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Taighban, Kinveachy, Boat Of Garten, PH24 3BT  
Offers Over £440,000

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Nestled amidst the breath-taking landscapes of the Cairngorms National Park, just a few minutes from Boat Of Garten & Aviemore lies Taighban. This stunning five-bedroom detached property offers a harmonious blend of contemporary luxury and natural beauty, spread across two spacious floors. Upon arrival, you're greeted by a charming timber and stained glass glazed door, which opens into a welcoming entrance hall bathed in natural light. The ground floor unfolds to reveal a series of elegant living spaces, including a vaulted sitting room with a wood-burning stove, a dining room with patio doors to the garden, and a modern kitchen equipped with integrated appliances and sleek finishes. The principal bedroom, complete with ensuite facilities and a walk-in wardrobe, offers a luxurious retreat, while a versatile fifth bedroom/home office provides flexibility for modern living. Venture upstairs to discover three double bedrooms, two of which boast ensuite bathrooms and integral walk-in wardrobes, providing privacy and comfort for family and guests alike. Outside, the property unfolds to reveal approximately 0.56 acres of landscaped grounds, featuring a mono blocked driveway, expansive lawn, and a variety of charming outbuildings including a summer house, timber shed, and wood store. The rear garden beckons with a spacious patio area, perfect for al fresco dining and entertaining while completing the picture is a double garage, offering secure storage for vehicles and outdoor equipment, in addition to providing ample space for workshop activities. Council Tax Band G, Energy Performance Certificate B. 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.

## Offers Over £440,000



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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, 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

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### EPC Rating B

### Entrance Hall

Step into the inviting entrance hall through a timber and stained glass glazed door, where natural light floods the space, creating a warm and welcoming atmosphere. This central hub of the home provides seamless access to the various ground floor accommodations briefly consisting of the sitting room, principal bedroom, home working space, and WC. A large storage cupboard offers practicality, doubling as a convenient space for storing outerwear whilst also housing the electrical consumer units, hot water tank and underfloor heating manifold. The timber laminate flooring adds a touch of rustic charm, complemented by recessed ceiling lighting, creating an inviting ambiance.

### Sitting Room

6.27m x 5.08m (20'6" x 16'7")

Through the double glazed doors lies the heart of the home - the vaulted sitting room. Here, an impressive wood-burning stove exudes warmth and character, set within a fireplace adorned with granite and timber accents. The high vaulted ceiling, punctuated by further Velux windows, enhances the sense of space and light, while twin patio doors beckon you to step outside and immerse yourself in the tranquility of the garden. With plush carpet flooring underfoot and ample room for various furniture arrangements, this room offers a perfect balance of comfort and elegance.

### Dining Room

6.26m x 3.12m (20'6" x 10'2")

Continuing the flow from the sitting room, the dining room provides an ideal space for gathering and entertaining. The twin patio doors flood the room with natural light, creating a bright and airy ambiance, while offering picturesque views of the garden. Whether hosting intimate dinners or larger gatherings, this room accommodates with ease, with its generous proportions allowing for a 10-person dining suite. Carpet flooring adds a touch of luxury, while ceiling lighting completes the inviting atmosphere.

### Kitchen

6.10m x 3.29m (20'0" x 10'9")

The modern kitchen combines style with functionality. Sleek base, drawer, and wall units provide ample storage, while tiled splashbacks and worktops add a contemporary flair. Equipped with integrated appliances, including an oven/grill, hob, and dishwasher, as well as provisions for washing machine and tumble dryer, this kitchen caters to every culinary need. Gable end windows offer garden views and flood the space with natural light, creating a bright and inviting atmosphere for cooking.

### Principal Bedroom & En-suite

5.73m x 3.95 & 3.76m x 1.99m (18'9" x 12'11" & 12'4" x 6'6")

Retreat to the sanctuary of the principal bedroom, where tranquility meets luxury. Dual aspect windows provide garden views and bathe the room in natural light, while a glazed patio door offers direct access to the patio, blurring the lines between indoor and outdoor living. Generously proportioned, this room accommodates freestanding furniture with ease, while plush carpet flooring adds warmth and comfort. A walk-in closet (1.37m x 1.99m) provides ample storage space, ensuring clutter-free living. The ensuite bathroom boasts a luxurious 4-piece suite, including a full-sized bath and separate shower enclosure, providing the ultimate indulgence in relaxation and rejuvenation.

