

Creag A'bhile

BALGOWAN, NEWTONMORE, PH20 1BS



*An enchanting 6-bedroom former coach house
nestled within the Cairngorm National Park*



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Introducing Creag A'bhile Balgowan, Newtonmore – an enchanting 6-bedroom former coach house nestled within the Cairngorm National Park. This traditional south-facing residence exudes charm and boasts expansive grounds with remarkable potential for expansion or income generation, thanks to a brilliant outbuilding.

THE LOUNGE



Spread across two floors, the ground level features a bright and spacious lounge with a front-facing bay window and a feature fireplace.

THE KITCHEN/DINER



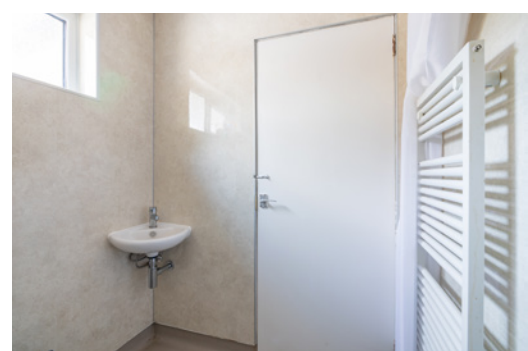
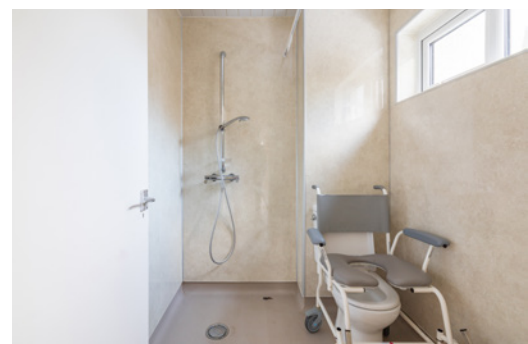
The heart of the home lies in the open-plan kitchen/dining area adorned with a breakfast bar and a welcoming wood-burning fireplace. A utility room and a convenient downstairs WC enhance the practicality of this inviting abode.





The ground floor also benefits from a bedroom with a private back door and an adjoining reception room, complemented by a dedicated shower room. This versatile space could easily transform into a self-contained annexe in the future.

BEDROOM 6 & THE SHOWER ROOM



THE RECEPTION ROOM





Ascend to the upper floor, where five additional bedrooms await. The first floor also hosts a modern family bathroom complete with a bath suite and a separate shower cubicle.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 5



Surrounded by lush woodland, the gardens provide a picturesque backdrop, offering captivating views of the countryside. Within this serene setting, discover storage sheds and log stores. A notable feature is the outbuilding with attic space, presenting myriad possibilities for conversion into a dwelling or a potentially lucrative holiday let, subject to the relevant planning permissions.

Creag A'bhile beckons those seeking a harmonious blend of traditional charm and future potential in the heart of the Cairngorm National Park. Don't miss the opportunity to make this unique property your own.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP

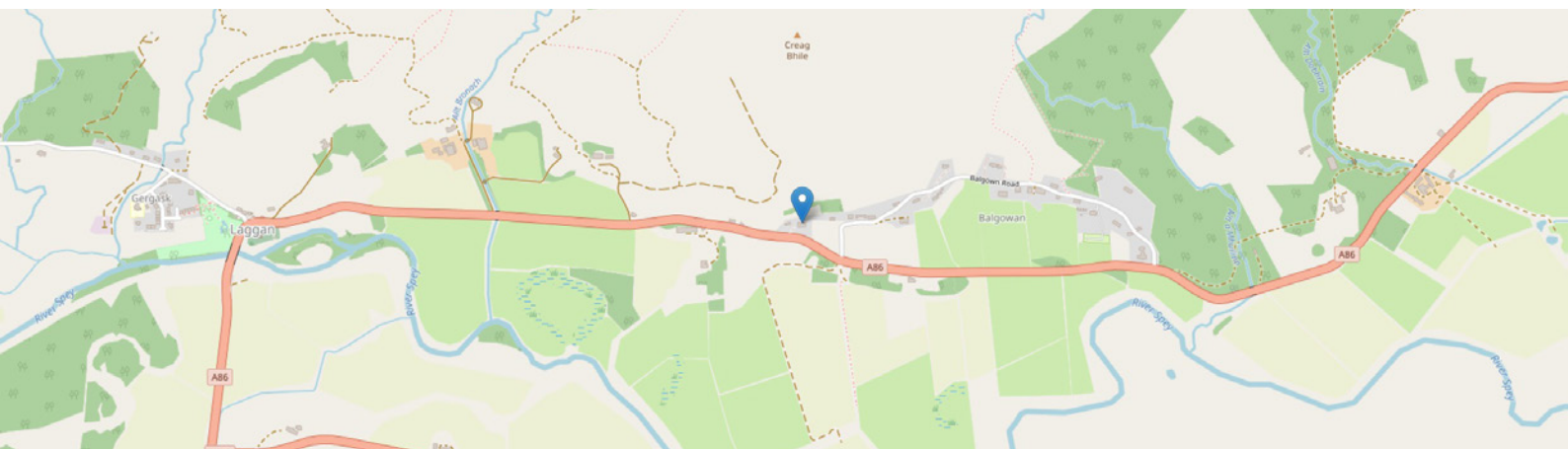


Approximate Dimensions (Taken from the widest point)

Porch	3.00m (9'10") x 2.10m (6'11")
Lounge	5.70m (18'8") x 4.90m (16'1")
Kitchen/Diner	7.20m (23'7") x 5.00m (16'5")
Utility	3.50m (11'6") x 3.20m (10'6")
WC	1.50m (4'11") x 1.10m (3'7")
Bedroom 6	3.90m (12'10") x 2.90m (9'6")
Shower Room	1.90m (6'3") x 1.70m (5'7")
Reception Room	4.70m (15'5") x 3.50m (11'6")
Bathroom	2.50m (8'2") x 2.00m (6'7")

Bedroom 1	3.60m (11'10") x 3.10m (10'2")
Bedroom 2	4.20m (13'10") x 4.00m (13'1")
Bedroom 3	3.40m (11'2") x 2.60m (8'6")
Bedroom 4	4.00m (13'1") x 3.70m (12'2")
Bedroom 5	3.70m (12'2") x 3.10m (10'2")
Outbuilding 1	5.00m (16'5") x 4.80m (15'9")
Outbuilding 2	5.00m (16'5") x 3.40m (11'2")
Outbuilding 3	5.00m (16'5") x 3.30m (10'10")

Gross internal floor area (m²): 238m²
EPC Rating: E



THE LOCATION

Discover the perfect home in Newtonmore, ideally situated at the heart of the Cairngorms National Park, offering seamless access to Aviemore and Inverness. Renowned for its world-class outdoor activities including hill walking, fishing, water sports, cycling, and skiing, this vibrant locale also boasts local amenities such as a golf course, shops, supermarkets, cafes, restaurants, and hotels. The village provides primary schooling, while secondary education is catered to by the esteemed Kingussie High School nearby. Newtonmore railway station ensures convenient travel with regular services to Inverness, Edinburgh, and Glasgow.





Explore the surrounding beauty with ease – the Cairngorm National Park unfolds a myriad of experiences. A short drive opens doors to Scotland's most breathtaking destinations, including Loch Ness, Fort William, Inverness, The Speyside Whisky Trail, and Ben Nevis, all within an hour's reach.

Venture into Inverness, the Highland capital, offering diverse retail parks, supermarkets, and a wealth of cultural, educational, entertainment, and medical facilities. Inverness Airport facilitates easy travel with scheduled flights to various UK and overseas destinations. Embrace a lifestyle where convenience meets adventure in Newtonmore.



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