

# Steading No 1 Balvatin Cottages Newtonmore PH20 1BB

Offers Over £150,000 are invited.

Spacious Two Bedroom Villa Offering  
Open Plan Living & Generous Outside  
Space



## Features:

- Open Plan Lounge, Dining & Kitchen Area
- Modern Fitted Kitchen
- Two Spacious Double Bedrooms
- Three Piece Bathroom Suite
- Communal Garden Grounds & Designated Parking Space
- Great Location Close To Local Facilities

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Steading No 1 is a well presented 1½ storey 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 with Creag Dhubh and Cairngorms visible. The cottage is self-contained with an open plan living area with French windows opening to the rear garden, the two bedrooms are both doubles, electric economy storage heating and fully double glazed. There is a communal basement area with a coin operated launderette and a large dedicated lockable storage cupboard.

The cottage would make 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

### Front hall

Glazed entrance door accessed from the car park. Built-in storage cupboard suitable for storage and coats also containing electrical consumer fuse boxes. Ceiling light. Storage heater. Fitted carpet. Door to living area & WC.

### WC

Two piece suite with WC & pedestal basin. Heated towel rail. Extractor fan. Ceiling light. Vinyl flooring. Opaque window to front.

### Living Area

Comfortable open plan room containing the kitchen, dining and lounge areas. French windows open to the courtyard. Window to the rear. Glazed kitchen window to the front. Stairs to first floor.

### Lounge/dining

Spacious lounge/dining area with feature French windows opening onto the courtyard. Satellite point. New storage heater. Vinyl tile flooring. Open plan to kitchen.

### Kitchen

Base and wall units with integral oven & hob, worktops and stainless steel sink with mixer tap. Extractor hood over hob. Space for fridge and plumbed for washing machine. Hot water boost control unit. Extractor fan. Ceiling light. Vinyl tile flooring. Window to front.



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## FIRST FLOOR & LANDING

Stairs lead to first floor with light above. Access to loft suitable for storage. Ceiling spotlights. Doors to two bedrooms and bathroom.

### Bedroom 1

Double room with angled Velux window to rear. Built-in wardrobe. Two reading lights. Pendant light. Panel heater. Fitted carpet.

### Bedroom 2

Double room with window to front. Double wardrobe with hanging and storage space. Wall shelf. Pendant light. Panel heater. Fitted carpet.

### Bathroom

Three piece white suite comprising WC, pedestal basin and bath with mixer shower over with folding side screen. Partial wall tiling. Wall mirror. Shaver point. Heated ladder rail. Extraction unit. Ceiling light. Vinyl flooring. Velux window to front.

## 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.



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## SERVICES

Mains electricity, water and drainage.

## MAINTENANCE

A residents committee is in operation and maintenance fees are currently payable at £54 per month which covers buildings insurance, exterior painting of woodwork, upkeep of garden grounds, common areas, laundry equipment etc.

## COUNCIL TAX

Currently Band C (£1735 in 2025/26). Includes water rates.  
Discounts available for single occupancy.

## PRICE

Offers Over £150,000. The seller reserves the right to accept a suitable offer at any time.

## HOME REPORT

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

Reference: [1 The Steading - Balvatin.pdf](#)

Postcode: PH20 1BB

EPC Rating D

Home Report Value: £150,000

## 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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