



masson  
cairns ESTD 1984

Steornabagh, Deshar Road, Boat Of Garten, PH24 3BN

**UNDER OFFER £385,000**

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

solicitors and estate agents

UNDER OFFER This splendid four / five-bedroom detached bungalow presents a unique blend of sophisticated design and homely warmth. Encircled by a spacious enclosed garden and driveway, there are beautiful views to the rear of the Spey Valley, all while being just a short walk away from the amenities of this ever popular village. Upon entering, you are greeted by a graceful vestibule that guides you into the spacious main hall. The heart of this exquisite home is undoubtedly its large and chic kitchen, adorned with quality integral appliances and crowned with a striking AGA, setting the tone for culinary adventures and family gatherings. Flowing seamlessly from the kitchen, the lounge area unfurls with its impressive vaulted ceiling, instilling a sense of grandeur and openness. Adjacent to this, the dining/sun room is an oasis of natural light, with patio doors providing direct access to the lush gardens – an invitation to blend indoor comforts with the outdoor happiness. Beyond the living spaces, the bungalow boasts generously sized bedrooms, each complete with its own ensuite. One of these bedrooms offers a distinct advantage with its separate entrance, presenting an ideal arrangement for multi-generational living or guest accommodation. The property is rounded off with a practical utility room, ensuring day-to-day tasks are taken care of efficiently. Outside, the property boasts spacious gardens with mature greenery, a sunlit patio for relaxation, and versatile timber outbuildings, enhancing outdoor utility and charm. Set within the protected expanse of the Cairngorm National Park, Boat of Garten is not just a location, but a lifestyle. With its serene landscapes, myriad outdoor activities, and a tight-knit community, living in "Stearnabhagh" promises a harmonious blend of nature and community, where residents embrace a tranquil way of life. Don't miss this unparalleled opportunity to make this dream home your reality. EPC Rating E, Council Tax Band D

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### Boat of Garten

Boat of Garten, known as the Osprey Village, is a peaceful Highland community of friendly folk set amongst heather clad hills and native woodland in the Cairngorms National Park. Abundant wildlife, magnificent scenery, many sporting and leisure activities and a traditional Highland welcome await you. Play at the superb 18-hole golf course or fish the Spey. Unique bird watching opportunities abound, especially at nearby Loch Garten; tranquil woods and dramatic hillsides are yours to walk, climb or ski. Cycle on excellent tracks and quiet roads or travel on a scenic steam railway - it's all here for your Highland living. Ideally located and lying adjacent to the mighty River Spey in the Cairngorms National Park, Boat of Garten lies in an area of outstanding natural beauty, centrally located but easily accessible in the Highlands of Scotland. Within the village are a shop, post office, gallery, Boat Hotel, Andersons Restaurant, Osprey Coffee House, Strathspey steam railway, very active community hall and highly rated primary school with education to secondary standard at Grantown on Spey.

### Transport Links

From Boat of Garten, you can conveniently access various transportation options to explore the wider UK:

**Airports:** Inverness Airport (INV): Approximately 31 miles away, this regional airport offers domestic flights and some international connections. Aberdeen International Airport (ABZ): Roughly 83 miles away, providing a wider range of domestic and international flights.

**Train Stations:** Boat of Garten Railway Station: Located within the village, it is part of the Strathspey Steam Railway, which connects to Aviemore.

Aviemore Railway Station: Approximately 6 miles away, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

**Road Routes:** A95: This arterial road connects Boat of Garten to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A939: This scenic route connects Boat of Garten to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland. With these options, Boat of Garten serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

### Home Report

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.

EPC Rating E

### Entrance

1.69m x 2.22m (5'6" x 7'3")

Upon entering the property, guests are greeted by a bright entrance vestibule, illuminated naturally by a glazed door complemented by a side panel. This welcoming space boasts enough room for conveniently storing outerwear, shoes, and boots, ensuring the home remains tidy. A further timber and glazed door beckons visitors into the home, leading directly to the hall. This transition maintains the home's airy feel, setting the tone for the rest of the dwelling.

### Hall

The L-shaped hall is both functional and stylish. Enhanced with recessed down lighting, the space casts a gentle, even glow that highlights its modern design. Serving as the central artery of the home, doors branch off this corridor, providing access to most of the accommodation. For added convenience and storage, a loft hatch is easily accessible, and two built-in cupboards offer ample space for linens, utilities, or miscellaneous items.

### Sitting Room

5.57m x 4.87m (18'3" x 15'11")

This spacious lounge exudes character and warmth. With a double aspect layout, it offers abundant natural light, enhancing the room's dimensions and illuminating its vaulted ceilings. The true heart of the space is the wood-burning stove, set upon a sleek slate hearth.

