

# 1 The Stables Balvatin Cottages Newtonmore PH20 1BB

Offers Over £135,000 are invited.

Affordable One Bedroom Semi-Detached  
Bungalow Within A Development Of  
Similar Properties



## Features:

- Open Plan Lounge & Kitchen
- Spacious Double Bedroom
- Three Piece Bathroom Suite
- Communal Garden Grounds & Designated Parking Space
- Great Location Close To Local Facilities

CONTACT US :  
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No 1 The Stables is a one bedroom ground floor property which forms part of Balvatin Cottages. This is a development of similar properties situated at the southern entrance to Newtonmore close to local amenities and facilities. This particular property benefits from an open plan lounge and kitchen area, double bedroom and a family bathroom. They all have full timber double glazing and electric economy heating. The benefit of these affordable properties are they come with large communal gardens which are beautifully maintained and have designated parking spaces.

The cottage would make it an ideal holiday home, first time buy or alternatively provide an excellent business opportunity for long term letting.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.

Newtonmore is situated at the southern end of the Spey Valley within the Cairngorm National Park. It is ideally located to take advantage of the year round recreational and sporting facilities such as hill walking, bird watching, golf, fishing, shooting and skiing to name but a few. The village is situated just off the A9 with Inverness approximately 43 miles and Perth approximately 68 miles distant. Local facilities available in Newtonmore include Post Office, supermarket and general shopping, hotels, restaurants, primary school, bowling green, tennis courts and 18 hole golf course. Kingussie just 3 miles away also offers a health centre, dental practice and secondary school.

## OUTSIDE

Courtyard area to rear with garden, large lawn area and mature pine trees. Shared car parking to front with pathway to front entrance door. Entrance to basement which offers a large lockable storage unit and laundry.

## INCLUDED

Fitted carpets, curtains and blinds where fitted.

## SERVICES

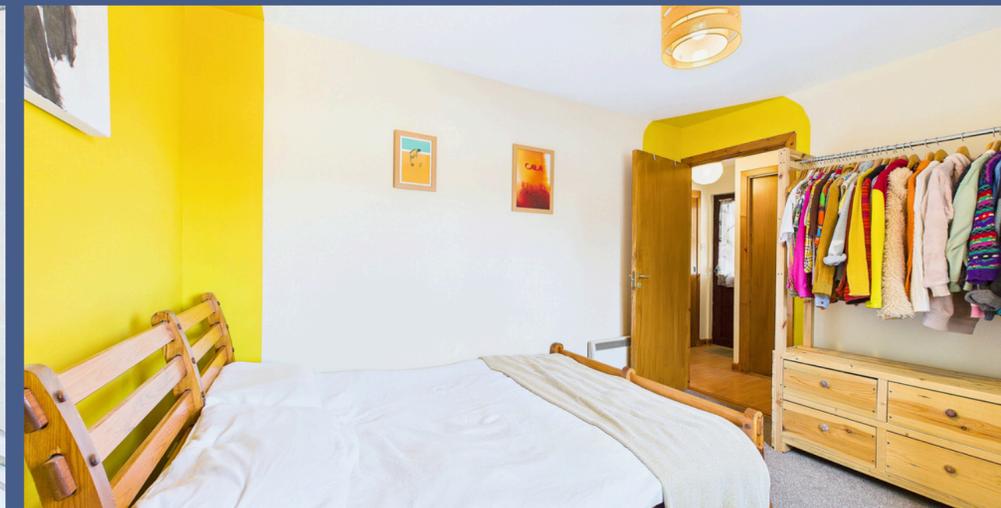
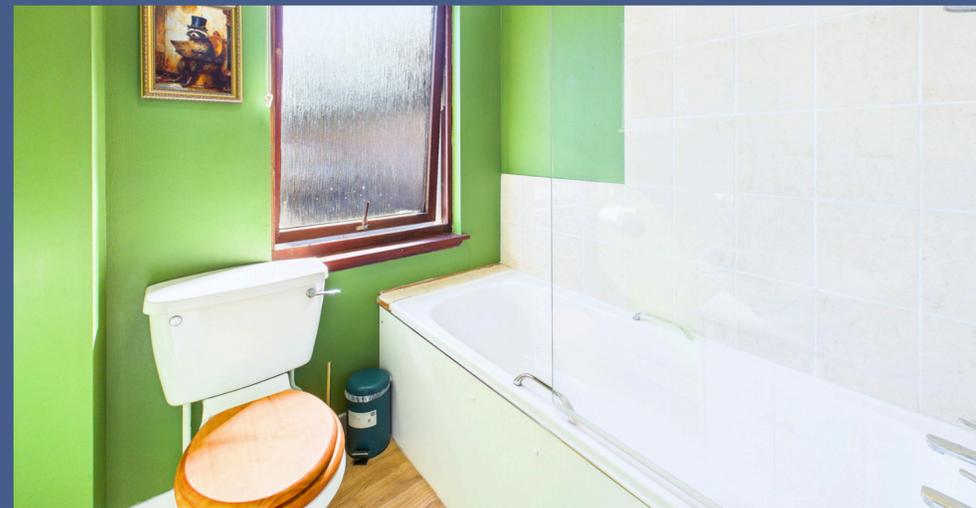
Mains electricity, water and drainage.

## MAINTENANCE

A residents committee is in operation and maintenance fees are currently payable at around £39 per month which covers buildings insurance, exterior painting of woodwork, upkeep of garden grounds, common areas, laundry equipment etc.

## COUNCIL TAX

Currently Band A (£1,315 - 2024/25). Includes water rates. Discounts available for single occupancy.



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## HOME REPORT

A home report is available. Please use the following link:

- Ref:<https://app.onesurvey.org/Pdf/HomeReport?q=J5Ko29EPJYZTv%2feV%2fdSxXw%3d%3d>
- Postcode: PH20 1BB
- EPC Rating D
- Home Report Value - £135,000

## PRICE

Offers Over £135,000. The seller reserves the right to accept a suitable offer at any time.

## OFFERS

Formal offers should be submitted to our office in Aviemore.

## VIEWING

Viewing is by appointment only through the Selling Agents.



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#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

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