### Bedroom Five / Home Working Space

2.38m x 4.14m (7'9" x 13'6")

Situated on the ground floor, the fifth bedroom doubles as a versatile home working space, offering the perfect balance of privacy and functionality. A window to the front of the property floods the room with natural light, creating an inspiring environment for work or study, while timber laminate flooring adds a touch of contemporary elegance.

### WC

1.58m x 2.31m (5'2" x 7'6")

Conveniently located on the ground floor, the WC offers modern amenities in a stylish setting. Featuring a sleek two-piece suite with a hidden cistern and wall-mounted wash hand basin, this space combines practicality with aesthetics, providing a functional yet inviting environment for guests.

### Landing

The spacious landing has natural light filtering through the window,



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illuminating the space and this central hub provides access to the upper floor bedrooms and attic space, ensuring seamless connectivity throughout the home.

#### Bedrooms Two & Three With En-suites

Each of these double bedrooms on the upper floor offers its own unique charm and character, providing a peaceful retreat for rest and relaxation. Integral walk-in wardrobe spaces ensure ample storage, while en-suite facilities offer privacy and convenience for occupants. Whether overlooking the rear garden or front of the property, these bedrooms offer a peaceful and comfortable haven. The en-suites both feature three piece suites consisting of a corner shower enclosure, pedestal wash hand basin with glass shelf and mirror over. There is a WC located adjacent for convenience. A glazed privacy window provides a source of natural light as well as ventilation in addition to an extractor fan.

#### Bedroom Four

2.96m x 4.15m (9'8" x 13'7")

Another double/twin room with a window overlooking the front of the property. There is room for freestanding furniture for additional storage whilst plush carpet flooring adds a touch of warmth underfoot.

#### Outside

Extending to approximately 0.56 acres, the property boasts a mono blocked driveway to the front, providing parking space for several vehicles, with additional parking available in the large double garage. There is a large lawned area which is bordered by mature trees, creating a picturesque backdrop for outdoor activities. A series of well-placed bollard lights illuminate the patio, casting a soft glow over the garden and enhancing its charm during evening gatherings and extends seamlessly from the sitting room & dining room, offering the perfect setting for alfresco dining and entertaining. Nestled within the grounds are various outbuildings, including a charming summer house on a gravelled area adjacent to the lawn, a practical timber shed, and a wood store.

#### Garage

The double garage at Taighban is equipped with twin electric remote-controlled up-and-over doors, this garage offers secure storage for vehicles, garden and sports equipment ensuring peace of mind for homeowners. The spacious interior boasts a concrete

floor, while a window allows natural light to filter into the space, creating a bright and inviting atmosphere. A side door entrance provides convenient access to the garage as well as the garden.

#### Services

It is understood that there is mains water and electricity with drainage to a septic tank. Heating and hot water is from Nibe ground source heat pump located within the hallway cupboard. This provides underfloor heating throughout the property. There is an insulated hot water cylinder contained within the boiler unit within the hall cupboard. There are solar PV panels mounted to the rear roof pitch which supplement the electricity supply. The inverter is in the rear extension roof void over the dining room.

#### Entry

By mutual agreement.

