

# Garden Cottage Balvatin Cottages Newtonmore PH20 1BB

Offers Over £110,000 are invited.

Affordable One Bedroom Semi-Detached  
Cottage



## Features:

- Bright Open Plan Lounge & Kitchen Area
- Spacious Double Bedroom
- Three Piece Family Bathroom Suite
- Communal Garden Grounds & Designated Parking Space
- Great Location Close To Local Facilities
- Buy To Let Investment Opportunity

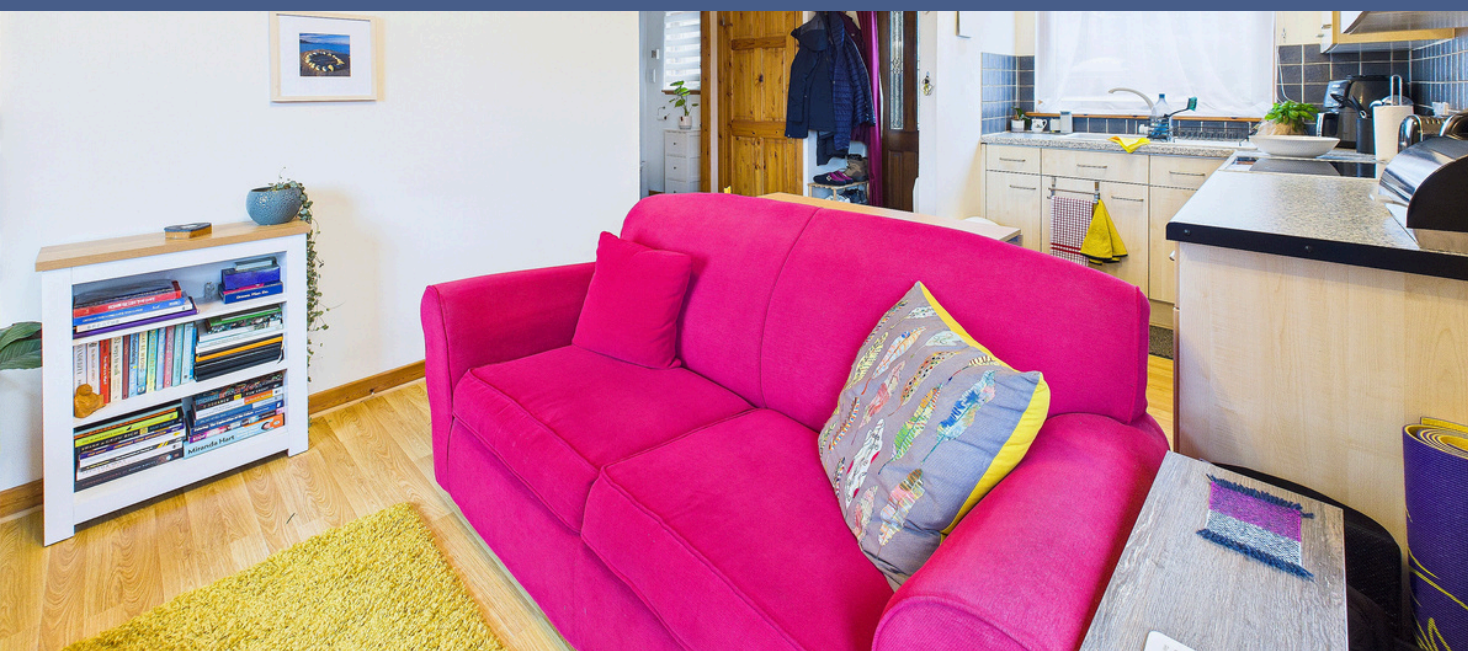
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Garden Cottage is a ground floor cottage forming part of “Balvatin Cottages” situated at the southern entrance to Newtonmore. This private development enjoys car parking to the front and a courtyard garden to the rear. Views extend to the surrounding countryside and to Creag Dhubh and the Cairngorms. The cottage is self-contained with an open plan living area with French windows opening to the front garden, the other rooms consist of a modern kitchen, double bedroom and a family bathroom. Other specifications include electric economy storage heaters and full double glazing. There is a communal basement area with a coin operated launderette and a large dedicated lockable storage cupboard.

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.



## ACCOMMODATION

### Living area

Comfortable open plan room containing the kitchen, dining and lounge areas. French windows open to the courtyard which also offer great views. Window to the south side. Glazed kitchen window to the front. TV & telephone point. Wall shelf. Two matching sets of ceiling spotlights. Laminate flooring.

