



masson
cairns EST

solicitors and estate agents

11 Birch Grove, Boat Of Garten, PH24 3BA

Offers Over £195,000

Contact us on 01479 874800 or visit www.massoncairns.com

Nestled in the highly desirable area within the Osprey Village of Boat of Garten, this delightful two-bedroom bungalow presents a perfect blend of village location and private retreat. The property is surrounded by mature gardens, offering a peaceful environment and comes complete with the practicality of off-street parking. As you enter, a welcoming hallway greets you, equipped with two handy storage cupboards and providing access to all the main living spaces. The west facing sitting room is bathed in natural light thanks to a generous window overlooking the front garden. The kitchen is just steps away, presents an opportunity for modernisation with ample workspace, and with space for dining. Accommodation includes two spacious double bedrooms, each boasting integral cupboards, designed to maximize space and comfort. The bathroom complements these rooms and also provides purchasers with opportunity to modernise. Externally, the front showcases a quaint picket fence, mature verdant planting with a neatly paved drive and pathway leading to the main entrance, while the rear offers partially gravelled and patio area with mature planting. Additional features such as a functional shed enhance the utility of this lovely home. This bungalow is an ideal choice for those seeking a peaceful lifestyle in a sought-after location, with all the benefits of village life within easy reach. Don't miss out on the opportunity to make this house your new home. EPC Rating E, Council Tax Band D
To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

Offers Over £195,000



masson
cairns PLC

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents

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

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

EPC Rating E

Entrance

Enter through a charming timber door with a glazed insert, leading into a carpeted entrance vestibule featuring a matwell and ceiling lighting.

Hall

The L-shaped hall is partially timber clad and is lined with carpet, boasting two storage cupboards—one for electrical meters and another with the hot water tank and shelving. Additional doors provide access to further living spaces and there is a hatch providing access to the attic space.

Sitting Room

5.06m x 4.09m (16'7" x 13'5")

Enjoy the comfort of this inviting sitting room, which includes a large west facing window with views of the front garden and which floods the space with natural light. In addition, there is carpet flooring, and ceiling lighting which adds a warm ambiance.

Kitchen / Dining

2.77m x 3.56m (9'1" x 11'8")

This kitchen, which provides opportunity for modernisation, currently features a series base and drawer units with complementary counter tops and tiled splash backs, a stainless steel sink with drainer and twin taps, and a window overlooking the rear garden. There is also space for a dining table to enhance functionality. The kitchen is fitted with



masson
cairns EST

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents

space for a cooker unit, plus has space for a fridge freezer and plumbing for a washing machine.

Bathroom

1.94m x 1.99m (6'4" x 6'6")

The bathroom is equipped with a WC, a pedestal wash basin with twin taps, and a full-sized bath with shower over and tiled. There is linoleum tile effect flooring, ceiling lighting and an opaque side window which illuminate the room. Additionally there is a chrome towel radiator, infrared heater, and a wall-mounted vanity unit which provides useful storage.

Principal Bedroom

3.77m x 3.54m (12'4" x 11'7")

Positioned at the rear of the home, this double bedroom is bright and airy with a large window which allows for excellent levels of natural light. There are two integral wardrobes with shelving and hanging space. There is carpet flooring and ceiling lighting.

Bedroom Two

3.73m x 3.01m (12'2" x 9'10")

Situated at the front, this bedroom features a window overlooking the front garden, an integrated single wardrobe with ample hanging and shelf storage, carpet flooring and ceiling lighting.

Outside

Outside, the property occupies a peaceful location and includes a driveway to the side of the property offering off-street parking, a timber shed, front and rear gardens with mature shrub and tree planting, bounded by a mixture of fencing with a picket fence to the front.

Services

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

Entry

By mutual agreement.

