



masson
cairns ESTD 1988

solicitors and estate agents

Juniperhill, Drumuillie, Boat Of Garten, PH24 3BX

UNDER OFFER £400,000

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

UNDER OFFER - Nestled just outside of Boat of Garten within the breath taking Cairngorms National Park, this exceptional detached 4-bedroom family home in Drumuillie offers an unparalleled living experience. Set on grounds extending to approximately 0.5 acres, the property blends spacious, modern interiors with charming, well-maintained outdoor spaces. As you approach the property, a gate opens to reveal an expansive gravelled driveway capable of accommodating several vehicles, alongside a detached double garage. The front of the home is framed by a mature tree and shrubbery planting. The grounds are a testament to thoughtful landscaping, with an expansive verdant lawn interspersed with mature trees, providing both beauty and privacy. A patio at the rear of the house offers a perfect vantage point to enjoy the tranquil surroundings and is ideal for outdoor entertaining or simply relaxing. The heart of the home is the stunning open plan sitting room, kitchen, and dining space which is filled with natural light thanks to its triple aspect full height windows. Each area is distinct in its function, yet seamlessly integrated to create a cohesive and inviting living environment. The sitting room features dual aspect windows, a wood-burning stove on a slate hearth, and ceiling lighting. The kitchen is contemporary and stylish, with a full range of integrated NEFF appliances, ample storage, and a functional kitchen island with breakfast bar. The dining area is spacious enough for a 6-8 person dining suite, with dual aspect glazing, and patio doors leading to the rear garden. This home in Drumuillie represents a rare opportunity to live in a desirable location, offering the perfect blend of modern convenience, stunning natural beauty, and serene privacy. Energy Performance Certificate Rating C, Council Tax Band F. To obtain a copy of the home report, please visit our website massoncairns.com where a copy is available.

UNDER OFFER £400,000



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 C

Refurbishment Works

The property has undergone a major programme of renovation and refurbishment to the ground floor by its current owners, including, but not limited to, the replacement and complete redesign of the existing kitchen and its appliances, upgrading of the utility room, installation of pressurised heating and water system with new boiler. New Alu-clad picture windows made by Rationel including triple glazed patio doors to the rear of property. The heating system and external boiler was installed new in 2017. The ground floor features modern high btu designer radiators including the hallway and upper floor landing. All internal doors have been replaced with mix of glazed and solid oak pre-finished doors

and contemporary chrome handles. All header tanks (cold water and central heating) located in the loft have been removed and replaced with a new 300 litre pressurised hot tank installed in 2017 within the utility room.

Entrance Vestibule

3.22m x 1.34m (10'6" x 4'4")

As you enter the home through a timber and glazed door, you are welcomed into a spacious entrance vestibule, beautifully finished with terracotta tile flooring that adds a touch of warmth and durability to the space. This area is not only inviting but also practical, doubling as a small sun room and reading nook featuring triple aspect glazing and panoramic views of the front garden. A further external solid wooden door leads seamlessly into the main hallway.

Hallway

The spacious hallway serves as the central hub of the home, providing access to the majority of the accommodation. It features elegant timber laminate flooring that enhances the sense of space and continuity throughout the home. Glazed pre-finished solid oak double doors open into the open plan kitchen, dining and sitting room. An additional door opens to the sitting room, and a final door provides access to the principal bedroom and en-suite on the ground floor.

Kitchen

5.59m x 4.00m (18'4" x 13'1")

This luxuriously appointed kitchen combines elegance with high functionality, featuring ultra modern construction across a comprehensive array of base, wall, and drawer units. The kitchen is equipped with high-quality integrated Neff appliances, including electric oven and combination oven incorporating a microwave, a plate warmer, a larder fridge/freezer, and a dishwasher with storage to both sides for a sleek and organised look. Adding to the kitchen's appeal and utility is an Neff 5 ring induction hob with an illuminated extractor hood above, ensuring a well-ventilated cooking environment. The countertops are crafted from luxurious Silestone, which extends to include a vast bespoke island featuring a large Blanco 1 ½ bowl stainless steel sink and a functional and attractive island and breakfast bar, easily accommodating 5 adults, ideal for casual meals and social interactions. The kitchen flows openly into the dining and sitting room area, creating an expansive open-plan space that's perfect for entertaining and daily living. Recessed and hanging downlighting throughout provides ample lighting, enhancing the ambiance and highlighting the kitchen's modern features and elegant finishes. This thoughtful layout and design make it a centrepiece of the home, blending aesthetics with practicality.

Sitting Room & Dining Area

3.42m x 3.70m & 3.42m x 4.05m (11'2" x 12'1" & 11'2" x 13'3")

Experience the pinnacle of highland living in this exquisitely designed open-plan sitting room where refurbishment works cleverly increased the available living space, which effortlessly incorporates dining and kitchen spaces, creating a harmonious living environment. The sitting area is bathed in natural light with windows on both the front and rear, in addition to large doors that open out to expansive gardens. This outdoor space, offers unobstructed views of the surrounding landscape and allows the beauty of the highlands to seamlessly integrate with the interior. At the heart of the sitting area, a Dik Geurts wood-burning stove which sits on a slate hearth from Stone Source, providing a cosy focal point for relaxing evenings. The dining space is thoughtfully positioned with

dual aspect windows and a triple glazed patio door window overlooking the side and rear of the property and includes ample room for a large dining set, perfect for hosting gatherings. Quickstep laminate flooring flows seamlessly throughout connecting all spaces. Additional lighting is provided via John Lewis LED wall lights, and recessed ceiling LED lights. As a final point of note, the rear internal wall was insulated with Kingspan during renovation works.

