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solicitors and estate agents

Steading 2, Balvatin Cottages, Perth Road, Newtonmore, PH20 1BB

Fixed Asking Price £140,000

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

This well-presented two-bedroom home forms part of the sought-after Balvatinn Cottages development—an exclusive enclave of just eleven properties situated in the heart of the Cairngorms National Park. Tucked away in a private and peaceful setting, the property enjoys easy access to Newtonmore's amenities while offering a wonderful lifestyle base amidst spectacular Highland scenery. Internally, the accommodation is arranged over two floors and designed for easy modern living. The bright and spacious open-plan kitchen, dining and sitting room forms the heart of the home and benefits from dual-aspect windows and patio doors that draw in natural light and provide views of the surrounding trees and garden. The kitchen area is well-equipped with ample worktop space and a good range of base and wall units. Also on the ground floor is a welcoming hallway and a contemporary WC. Upstairs, the first-floor landing leads to two double bedrooms—both with built-in wardrobes—and a well-appointed bathroom with bath and shower over. Externally, the property is complemented by off-street parking to the front and beautifully maintained communal grounds. These include a generous wraparound garden with a large paved seating area, a drying green, and an outlook that takes in the striking hill of Creag Dhubh. The home also benefits from a private external store, perfect for securing bikes, skis or other outdoor gear. With its combination of comfort, setting and practicality, this charming home would suit a variety of purchasers. Viewing is highly recommended. Council tax C, EPC D, Home Report available at massoncairns.com

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Newtonmore

Newtonmore stands as a testament to nature's grandeur and the rich tapestry of Scottish heritage. If you're considering a move, here's what awaits you in this charming village: Newtonmore is an oasis for nature lovers. Bordered by the breathtaking Cairngorms National Park, residents enjoy a panorama of rugged mountain peaks, serene lochs, and sprawling moorlands. From the imposing Creag Dhubh to the meandering paths of the Spey Valley, every direction offers a view that's worthy of a postcard. The village is steeped in history and traditions. The Highland Folk Museum, often referred to as the "living history" museum, offers an immersive journey through time, letting you experience Highland life from the 1700s to the 1960s. Whether you're an adrenaline junkie or a leisure seeker, Newtonmore has something for everyone. There are numerous walking and cycling trails, like the Wildcat Trail. For the adventurous, there are opportunities for skiing, golfing, horse riding, and even fishing in the River Spey. More than just a geographical location, Newtonmore is a community. Annual events like the Newtonmore Highland Games and the Shinty matches bind the residents in shared celebrations. It's a place where neighbors quickly become friends. While it maintains its village charm, Newtonmore is equipped with essential amenities including schools, local shops, cosy cafes, and traditional pubs. Moreover, its position on the main railway line and the A9 means that larger towns like Inverness and Perth are easily accessible. In essence, Newtonmore offers a harmonious blend of untouched natural beauty, rich culture, and modern amenities. It's not just a place to live; it's a place to truly experience life in its most vivid colors. Whether you're looking for tranquility, adventure, or a tight-knit community, this Highland village welcomes you with open arms.

Transport Links

Newtonmore, 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 Newtonmore, 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, the A9 offers a direct link to both the north and south. It connects Newtonmore to Perth, Stirling, and the Central Belt to the south, and to Aviemore and Inverness to the north. Local roads also connect Newtonmore to neighboring villages and attractions.

Buses:

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

Airports:

Inverness Airport (INV): About an hour's drive from Newtonmore, 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 D

Hallway

Stepping inside via a timber and glazed external door, the entrance hall offers a practical welcome into the home. With carpet flooring underfoot, it provides access to the kitchen/living area and WC, while a convenient built-in storage cupboard ensures space for coats, shoes, and household items.

Kitchen / Dining / Sitting Room

5.47m x 5.49m (widest) (17'11" x 18'0" (widest)) Welcoming and warm, this open-plan living area combines comfort and practicality with a sociable layout that flows effortlessly from kitchen to dining and sitting space. The generous proportions of the room allow ample space for a dining table and chairs in addition to lounge furniture, making it ideal for everyday living or entertaining. The kitchen is thoughtfully designed with a selection of drawer, base and wall units in addition to shelving, complemented by attractive worktops and tiled splashback detailing. A stainless steel sink with mixer tap is well-placed beneath a window, drawing in natural light and offering a pleasant outlook. Integrated appliances include an oven with hob, illuminated extractor hood, under-counter fridge and freezer as well as a washing machine. Patio doors flood the space with natural light and a further glazed door to the rear offers a further aspect and access to the patio and gardens.



