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The Bothy, Balvatin Cottages, Perth Road, Newtonmore, PH20 1BB

Fixed Asking Price £125,000

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)



Nestled in the picturesque heart of the Highlands, The Bothy, Balvatin Cottages presents a delightful two-bedroom apartment that beautifully combines charm and practicality. As a proud part to the Balvatin Cottages, this home is strategically positioned at the southern gateway to Newtonmore. Its prime location offers its occupants a breathtaking canvas of Creag Dhubh and the expansive Cairngorms in the backdrop. One of its standout features is the meticulously planned layout, ensuring optimal use of space. Every corner of this property reflects thought and functionality. While the front of the property boasts ample car parking space, the rear promises serenity with its intimate courtyard garden. Inside, the interiors echo a modern sensibility. The open-plan lounge seamlessly merges with the kitchen, offering an airy and spacious feel. The principal double bedroom exudes comfort, while the bathroom meets contemporary standards. The entire space is kept warm and cosy with off-peak economy electric heating and double glazing that stretches from one end to the other. The added bonus? A communal basement area equipped with a generously sized and exclusive lockable cupboard, ensuring that storage of sports and other equipment is well catered for. Beyond the physical attributes, The Bothy, stands as an ideal bridge to the Cairngorms National Park's numerous attractions, making it a treasure for both first-time homeowners and those looking for a serene second home. EPC Rating D, Council Tax Band B

To obtain a copy of the home report, please visit our website [massoncairns.com](http://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

EPC Rating D

## Entrance Hall

Upon entry through a timber panelled glazed door, a snug hallway unfolds, seamlessly connecting to the sitting room/kitchen, bedrooms and bathroom. A spacious cupboard offers ample hanging and shelving storage. Fitted with a Dimplex storage heater for warmth, the hallway also features a smoke alarm, loft storage access, ceiling lighting, and carpet flooring.

## Sitting Room & Dining Room / Kitchen

3.13m x 3.62m / 2.50m x 1.92m (10'3" x 11'10" / 8'2" x 6'3")  
Welcoming and warm, the sitting room feels spacious, being seamlessly integrated with the kitchen. This sociable layout ensures a harmonious flow, perfect for entertaining or simple day-to-day living. The sitting room is adorned with carpet flooring, whilst tile effect vinyl flooring in the kitchen adds to the practicality of the space. The spacious layout would comfortably accommodate a small dining table and chairs. The kitchen, both functional and stylish, boasts a contemporary design with its range of base and wall units, all set against a complementary worktop and backsplash tiling. A stainless steel sink, complete with a modern mixer tap, is strategically positioned below a window, offering ample admission of natural light. The kitchen comes equipped with an integrated oven/grill and hob, crowned by an illuminated stainless steel cooker hood. Additionally, provisions have been made for laundry with plumbing for a washing machine, and there's ample space for both an undercounter fridge-freezer.

## Bathroom

2.26m x 1.84m (7'4" x 6'0")

This is a clean and modern bathroom featuring a WC, a



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wash hand basin with twin taps, and a bath also with twin taps that includes a Mira electric shower overhead. The room has coordinating wall tiles, a frosted window on the side, a shaver point, an extractor, white towel warmer, ceiling lighting, and durable vinyl flooring.

#### **Principal Bedroom**

2.52m x 3.72m (8'3" x 12'2")

This double bedroom exudes a feeling of airy spaciousness, with abundant natural light filtering through a picture window to the front. The room's ambiance is further enhanced by its soft carpeted flooring, lending a touch of cosiness underfoot. The room features an integral wardrobe with double sliding doors with an abundance of hanging and shelved storage. The electrical consumer unit is also housed here. For those chillier evenings, the Dimplex panel heater ensures the room remains warm and inviting. Overhead, the ceiling lighting provides ample illumination, tying together the room's balance of comfort and functionality.

#### **Bedroom Two**

2.71m x 2.43m (8'10" x 7'11")

Positioned at the centre of the home, this is a spacious room awaits. It features a Velux window that allows for ample natural light, highlighting the space. In this room also the Dimplex panel heater ensures the room remains warm and inviting.

#### **Separate Secure Store**

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.

#### **Outside**

The Bothy, Balvatin is nestled amidst 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.

#### **Services**

It is understood there is mains water, drainage and electricity. Economy off peak electric heating. We understand the current communal charge to include grass cutting, buildings insurance and laundry area is £40.60 per calendar month.

#### **Entry**

By mutual agreement.

