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2 Birch Grove, Boat Of Garten, PH24 3BA

UNDER OFFER £280,000

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

solicitors and estate agents

UNDER OFFER - This three-bedroom detached bungalow presents a rare opportunity to acquire a property within a highly sought-after development in Boat of Garten, situated in the stunning Cairngorms National Park. Nestled on a larger, slightly elevated corner plot, this home offers enhanced privacy with no neighbouring houses to the rear, providing a peaceful and secluded setting. The home welcomes you with an entrance vestibule, perfect for storing outerwear, leading into an L-shaped hall adorned with ample cupboard space. The large sitting room, featuring a cosy wood burning stove and ample space for dining, offers a warm and inviting area for relaxation and entertainment. The well-equipped kitchen includes a breakfast bar, ideal for casual dining and there are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite. The main bathroom is tastefully appointed, supporting the additional bedrooms and guests. Externally, the property boasts beautifully lawned gardens with mature plantings that add character and amenity to the outdoor space whilst a driveway provides ample parking for several vehicles along with turning space, and a single garage provides additional storage or parking options. This property is perfectly suited to a variety of purchasers, from families looking to enjoy the tranquility and natural beauty of the area, to retirees seeking a peaceful haven. EPC Rating E, Council Tax Band E

To obtain a copy of the home report, please visit our website 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 E

Entrance Vestibule

1.33m x 1.47m (4'4" x 4'9")

Enter this welcoming home through a glazed door, flanked by a side panel, that opens into a practical entrance vestibule. This space is ideally configured for storing outerwear, featuring durable parquet vinyl flooring and a matwell to keep the area tidy. A second glazed door leads from the vestibule into the hall, creating a seamless transition.

Hall

A T-shaped hall, which is comfortably carpeted and features two handy storage cupboards, providing additional storage space and one of which houses the water cylinder. This central hallway leads to most of the home's accommodation, ensuring easy access throughout. It is well-lit with ceiling lighting and includes a loft hatch complete with a ladder. This hatch opens to an insulated and partially floored attic area, offering additional storage space.

Sitting / Dining

4.23m x 4.53m / 4.23m x 2.74m (13'10" x 14'10" / 13'10" x 8'11")

A generously sized, light-filled sitting room that enjoys views from dual aspects and includes a dedicated dining space. The room is carpeted for comfort and well-lit by ceiling fixtures, creating an inviting ambiance. At its heart lies an impressive stone fireplace with a wood burning stove inset, adding both warmth and character. The room also offers plentiful space to accommodate a full set of lounge furniture arranged around the fireplace as well as a dining table set to the rear, making it perfect for both daily living and hosting gatherings.

Kitchen / Breakfast

3.24m x 4.31m (10'7" x 14'1")

A well-appointed kitchen, designed with a variety of base, wall, and drawer units topped with complementary worktops that enhance the kitchen's functionality and aesthetic appeal. It features a stainless steel one-and-a-half bowl sink with a drainer and chrome mixer tap in addition to a standalone breakfast bar which is perfect for casual dining, while integral appliances, include a double oven with grill, and ceramic hob with an illuminated extractor. Further to this, the kitchen

is equipped with plumbing for a dishwasher and washing machine with space for a tumble dryer and fridge-freezer (may be available by separate negotiation). A large window at the front of the kitchen floods the space with natural light, while a side door provides convenient access to the driveway and gardens. Tile-effect vinyl flooring and ceiling lighting complete the kitchen, making it both practical and stylish.

Bathroom

3.24m x 1.65m (10'7" x 5'4")

This well-appointed bathroom offers all the essential amenities including a WC, pedestal wash hand basin, equipped with twin chrome taps and a tiled splash back with wall mirror. The bath area is thoughtfully designed with a tiled splash back for ease of maintenance and a comfortable bathing experience. A towel holder is conveniently placed for easy access and there is an extractor and a warm air heater. An opaque window to the side allows natural light to filter in while maintaining privacy. There is ceiling lighting.

Principal Bedroom

3.38m x 3.46m (11'1" x 11'4")

The room is finished with soft carpet flooring, ceiling lighting and enjoys excellent natural light that streams in through a large window at the rear overlooking the garden. An integral wardrobe is seamlessly built into the room, offering storage with both hanging space and shelving. Additionally, the bedroom includes a further door leading to the en-suite.

En-Suite Shower Room

3.24m x 1.62m (10'7" x 5'3")

The en-suite comprises of a shower enclosure with an electric shower, full height tiling and glazed door in addition to a w.c., pedestal wash hand basin with chrome mixer taps, tiled splash back, wall mirror and shaver light. There is ceiling lighting, an extractor fan, warm air heater, towel rail, a mirrored vanity storage cabinet and opaque window which provides diffused natural light and privacy.

Bedroom Two

3.14m x 4.46m (10'3" x 14'7")

This versatile room, currently configured as a functional home office, offers ample space to easily accommodate a double bed if desired. A large picture window to the rear floods the space with natural light, creating a bright and inviting atmosphere. The room features soft



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carpet flooring underfoot, adding comfort and warmth while ceiling lighting enhances the overall ambience and a double integral wardrobe with hanging and shelving provides excellent storage.

