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2 The Stables, Balvatin Cottages, Perth Road, Newtonmore, PH20 1BB

**UNDER OFFER £115,000**

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



UNDER OFFER - \*\* Now £15,000 Below Valuation\*\* - Nestled within the picturesque Highlands, 2 The Stables at Balvatin Cottages presents a charming yet practical one-bedroom abode. Part of the esteemed Balvatin Cottages, this home enjoys a strategic location at the southern entrance to Newtonmore, offering breathtaking views of Creag Dhubh and the sprawling Cairngorms. Its meticulously planned layout maximizes space efficiency, reflecting careful consideration in every detail. While the front provides ample parking, the rear boasts a tranquil courtyard garden. Inside, modern interiors enhance the airy feel, with an open-plan lounge seamlessly flowing into the kitchen. The principal double bedroom ensures comfort, while the bathroom meets contemporary standards. Off-peak electric heating and double glazing maintain warmth throughout. A communal basement area with an exclusive lockable cupboard caters to storage needs. Beyond its physical attributes, 2 The Stables serves as an ideal gateway to the Cairngorms National Park's attractions, appealing to both primary homeowners and those seeking a serene retreat. EPC Rating D, Council Tax Band A.

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.

## UNDER OFFER £115,000



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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 D

### Entrance Hall

Upon entry through a timber panelled glazed door, a snug hallway unfolds, seamlessly connecting to the sitting room, dining area and kitchen on the ground floor, with the bedroom and bathroom on the first floor.

### Open Plan Sitting Room & Dining Area / Kitchen

3.57m x 3.70m / 1.79m x 2.80m (11'8" x 12'1" / 5'10" x 9'2") Welcoming and warm, the sitting room feels spacious, being seamlessly integrated with the dining area and kitchen. This sociable layout ensures a harmonious flow, perfect for entertaining or simple day-to-day living. The room is adorned with timber laminate flooring being warm underfoot whilst adding 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 and an integral under counter fridge freezer. Additionally, provisions have been made for laundry with an integrated washing machine. A spacious cupboard under the stairs offers ample storage as well as housing the electrical consumer unit. Fitted with a Dimplex storage heater for warmth, the room also features a smoke alarm and ceiling lighting.



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### Landing

Stairs lead up to the landing which provides access to the bedroom and bathroom.

### Bedroom

3.57m x 2.80m (11'8" x 9'2")

This double bedroom exudes a feeling of airy spaciousness, with abundant natural light filtering through a window to the side of the property. 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 an abundance of hanging and shelved storage. Overhead, the ceiling lighting provides ample illumination, tying together the room's balance of comfort and functionality. The room also features a hatch to the attic space.

### Bathroom

2.68m x 1.71m (8'9" x 5'7")

This is a clean and modern bathroom featuring a WC, a 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 white towel warmer, ceiling lighting, and durable vinyl flooring.

### 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

2 The Stables, 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 £33.78 per calendar month.

### Entry

By mutual agreement.