#### **Fixed Price**

Fixed Price of £125,000

#### **Viewings and Offers**

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

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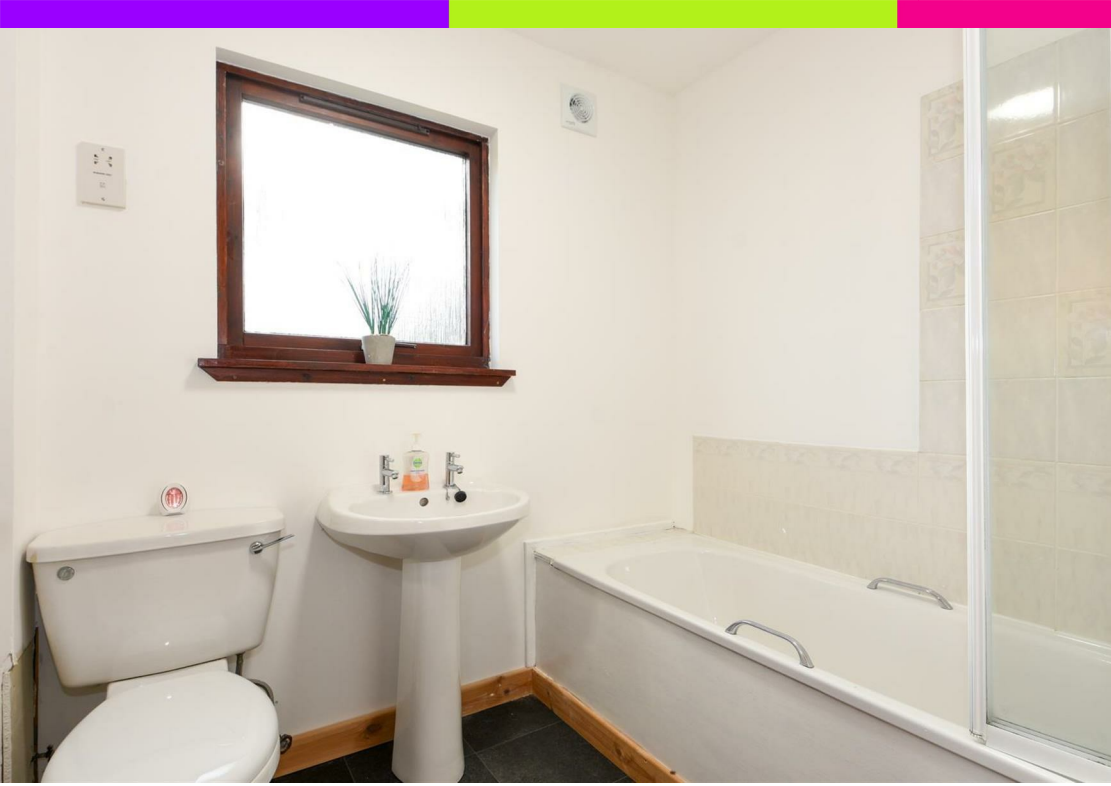




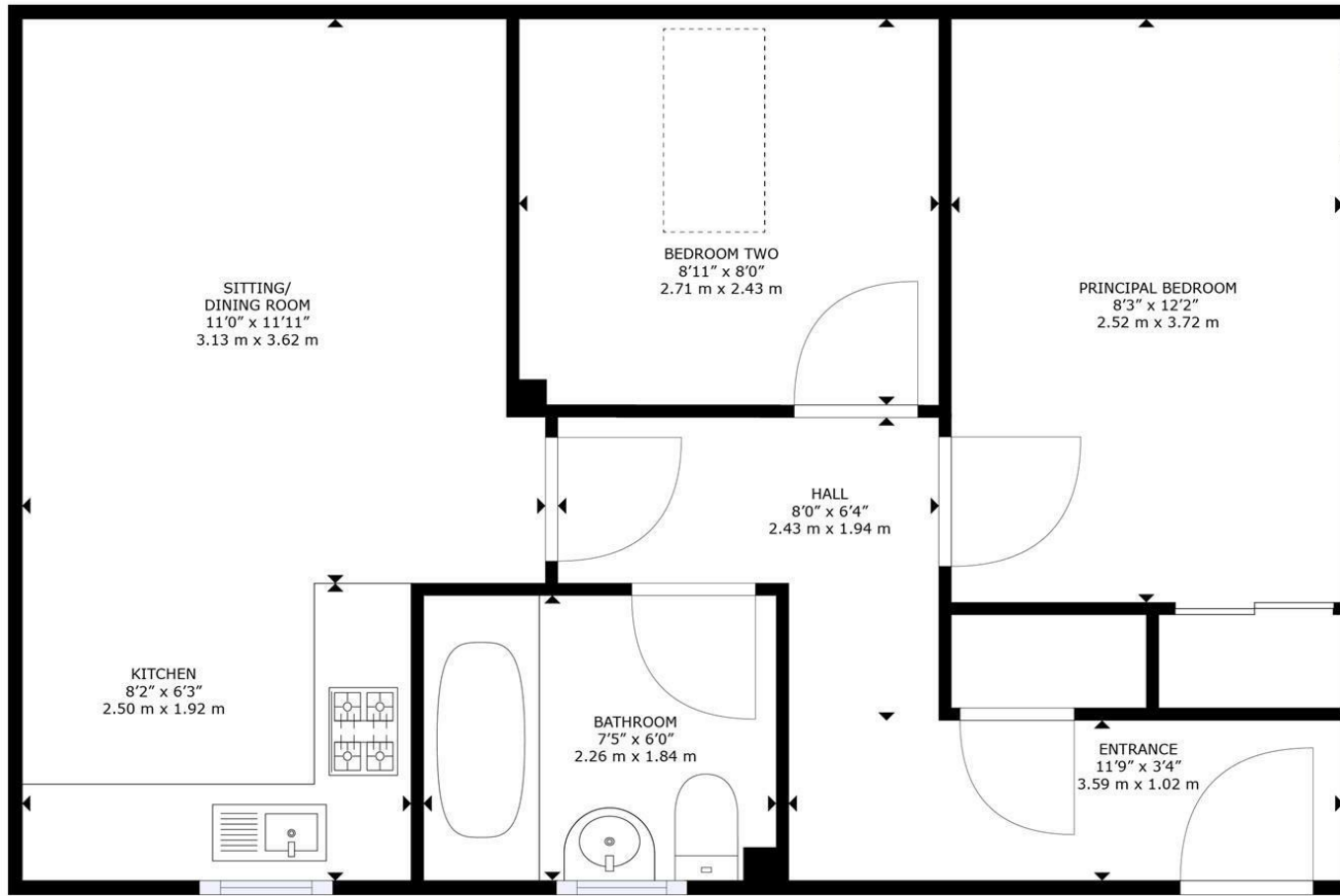






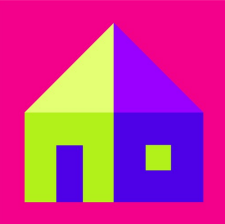






FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN: 490 sq. ft, 45 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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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