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15 Muirton Place, Boat Of Garten, PH24 3JA

UNDER OFFER £195,000

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



UNDER OFFER - Nestled amidst the breath-taking landscapes of the Cairngorms National Park, in the popular village of Boat Of Garten lies 15 Muirton Place. This modernised, mid terraced, two bedroom property offers a harmonious blend of contemporary design, spread across two floors. Upon arrival, you're greeted by a charming glazed uPVC door, which opens into a welcoming entrance vestibule bathed in natural light. The ground floor unfolds to reveal elegant living spaces, consisting of a sitting room and kitchen / dining area. Patio doors at the front and rear of the property provide access to the garden areas. Venture upstairs to discover two double bedrooms, one of which boasts an integral wardrobe space, providing privacy and comfort for family and guests alike. Outside, the property features a partially paved and gravelled driveway, at the front, with a series of terraced decking areas at the rear. The top area of decking is under cover, providing year round room for alfresco dining or entertainment. At the bottom of the rear garden, a substantial summer house has been built with future provisions for a power supply and heating via a log burner.

Council Tax Band C, Energy Performance Certificate D

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.

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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 D

### Entrance Vestibule

1.35m x 1.56m (4'5" x 5'1")

Step inside from the covered entryway into the entrance vestibule, where a glazed door welcomes you into a cosy space. Here, a storage cupboard provides ample room and allows for storing outerwear and footwear, making it convenient for daily comings and goings. The cupboard also houses the electrical consumer unit. A second glazed door leads seamlessly into the main living area.

### Sitting Room

5.09m x 4.05m (16'8" x 13'3")

Through the glazed door, from the entrance vestibule, lies the heart of the home - the sitting room. Here, the décor exudes warmth and character. Patio doors beckon you to step outside and provide access to the front garden and driveway. A feature staircase provides access to the first floor accommodation. Clever use of space has been made under the stairs, where a colourful array of cupboards and

shelving provide ample storage, as well as discreetly housing the hot water tank and space and plumbing for a washing machine. With carpet flooring underfoot and ample room for various furniture arrangements, this room offers a perfect balance of comfort and elegance.

### Kitchen & Dining Room

2.30m x 3.02m & 2.69m x 3.02m (7'6" x 9'10" & 8'9" x 9'10")  
The modern kitchen combines style with functionality. Sleek base, drawer, and wall units provide ample storage, while glazed splashbacks and solid timber worktops add a contemporary flair. Equipped with integrated appliances, including an oven/grill, hob (currently gas, which is being removed to be replaced with electric), and dishwasher, as well as space for a fridge freezer, this kitchen caters to every culinary need. A window to the rear offers garden views and floods the space with natural light, creating a bright and inviting atmosphere for cooking. The dining room provides an ideal space for gathering and entertaining. Patio doors offer access to the rear garden space and terraces decking area in addition to providing even more natural light. Whether hosting intimate dinners or larger gatherings, this room accommodates with ease, with its generous proportions allowing for a 4-6 person dining suite. Timber laminate flooring adds a touch of practicality, while ceiling lighting completes the inviting atmosphere.

### Landing

The spacious landing serves as a central hub and provides access to the upper floor bedrooms, bathroom and attic space, ensuring seamless connectivity throughout the home.

### Principal Bedroom

4.20m x 3.20m (13'9" x 10'5")

Retreat to the sanctuary of the principal bedroom. Generously proportioned, this room accommodates



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freestanding furniture with ease, while carpet flooring adds warmth and comfort. A closet space, makes use of room over the stairs and helps to ensure clutter-free living. A dormer window to the front bathes the room in natural light.

#### **Bedroom Two**

2.92m x 3.27 (9'6" x 10'8")

Another double room with a window overlooking the rear of the property. This room features built in shelved storage as well as a mirrored cupboard. Additionally an integral wardrobe space features an abundance of shelved, hanging and drawer storage. Carpet flooring adds a touch of warmth underfoot.

#### **Bathroom**

2.07m x 1.99m (6'9" x 6'6")

The bathroom is thoughtfully designed for comfort and functionality, featuring a WC and a pedestal wash hand basin equipped with a sleek chrome mixer tap. Above the WC, an illuminated mirrored cabinet and a display shelf offer convenient storage and display options. The bath area is enveloped in full-height tiling and includes a shower over, with curtain rail, while a window to the rear allows for privacy while inviting in natural light. The space is kept comfortable with a chrome towel radiator. Ceiling lighting illuminates the room, creating a bright and inviting space.

#### **Outside**

Outside the property, a charming low level timber fence bounds the front, A paved path guides visitors to the front door. Double patio doors also offer convenient access to the sitting room. A partially paved driveway, offers off street parking. The front garden boasts a low-maintenance gravel layout. To the rear, areas of terraced

decking extend down the garden to the rear. The top area of decking is undercover providing ample space for outdoor dining and relaxation. Completing the outdoor amenities is a substantial timber clad sun room, which would ideally be suited to being used as a home working space. Currently this space houses a wood burning stove and power is provided via photo-voltaic panels, both of which we understand are being removed leaving the provision for reinstallation by the new owner. Adjacent to the outbuilding an undercover storage area provides additional useful amenity.