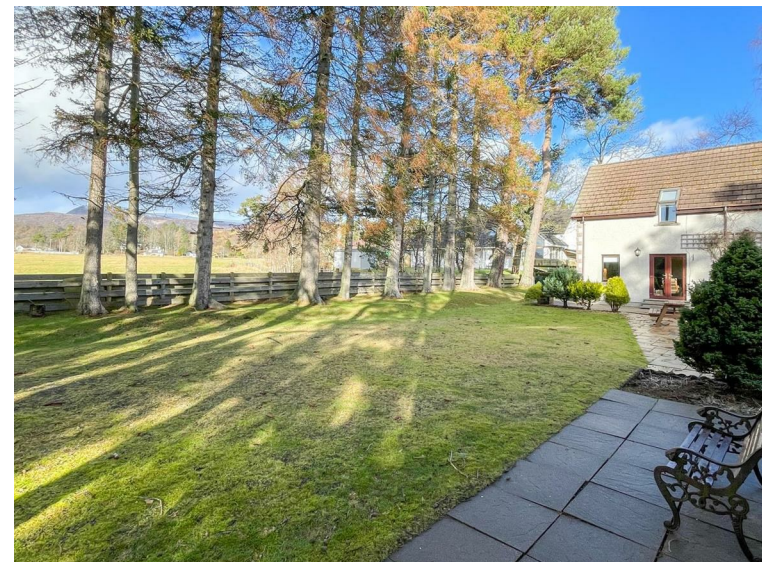
### Price

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### Viewings and Offers

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

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Strathspey House  
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Tel: (01479) 874800  
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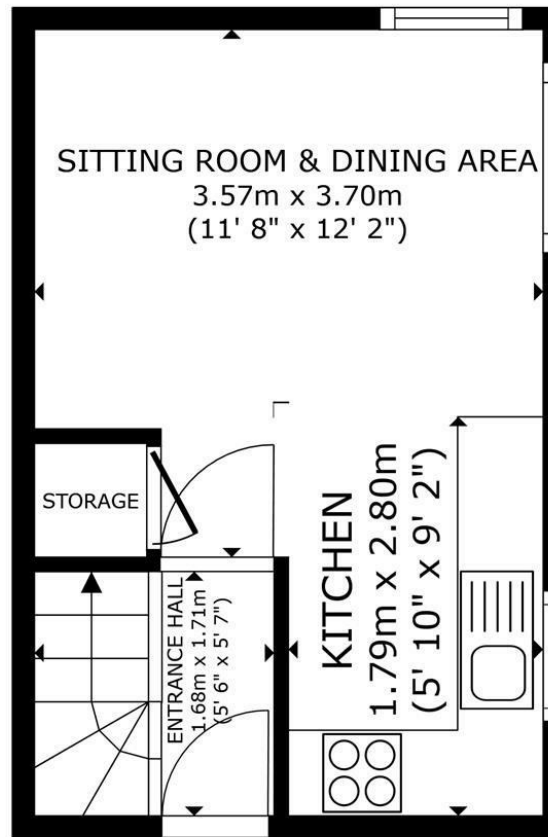












FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1 19.6 m<sup>2</sup> (211 sq.ft.) FLOOR 2 19.7 m<sup>2</sup> (212 sq.ft.)  
 TOTAL : 39.3 m<sup>2</sup> (423 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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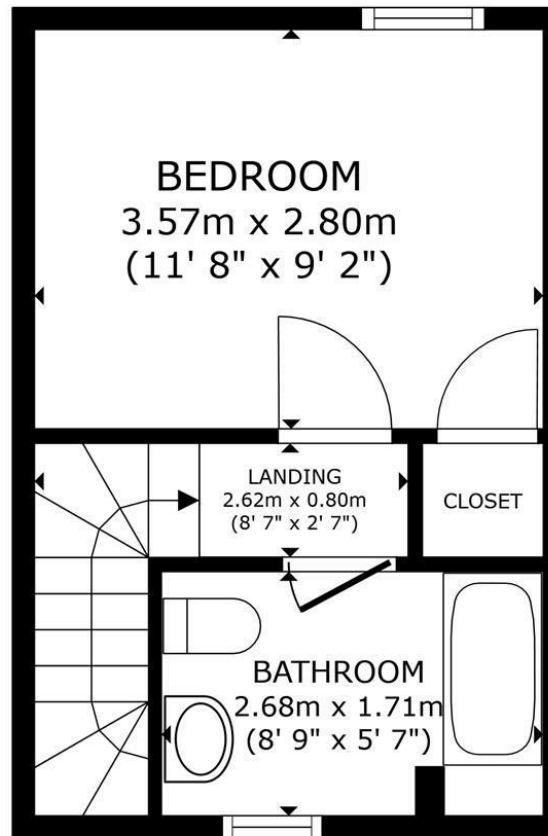
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FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1 19.6 m<sup>2</sup> (211 sq.ft.) FLOOR 2 19.7 m<sup>2</sup> (212 sq.ft.)  
TOTAL : 39.3 m<sup>2</sup> (423 sq.ft.)  
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>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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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