### Kitchen / Breakfast

3.83m x 3.15m / 5.57m x 3.42m (12'6" x 10'4" / 18'3" x 11'2")

This kitchen is a culinary haven that marries functionality with style, offering a dedicated breakfast area complete with a breakfast bar, perfect for casual dining or morning coffee. An excellent array of stylish base, wall, and drawer units are adorned with complementary worktops, creating a cohesive and attractive space. Under counter mood lighting sets a warm ambiance, enhancing both the aesthetic and practicality of the kitchen while a large window to the side floods the space with natural light, casting a welcoming glow over the integral appliances that include a double oven and a statement oil-fired AGA,

adding a touch of traditional charm that's perfect for cooking enthusiasts.

The kitchen is also equipped with a practical one and a half bowl sink complete with a drainer and modern mixer tap, nestled beneath recessed downlighting that provides focused illumination. The breakfast area currently doubles as a space for home working, ensuring that this kitchen is not just for food preparation but a multipurpose hub of the home. An additional door from the kitchen leads to the pantry and sliding doors from the breakfast area open out to the dining/sun room, offering a seamless transition perfect for entertaining or enjoying quiet afternoons bathed in sunlight. An opening to the sitting room creates an open plan living environment, fostering an inclusive atmosphere.

### Dining / Sun Room

4.03m x 5.23m (13'2" x 17'1")

Nestled at the property's rear, this sunroom currently serves as a luminous dining oasis. Bathed in light from three-sided glazing, it offers panoramic garden views, immersing diners openness and light. The room seamlessly integrates indoor and outdoor vibes, with direct garden access through a side door. The ambiance is both serene and inviting, making every meal a picturesque experience. It's a tranquil retreat that could equally be used as a further lounge space.

### Pantry

1.47m x 2.91m (4'9" x 9'6")

The utility room is practically designed, featuring base units and worktops with plumbing for a dishwasher and space for a fridge-freezer. Additional storage shelving, a side window, and doors to the kitchen and dining/sun room enhance its functionality.

### Principal Bedroom & En-Suite

3.00m x 5.54m & 1.86m x 1.81m (9'10" x 18'2" & 6'1" x 5'11" )

This bedroom is a haven of luminosity, thanks to its expansive floor-to-ceiling window which bathes the room in natural light. The integral wardrobe offers streamlined storage, maintaining the room's minimalist aesthetic. A door opens to a modern en-suite shower room, adding convenience and privacy. Uniquely, a separate door provides direct access to the gardens, promoting indoor-outdoor living. This feature, combined with the en-suite, makes the room ideal for multi-generational living, ensuring both autonomy or the ability to access the main house via the other door into the hall.



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### Bedroom Two & En-Suite

3.60m x 2.96m & 1.82m x 1.43m (11'9" x 9'8" & 5'11" x 4'8")

Another double bedroom that radiates brightness, courtesy of a window strategically positioned to the side, ensuring a steady influx of natural light. The room's design incorporates an integral wardrobe, optimising space while maintaining a clean, uncluttered appearance. Enhancing its appeal and functionality, the bedroom boasts a stylish en-suite shower room, replete with contemporary finishes. This combination of features ensures comfort and convenience in a modern setting.

### Bedroom Three & En-Suite

3.48m x 2.97m & 1.75m x 2.39m (11'5" x 9'8" & 5'8" x 7'10")

This inviting double bedroom boasts a side window for ample natural light and an integrated wardrobe for seamless storage. It is complemented by an en-suite modern shower room, featuring a sleek walk-in shower and elegant tiling and wet wall for a touch of luxury and sophistication.

### Bedroom Four

3.12m x 2.97m (10'2" x 9'8")

Another spacious double bedroom with a window to the side providing excellent natural light levels. There is a door to the en-suite WC.

### WC (En-Suite Bedroom Four)

1.88m x 3.00m (6'2" x 9'10")

This conveniently located WC with dual access: has a door opening to the hall for guest use and a separate door to bedroom four, allowing it to serve as an en-suite. It features a WC, a pedestal wash hand basin with twin taps and tiled splashback, base units with a vanity worktop, and an opaque window to the side, ensuring privacy and functionality.

### Dressing Room & En-Suite

2.94m x 3.03m & 1.82m x 1.45m (9'7" x 9'11" & 5'11" x 4'9")

This versatile room, previously utilised as a bedroom, has been updated to include fitted clothes storage units for current use as a dressing room. It features a window to the side for natural light and has its own door leading to an en-suite bathroom, making it an adaptable space for various uses.