#### Price

Offers over £440,000 are invited

#### 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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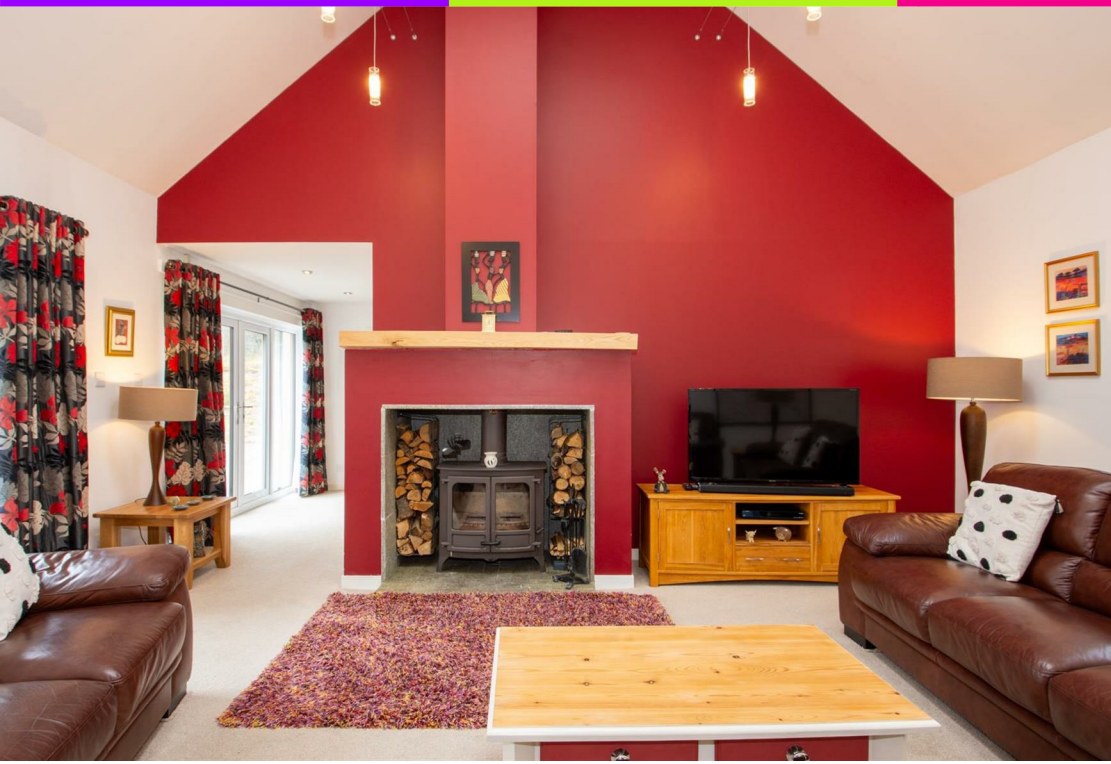
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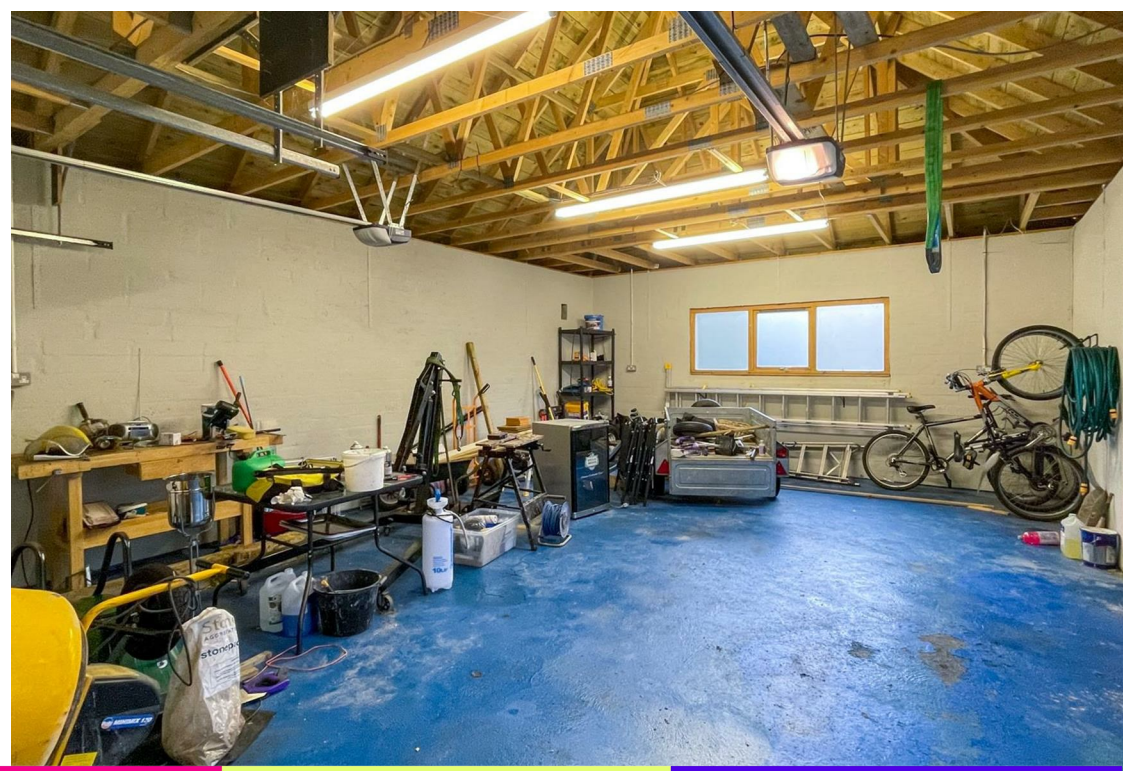
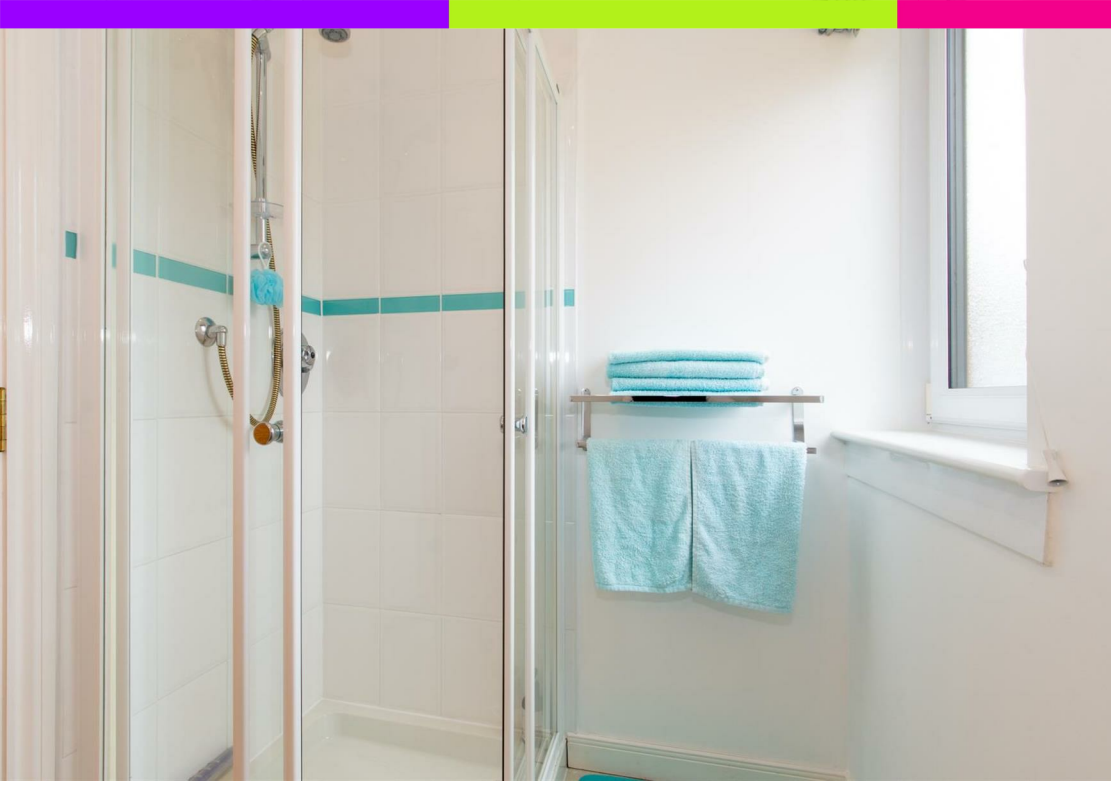