Price

Offers over £195,000 are invited

Viewings and Offers

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

Masson Cairns

Strathspey House

Granttown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

www.massoncairns.com



masson
cairns ESTD 1984

solicitors and estate agents

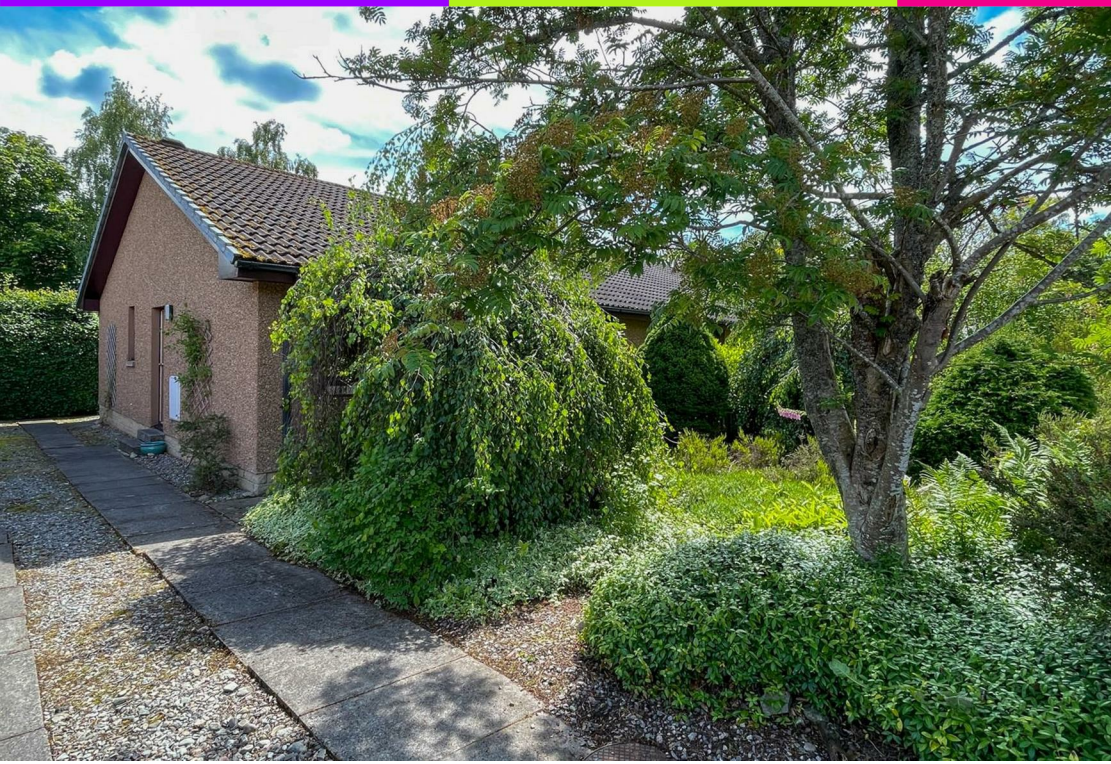
Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>



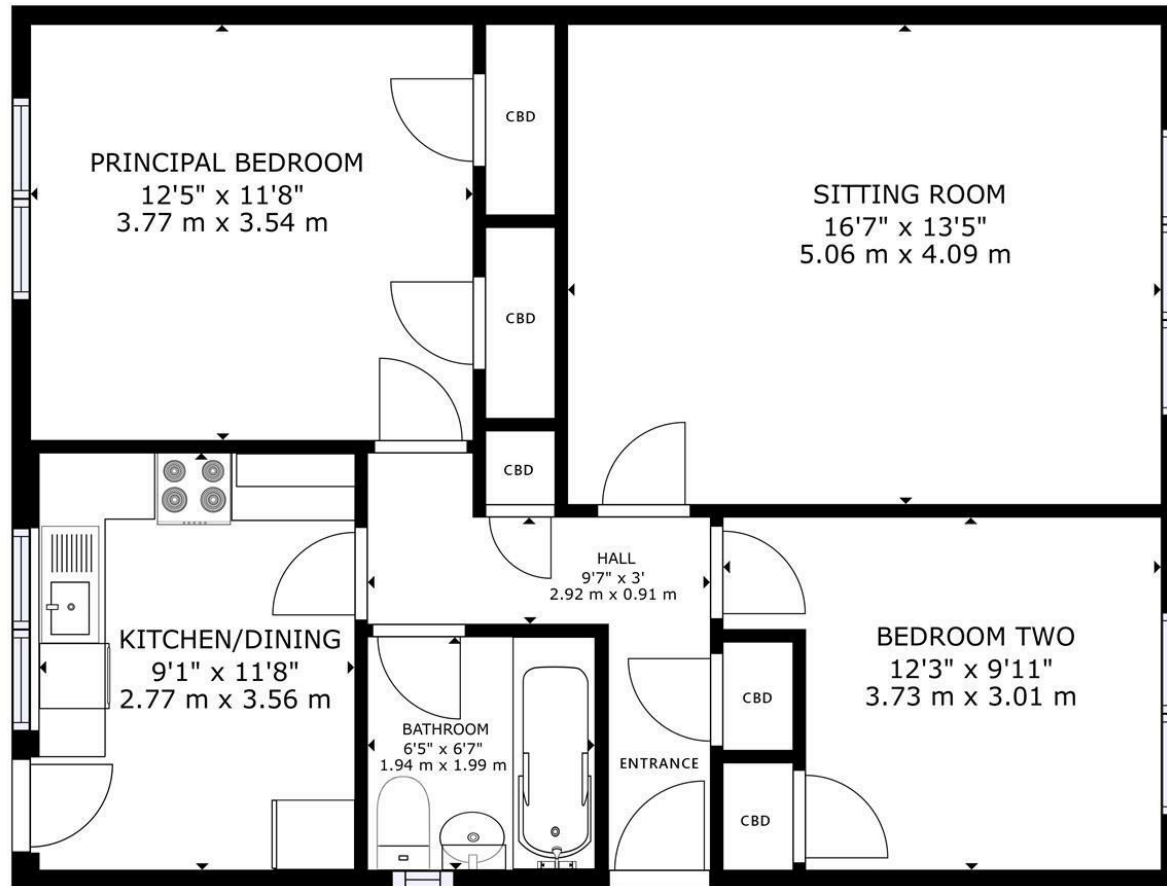






masson
cairns
FOR SALE





GROSS INTERNAL AREA
FLOOR 1: 746 sq ft, 69.3 m²
TOTAL: 746 sq ft, 69.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



masson
cairns PLC

Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ


Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	46	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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



masson
cairns 

Strathspey House, 36 High Street, Granttown On Spey, PH26 3EQ
Tel: 01479 874800
Fax: 01479 874806
property@lawscot.com
<https://www.massoncairns.com>

solicitors and estate agents