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WC

1.28m x 2.04m (4'2" x 6'8")

The ground floor WC comprises a white two-piece suite with a pedestal wash hand basin with chrome taps and a WC. The basin is complemented by a wall mirror and shaver light in addition to a shelf for additional storage. Natural light flows in through a opaque window.

First Floor Landing

The landing provides access to both bedrooms and the bathroom. There is also a ceiling hatch to the loft space for additional storage.

Bedroom One

2.39m x 4.61m (7'10" x 15'1")

A bright bedroom with a large picture window to the front and an integral storage wardrobe. There is ample space to house additional bedroom furniture.

Bedroom Two

3.06m x 3.21m (10'0" x 10'6")

Another bright double bedroom with a window that floods the space with natural light. The room features a built-in wardrobe with double doors, and there's plenty of space for additional storage or desk furniture.

Bathroom

2.09m x 2.18m (6'10" x 7'1")

The first-floor bathroom is fitted with a three-piece suite including a WC, pedestal wash hand basin with tiled splash back and mirror above in addition to a bath with electric shower and folding glazed screen. A large Velux window provides excellent natural light and there is a heated towel rail.

Outside

A charming communal courtyard garden that seamlessly

blends manicured lawns with a relaxing patio area.

Enclosed by timber fencing and accentuated by the serene backdrop of mature pine trees and majestic hills, this outdoor space exudes tranquility. The property provides a dedicated parking slot, supplemented by additional visitor parking spaces conveniently situated at the front.

Separate Secure Store & Laundry Room

This property offers the added advantage of a shared basement space. Each unit comes with a spacious, lockable storage area that can comfortably accommodate items like bicycles, ski gear, or other possessions, ensuring they're kept safe and out of the way. It's a practical and secure solution for storage needs. Additionally there is a communal laundry room for the use of residents.

Entry

By mutual agreement.