### Kitchen

Base and wall units with integral oven/grill, hob, fridge & composite sink with mixer tap. Extractor hood over hob. Partial wall tiling over worktops.

### Double Bedroom

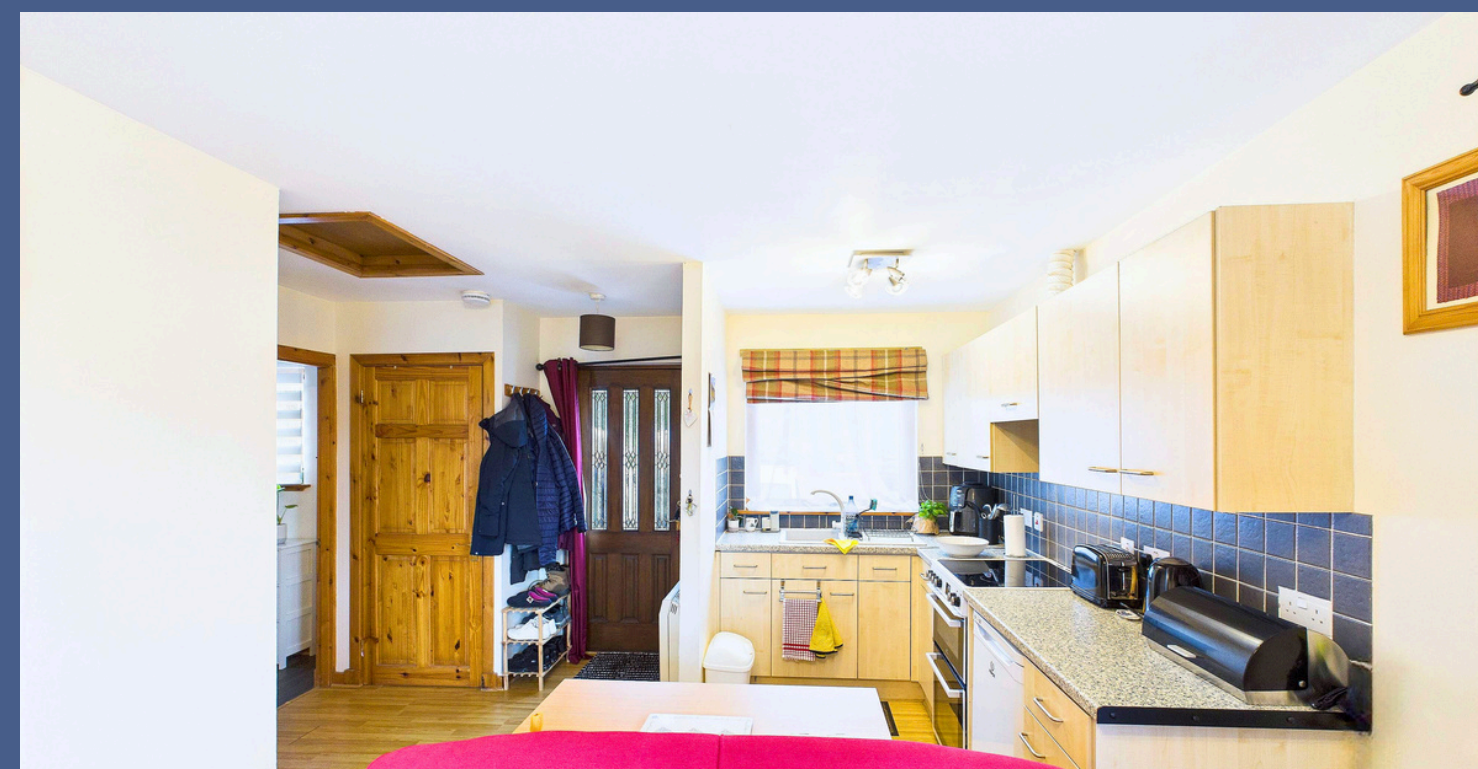
Double room window to side. Space for furniture. Pendant light. Panel heater. Laminate flooring.

### Bathroom

Three piece white suite comprising WC, pedestal basin and bath with Mira Sport shower and shower curtain. Partial wet walling. Wall mirror. Shaver point. Extraction unit. Ceiling light. Laminate flooring. Opaque window.

## 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.



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## INCLUDED

Light fittings and floor coverings. Other furniture may be available on separate negotiation.

## SERVICES

Mains electricity, water and drainage.

## MAINTENANCE

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

## HOME REPORT

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

- Ref: [Garden Cottage - Balvatin.pdf](#)
- Postcode: PH20 1BB
- EPC Rating D
- Home Report Value: £110,000

## PRICE

Offers Over £110,000. 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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