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solicitors and estate agents

Steding 4, Balvatin Cottages Perth Road, Newtonmore, PH20 1BB

SOLD £150,000

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

SOLD This impeccably presented two-bedroom home is part of the exclusive Balvatin Cottages development, a private enclave of eleven residences. Situated in the scenic Cairngorms National Park, this property offers a blend of comfort and style, perfect for a range of buyers. The home is in pristine decorative condition and spans two floors. The ground floor features a bright and airy sitting room with patio doors that open to the beautifully landscaped gardens and is on open plan with a designated dining area, adjacent to a modern and well-equipped kitchen. The entrance hall and a convenient WC complete the ground floor layout. Upstairs, a landing leads to two double bedrooms and a stylish shower room, all finished to a high standard. The exterior of the property boasts car parking space at the front and wrap around communal gardens. These outdoor areas are thoughtfully landscaped and include a generous patio with seating and a drying area, offering splendid views of the surrounding countryside and Creag Dhubh. This home is a truly rare opportunity to enjoy both the tranquility of village living and the convenience of modern design and amenities, making it an ideal choice for those seeking a serene lifestyle in a spectacular setting. EPC Rating C, Council Tax Band C

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

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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

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EPC Rating C

Entrance Hall

Enter through a timber and glazed door into a welcoming hall with tiled flooring that sets a practical yet stylish tone. This entryway is designed with convenience in mind, featuring ample space for hanging outerwear and storing shoes. A handy storage cupboard provides additional organisation and further doors lead off from the hall to a WC and the main living area, while ceiling lighting brightens the space.

Kitchen / Dining / Sitting

3.06m x 2.03m / 3.06m x 3.30m / 2.28m x 3.30m (10'0" x 6'7" / 10'0" x 10'9" / 7'5" x 10'9")

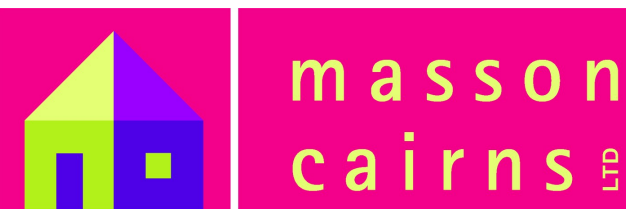
This bright and airy living space is seamlessly integrated with the kitchen and dining area, creating a wonderfully sociable space that is perfect for hosting and everyday living. The sitting room enjoys a dual aspect, featuring windows to the front and rear in addition to patio doors opening to the garden area, flooding the area with natural light. It enjoys oak flooring and there is space for a dining set, making it ideal for entertaining family and friends. Wooden stairs ascend to the first-floor accommodation, integrating the living spaces beautifully.

The kitchen is well-equipped and efficiently designed, boasting an extensive range of base, drawer, and wall units complemented by fresh tiled splashbacks and worktops. It includes a suite of integral appliances including a dishwasher, and oven with ceramic and with an illuminated extractor above in addition to space for an undercounter fridge. Completing the kitchen's functionality is a sink with a drainer and mixer tap, matching oak flooring, and recessed down lighting.

WC

1.15m x 2.03m (3'9" x 6'7")

A practical and stylish room including a wc and pedestal wash hand basin with twin chrome taps, complemented with a mirror and shaver light. There is oak flooring, ceiling lighting and an opaque window.



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Landing

The landing provides access to two bedrooms and the shower room. There is carpet flooring, ceiling lighting and a loft hatch.

Principal Bedroom

4.51m x 2.35m (14'9" x 7'8")

The main bedroom is thoughtfully designed for comfort and functionality. It features a large window that bathes the space in natural light, enhancing the soft ambiance created by the plush carpet flooring. A storage wardrobe provides space for clothing and there is ceiling lighting.

Bedroom Two

3.12m x 2.99m (10'2" x 9'9")

Currently configured as a twin, this double room enjoys excellent natural light levels from a large picture window and has carpet flooring and ceiling lighting. A double mirrored integral wardrobe provides excellent hanging and shelved storage.

Shower Room

2.22m x 2.03m (7'3" x 6'7")

This modern shower room is elegantly designed with a three-piece suite in crisp white, ensuring a clean and contemporary look. The suite includes a back-to-wall WC with a concealed cistern, a wash hand basin with chrome mixer tap elegantly mounted into counter top of the vanity and storage unit, and a walk in shower enclosure with wet wall surround. A Velux window allows for an abundance of natural light to fill the space, making it bright and inviting.

Outside, Parking & Store

This small and quiet development is situated at the southern entrance to Newtonmore and creates a spacious feel with allocated parking bays in front of the property in addition to further visitor spaces. The property is surrounded by beautiful communal landscaped gardens and benefits from a generous courtyard with seating

interspersed with colourful shrubs and flowers and further lawned areas bounded by timber fencing and mature pine trees. There is communal space below the property that has a washing machine and tumble dryer along with a secure storage space measuring (2.0m x 1.8).

Services

It is understood that there is mains water, drainage and electricity.

Price

SOLD

Entry

By mutual agreement.

Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

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Email: property@lawscot.com

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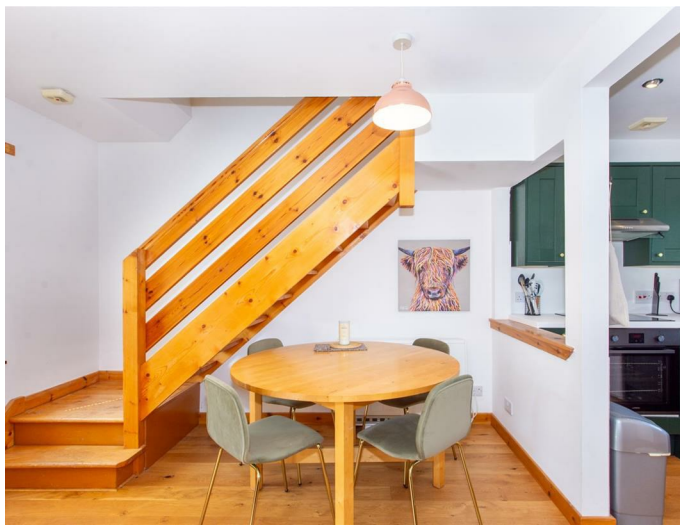
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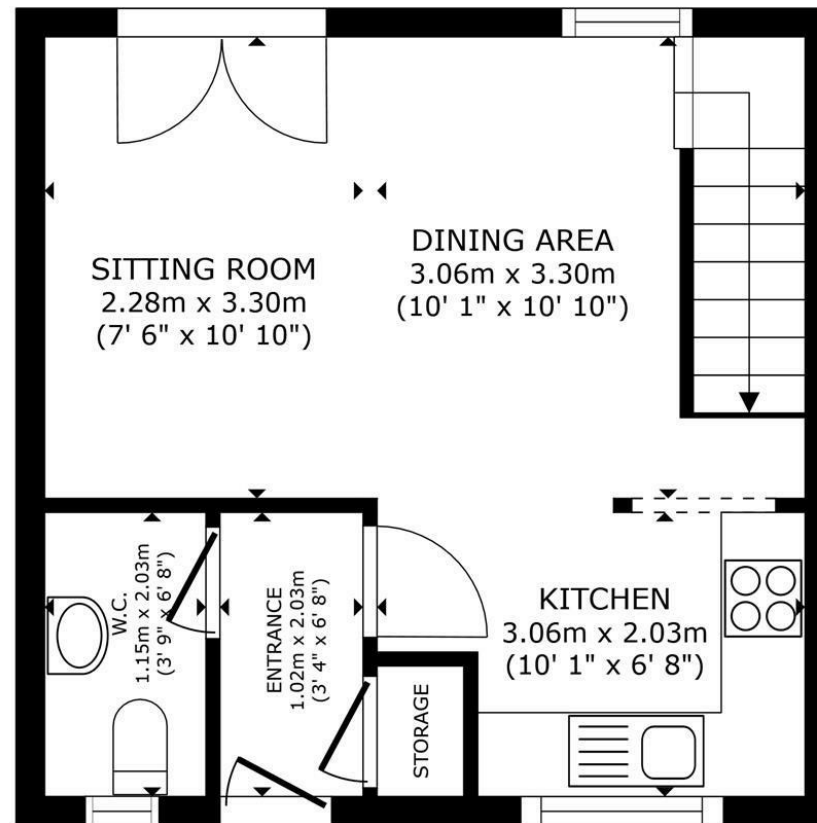
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FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 29.6 m² (318 sq.ft.) FLOOR 2 29.6 m² (318 sq.ft.)
 TOTAL : 59.2 m² (637 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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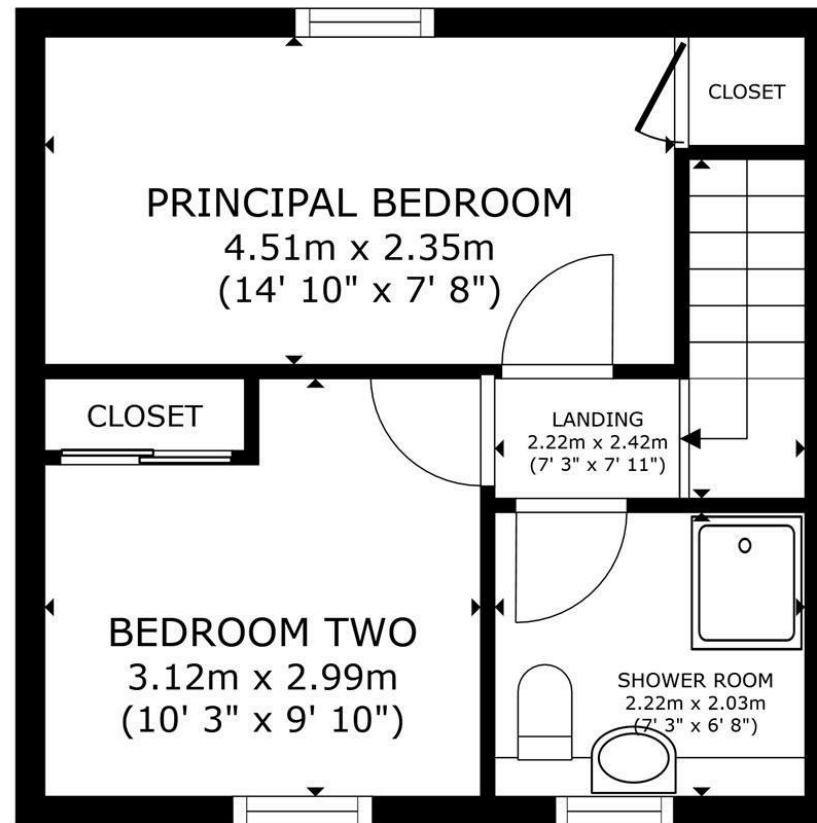
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FLOOR 2



GROSS INTERNAL AREA
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	74	
(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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