Price

FIXED ASKING PRICE £140,000

Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

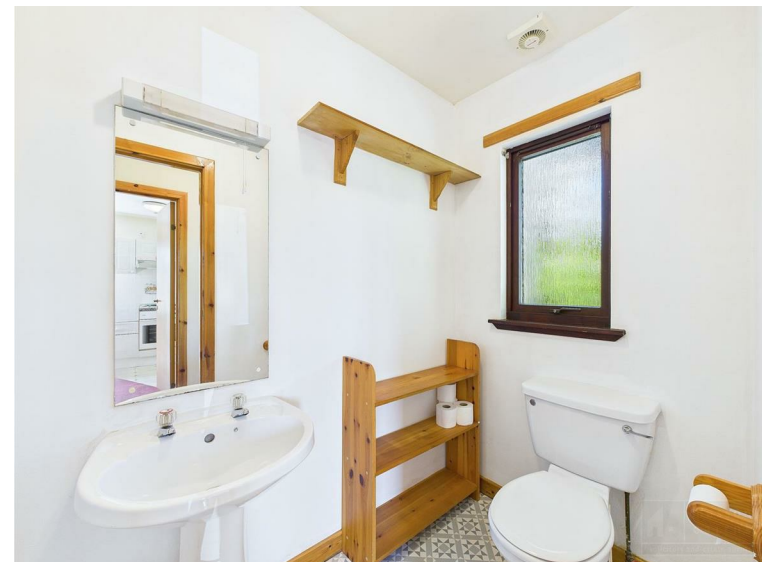
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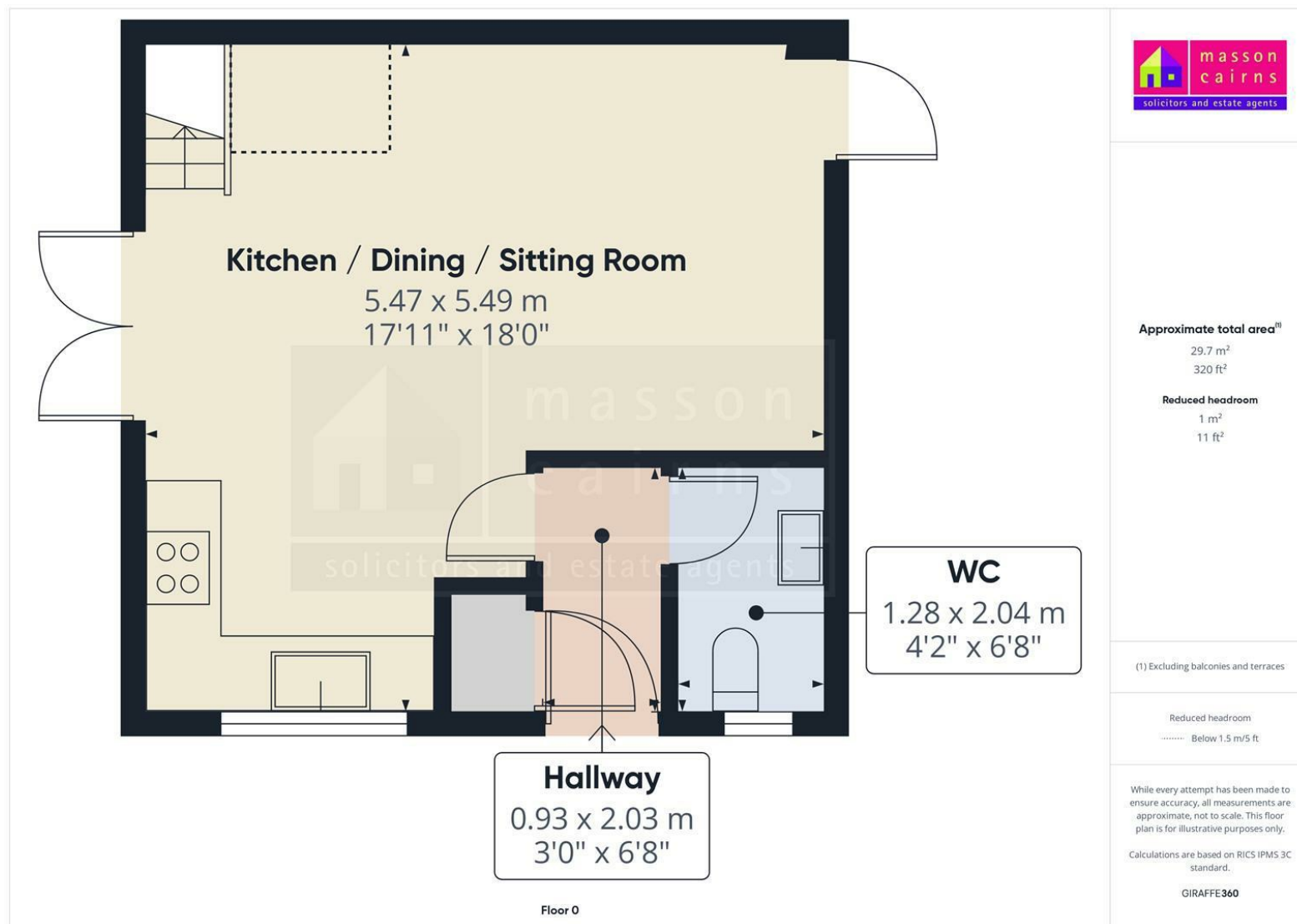