Bedroom Three

2.27m x 3.46m (7'5" x 11'4")

This cosy single bedroom boasts a charming view through a rear-facing window, overlooking the well-maintained gardens and extending beyond to the surrounding landscape. The room features soft carpet flooring, adding a touch of warmth and comfort and there is ceiling lighting.

Outside & Garage

Situated in a highly desirable location within the street, this property occupies a large, slightly elevated corner site, offering an enhanced sense of privacy. The elevation, coupled with the surrounding boundaries, provides a secluded and peaceful environment. The property is enclosed by a combination of attractive timber picket fencing, vertical privacy panels, and post-and-wire fencing, blending functionality with visual appeal. A large driveway on one side offers ample parking space and includes a convenient turning area, leading directly to a single garage. The garage (5.73m x 2.68m) itself is built on a solid concrete base and is equipped with power and lighting, making it a versatile space for storage or workshop use. The surrounding gardens are predominantly lawned and enhanced by mature tree plantings and well-stocked flower beds, adding to the property's charm and providing a picturesque setting. Additional external features include a timber wood store, a garden shed, outside tap, a coal bunker, and a rotary clothes airer, all contributing to the practicality of the outdoor space. This combination of location, privacy, and well-maintained amenities makes the property a standout choice in the area.

Services

It is understood that there is mains water, drainage and electricity.

Entry

By mutual agreement.

Price

UNDER OFFER

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:- Masson Cairns
Strathspey House
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Moray
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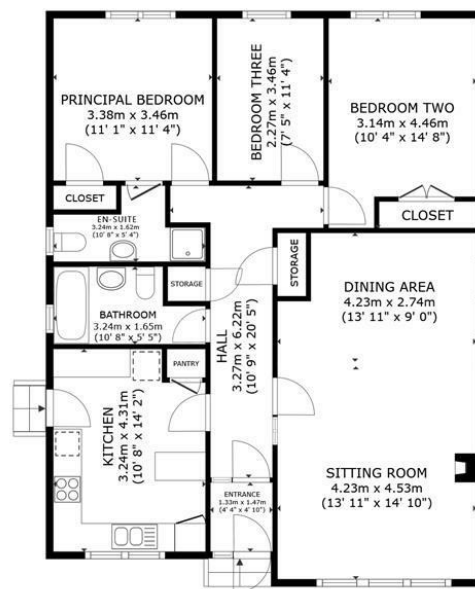












FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 104.5 m² (1,125 sq.ft.)
EXCLUDED AREAS : GARAGE 22.3 m² (240 sq.ft.)
TOTAL : 104.5 m² (1,125 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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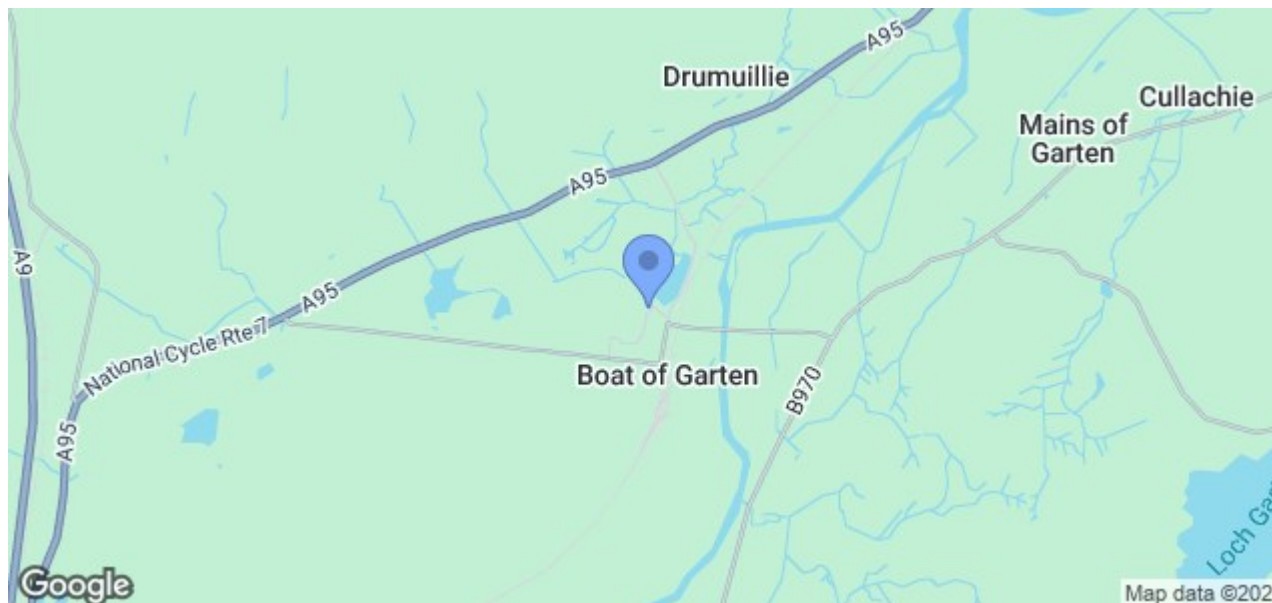
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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



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