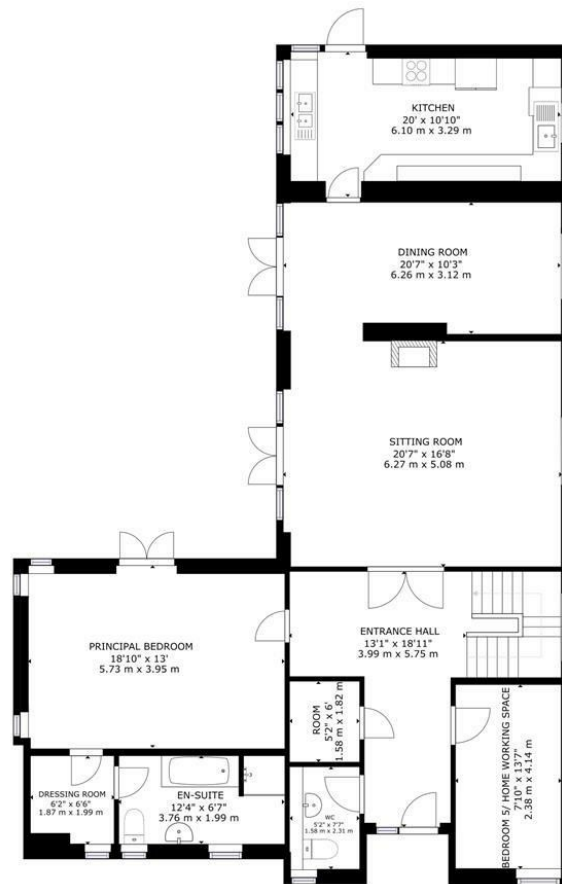












FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1: 1663 sq ft, 154.54 m<sup>2</sup>, FLOOR 2: 855 sq ft, 79.39 m<sup>2</sup>  
 TOTAL: 2518 sq ft, 233.93 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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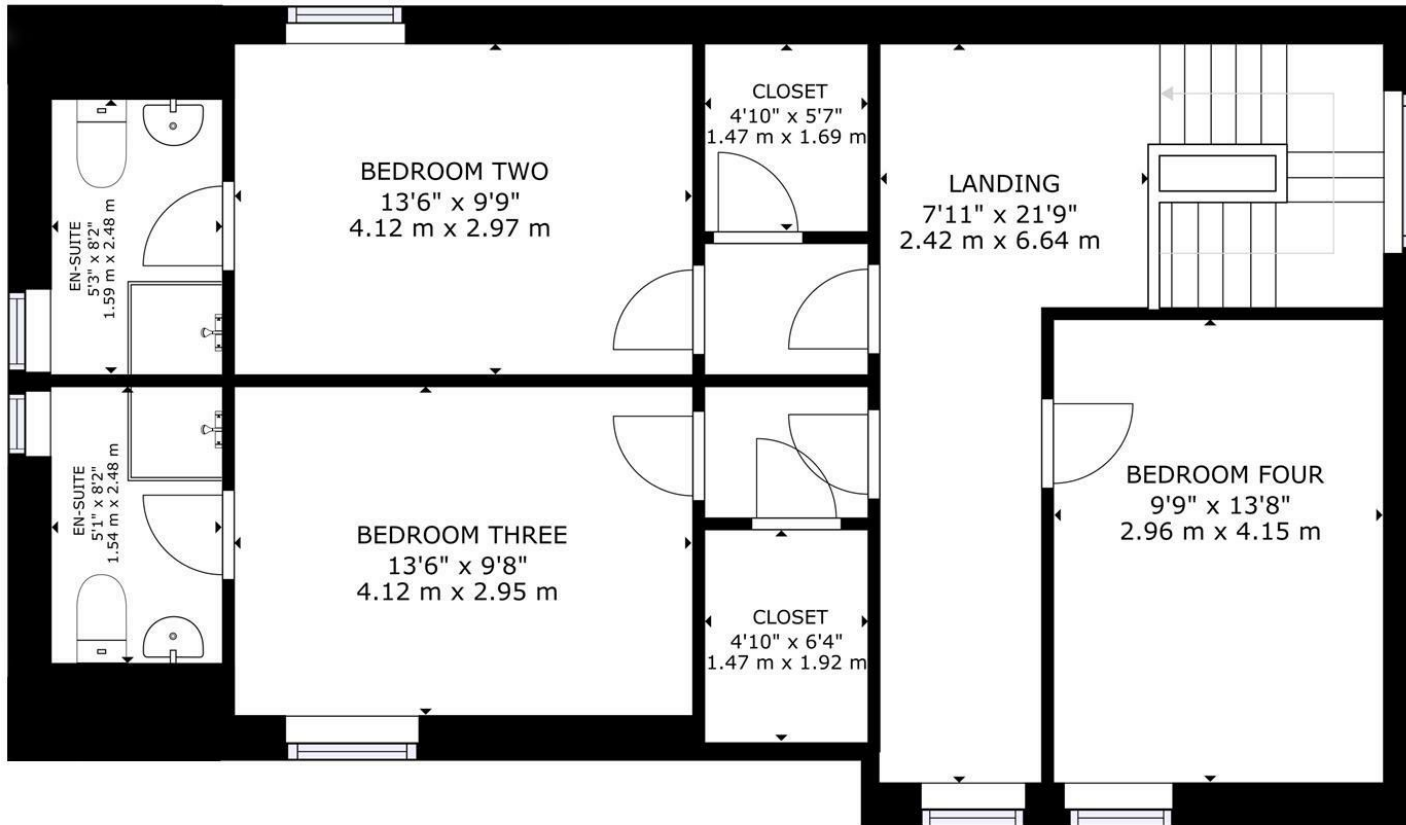
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FLOOR 2




GROSS INTERNAL AREA  
 FLOOR 1: 1663 sq ft, 154.54 m<sup>2</sup>, FLOOR 2: 855 sq ft, 79.39 m<sup>2</sup>  
 TOTAL: 2518 sq ft, 233.93 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>	90	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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