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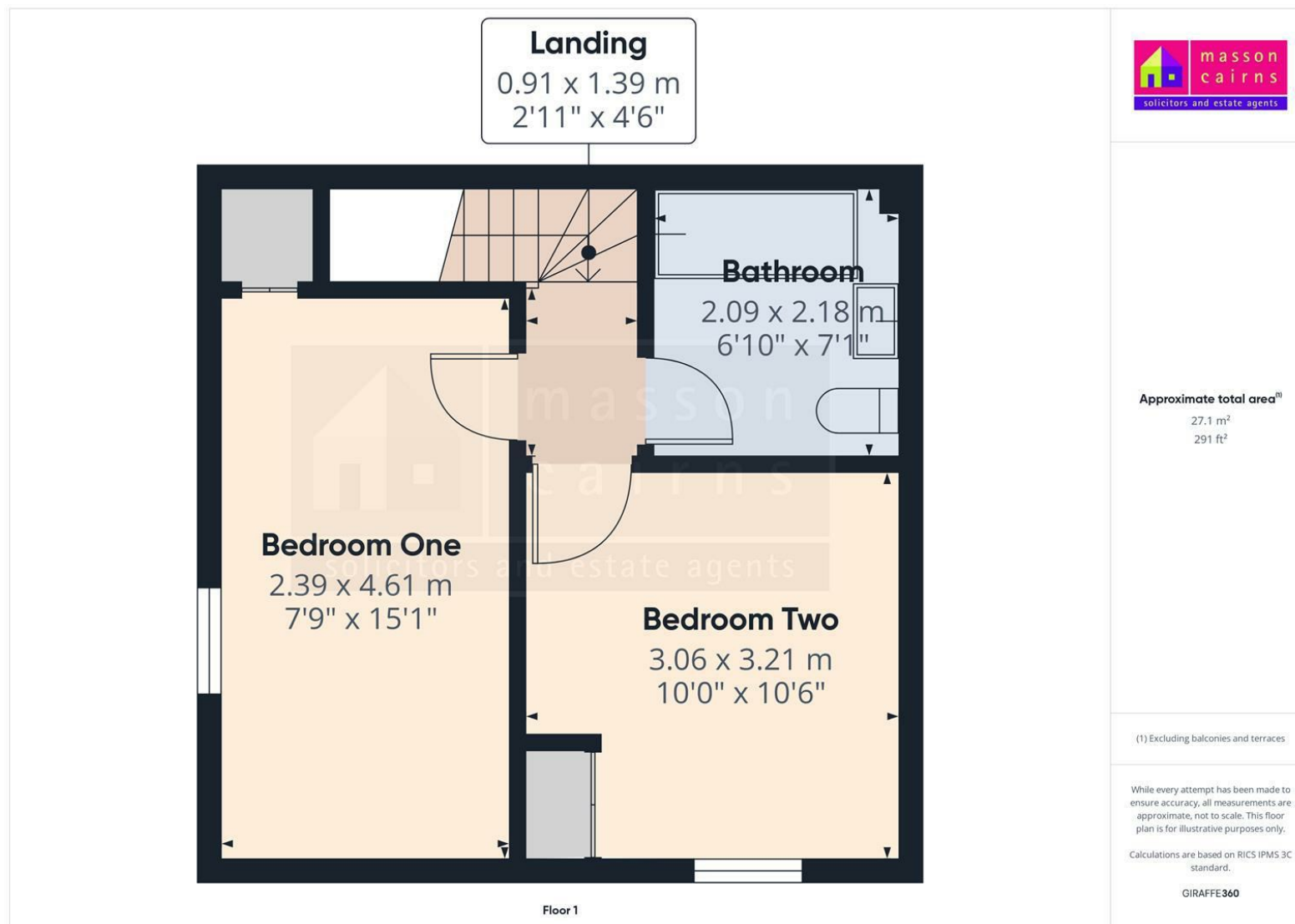
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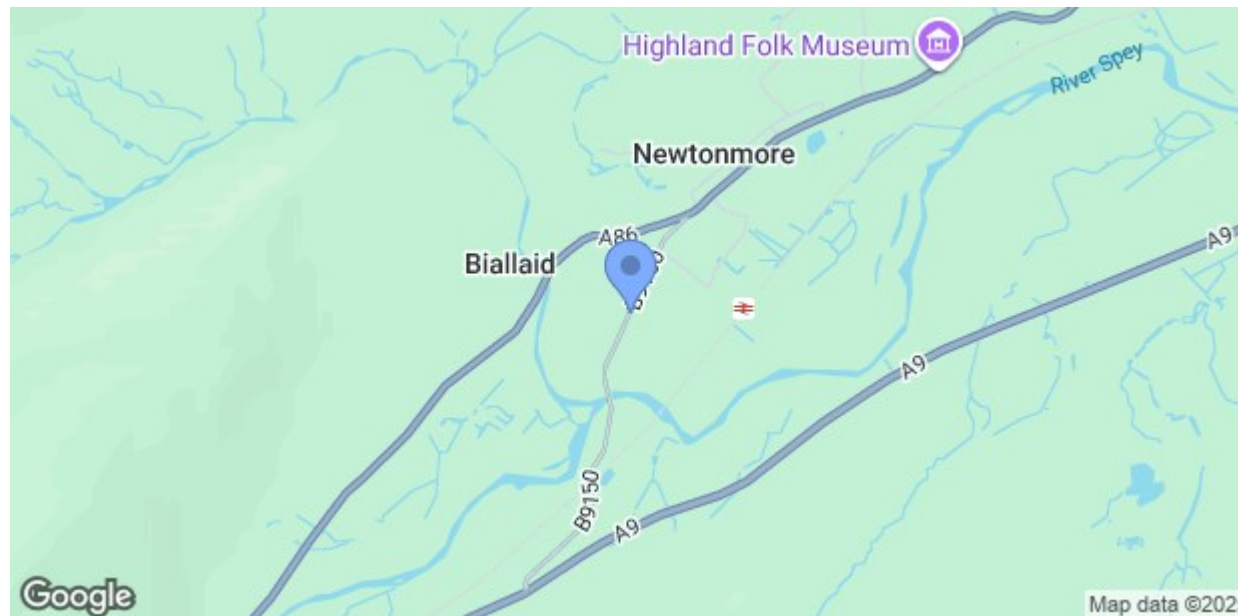
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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