#### **Services**

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

#### **Entry**

By mutual agreement.

#### **Price**

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#### **Viewings and Offers**

Viewing is strictly by arrangement with and all offers to be submitted to:-

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: [property@lawscot.com](mailto:property@lawscot.com)

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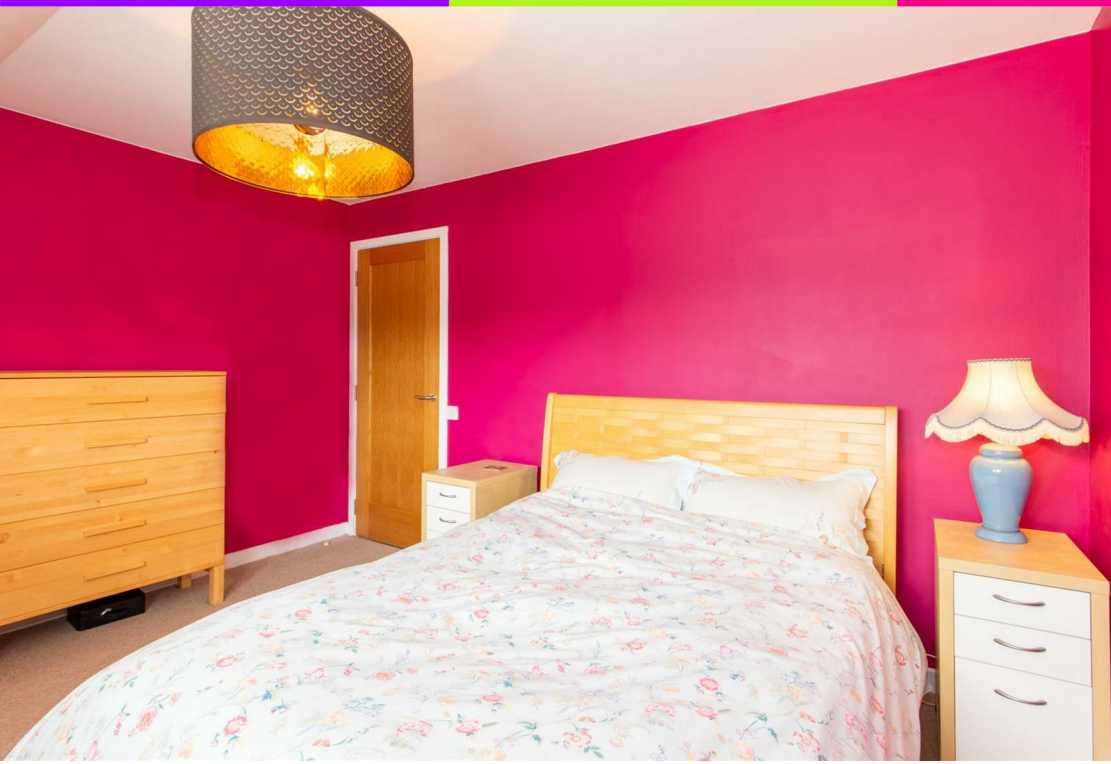
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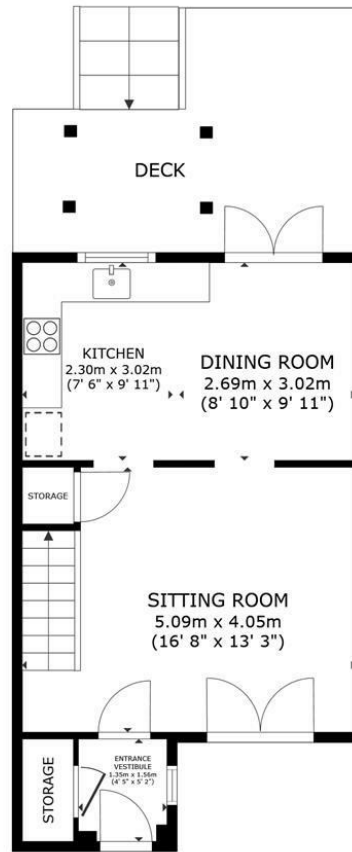












FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1 38.0 m<sup>2</sup> (409 sq.ft.) FLOOR 2 35.0 m<sup>2</sup> (377 sq.ft.)  
 EXCLUDED AREAS : ENTRANCE VESTIBULE 2.1 m<sup>2</sup> (23 sq.ft.) DECK 16.2 m<sup>2</sup> (174 sq.ft.)  
 REDUCED HEADROOM 1.4 m<sup>2</sup> (15 sq.ft.)  
 TOTAL : 73.1 m<sup>2</sup> (786 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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## FLOOR 2



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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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