### Outside

The approach to the property sets the tone for its peaceful and private ambiance with a gravel drive that leads to the home, opening up to provide ample parking for several vehicles. The provision of a timber garage offers not just parking but also includes additional storage space, ideal for garden and sports equipment. Encircling the home is a sizeable garden, designed with privacy in mind and featuring a lawn in addition to a sunny patio area offering a perfect spot for relaxation or entertainment, boasting an open outlook that invites peaceful contemplation or social gatherings. Adding to the charm and character of the outdoor space is a rockery, carefully crafted to integrate with the natural landscape. It complements the mature planting of trees and shrubs that border the garden, providing not just aesthetic appeal but also a habitat for local wildlife. These plantings also contribute to the garden's sense of seclusion, creating a private retreat.

### Services

It is understood that there is mains water, drainage and electricity. There is biomass central heating.

### Entry

By mutual agreement.

### Price

UNDER OFFER

### BELOW HOME REPORT VALUATION

### Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:- Masson Cairns  
Strathspey House  
Grantown on Spey  
Moray  
PH26 3EQ  
Tel: (01479) 874800  
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Email: [property@lawscot.com](mailto:property@lawscot.com)  
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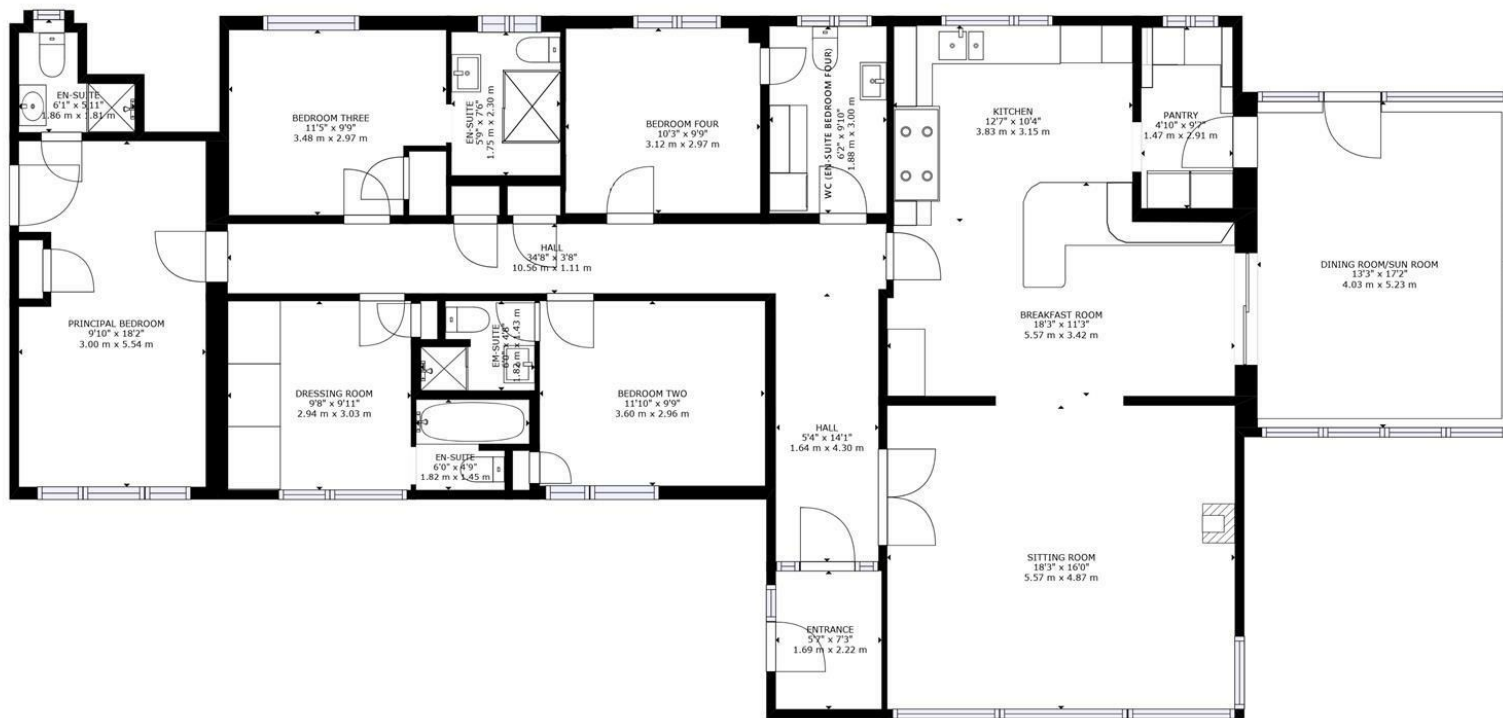












FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 2037 sq. ft, 189 m<sup>2</sup>  
 TOTAL: 2037 sq. ft, 189 m<sup>2</sup>  
 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>56</b>
(39-54) <b>E</b>	<b>39</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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