essential utilities such as the oil boiler, water cylinder, and water filtration systems, ensuring accessibility. Subject to the necessary consents, this space could offer potential further accommodation.

Services

It is understood that there is private water and drainage with mains electricity. There is oil fired central heating.

Entry

By mutual agreement.

Fixed Price

UNDER OFFER

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:- Masson Cairns

Strathspey House

Grantown on Spey

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Tel: (01479) 874800

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BALGOWAN

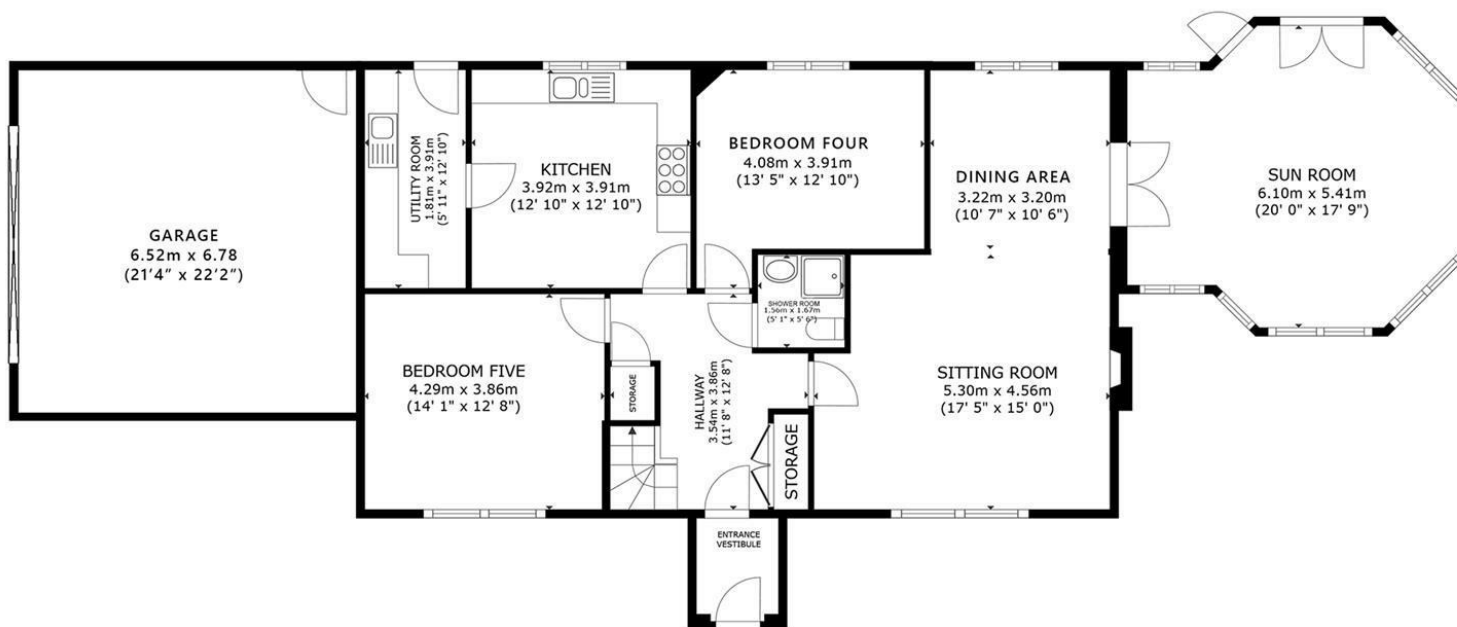


HOUSE









FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 136.4 sq.m. (1,468 sq.ft.) FLOOR 2 98.7 sq.m. (1,063 sq.ft.)
Approx Gross Internal Area: 280 sq.m (3013.89 sq.ft.) (Including attached insulated garage of 45 sq.m.)

SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



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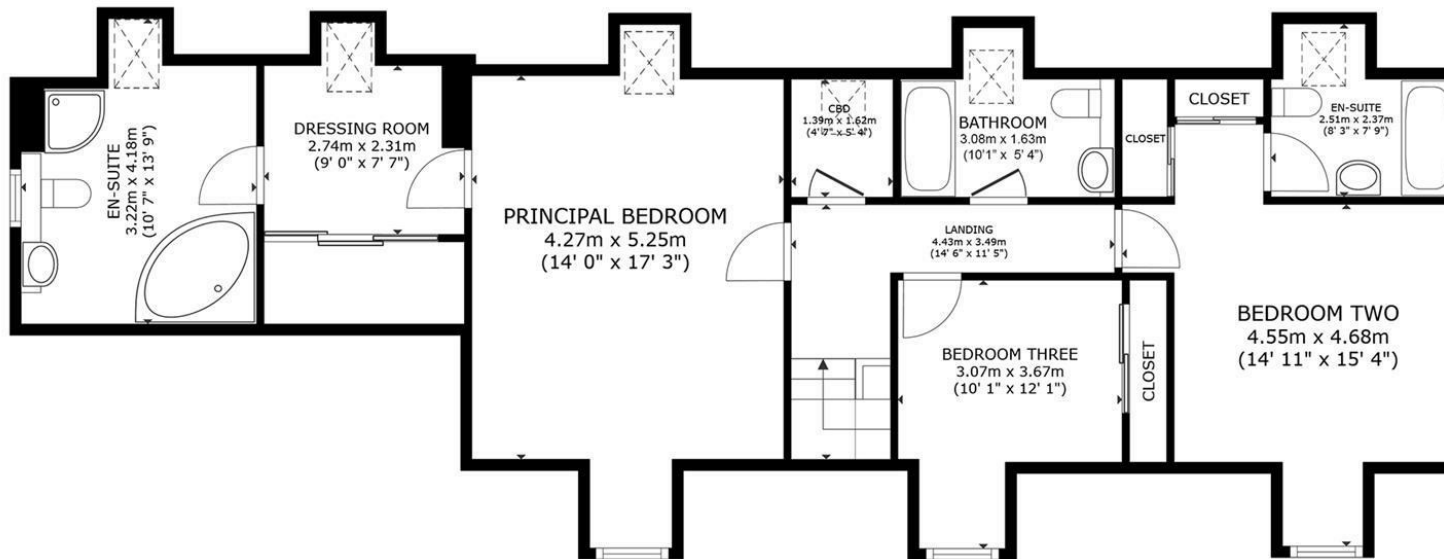
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FLOOR 2



GROSS INTERNAL AREA
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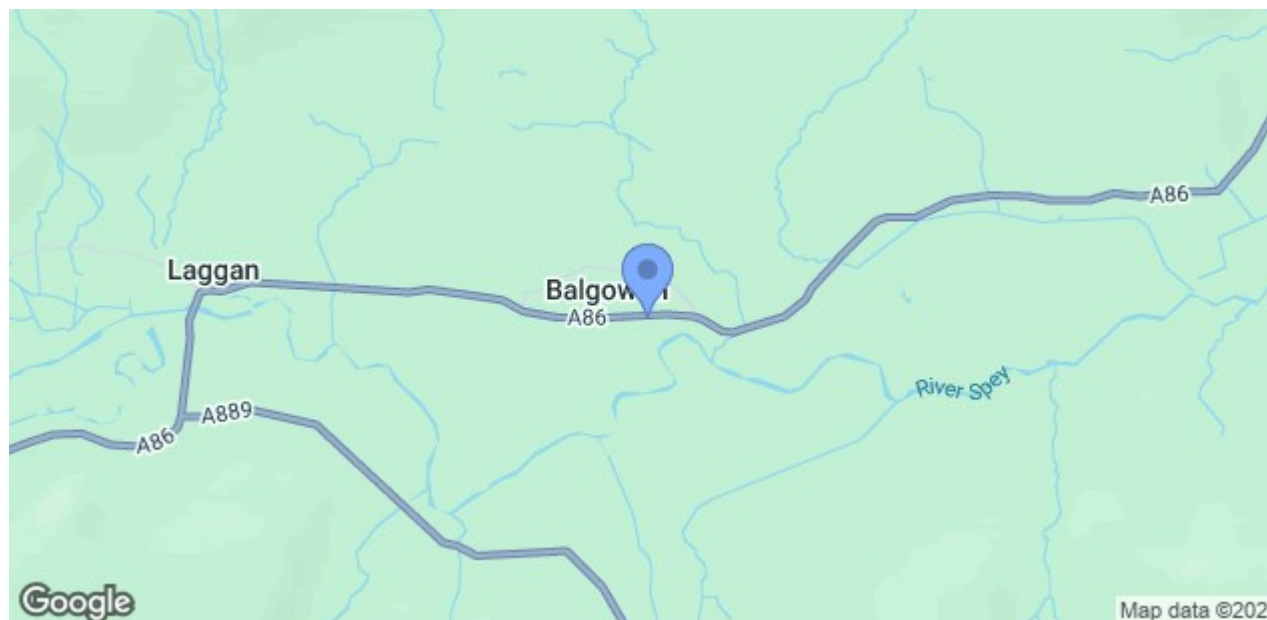
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	



While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters



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