Utility Room

1.59m x 2.42m (5'2" x 7'11")

A solid oak glazed pocket door cleverly reveals the well-proportioned utility room, which is thoughtfully designed with base and wall units offering ample storage, complemented by a worktop and a sink with a Blanco stainless steel mixer tap. A glazed timber door to the rear allows natural light to illuminate the space, creating a pleasant and spacious feel. The room is plumbed for a washing machine and provides space for a fridge freezer. While a further door conveniently leads to the WC. A large cupboard houses the hot water tank and plumbing for the pressurised heating system. The Samsung washing machine and freezer are included as part of the sale

Cloakroom WC

1.59m x 1.63m (5'2" x 5'4")

Tucked away for privacy, the cloakroom WC offers a functional and well-designed space. It features a pedestal wash hand basin vanity unit with mixer tap for easy usability. Above the basin, a wall-mounted mirror and shaver light serves a practical purpose. The room also includes an extractor fan, ensuring the area remains fresh and well-ventilated. A privacy window to the side allows for plentiful levels of natural light. It has also been designed and pre-plumbed for another corner shower unit should the new owner wish to install one.

Principal Bedroom & En-Suite

3.99m x 3.75m & 1.59m x 2.53m (13'1" x 12'3" & 5'2" x 8'3")

The principal bedroom is spacious and bright, featuring a large front-facing window that floods the room with natural light. The room also features an integral wardrobe space providing useful storage. Soft carpet flooring underfoot ensures a cosy atmosphere and a further door leads to the refurbished and redesigned en-suite shower room, offering both privacy and practicality. The large 1200 Roman shower enclosure features a sleek floor to ceiling Fibo wall panelling fitted throughout and an extractor fan for efficient ventilation. The suite includes a modern WC, a vanity unit with a stylish countertop sink and chrome mixer tap, and a wall-mounted LED illuminated demister mirror and there is a heated chrome towel radiator.

Landing

The landing presents easy access to the first-floor bedrooms and bathroom, making it a convenient artery of the home's layout. Additionally, a large cupboard is nestled within its design, offering a practical space for storage. The current owners considered re-designing and opening it up for use as a workstation. A ceiling hatch provides access to the loft for additional storage.

Bedroom Two

3.43m x 7.15m (11'3" x 23'5")

This spacious double bedroom features soft carpet flooring and triple aspect windows to the front rear and side of the property that fills the room with natural light. The room is currently set up as a children's twin room with room for two beds and a space designated



masson
cairns ESTD 1984

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

as an entertainment / play area. This large 1st floor bedroom room could equally be configured as a principal bedroom or as a living area (as per original plans) with views over the Cairngorms.

Bedroom Three

3.11m x 3.24m (10'2" x 10'7")

This comfortable double bedroom features soft carpet flooring and a large dormer bay window to the front, allowing plenty of natural light to create a bright and inviting atmosphere. The room also includes a double and single integral wardrobe space providing extensive storage ensuring the room remains clutter free.

Bedroom Four

3.11m x 3.71m (10'2" x 12'2")

This additional double bedroom is both spacious and inviting, featuring a large dormer bay window to the rear, that fills the room with natural light. The soft carpet flooring adds warmth and comfort underfoot. The room also includes a double integral and single wardrobe, offering extensive hanging and shelved storage.

Bathroom

3.43m x 2.13m (11'3" x 6'11")

Discover a bathroom on the first floor, appointed with WC, pedestal wash hand basin with a chrome mixer tap. The full sized bath features an shower over and practical full height tiling. The bathroom also benefits from an Velux window providing privacy while allowing in natural light, and an extractor fan to maintain a fresh atmosphere.

Outside

Experience an enchanting retreat in the desirable area of Drumullie. As you pass through the welcoming gate, you're greeted by a generous gravelled area offering ample parking. This space is tastefully bordered by a mixture of fencing and mature tree and shrubbery planting, ensuring privacy while adding a rustic charm. The property, lies in its magnificent front, side and rear gardens with a plot extending to approximately 0.50 acres. Carefully curated lawns combine seamlessly with areas of gravel and a patio, inviting you to unwind and relax, and provide ample space for seating and outdoor entertaining. This peaceful haven is perfect for enjoying a quiet afternoon or hosting intimate gatherings. With the gentle rustling of leaves and the soothing sound of the countryside, this location truly encapsulates the serene beauty of the Cairngorms. As a point of note, all external paintwork was refinished in 2024. New LED security lights were fitted in 2023. A large locally manufactured shed with double doors is to be included in the sale. The shed received a new roof in 2024.

Double Garage

5.2m x 6.0m (17'0" x 19'8")

The garage features a pedestrian door to the side, providing easy access from the outside. The concrete base is durable and strong, providing a sturdy foundation for all your storage needs. Inside, there is power, lighting, and a water tap, allowing you to work and store your belongings with ease. The up and over doors to the front provides easy vehicular access to the space and allows for convenient parking outside.

Services

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

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

Granttown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

www.massoncairns.com



masson
cairns ESTD 1988

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

Tel: 01479 874800

Fax: 01479 874806

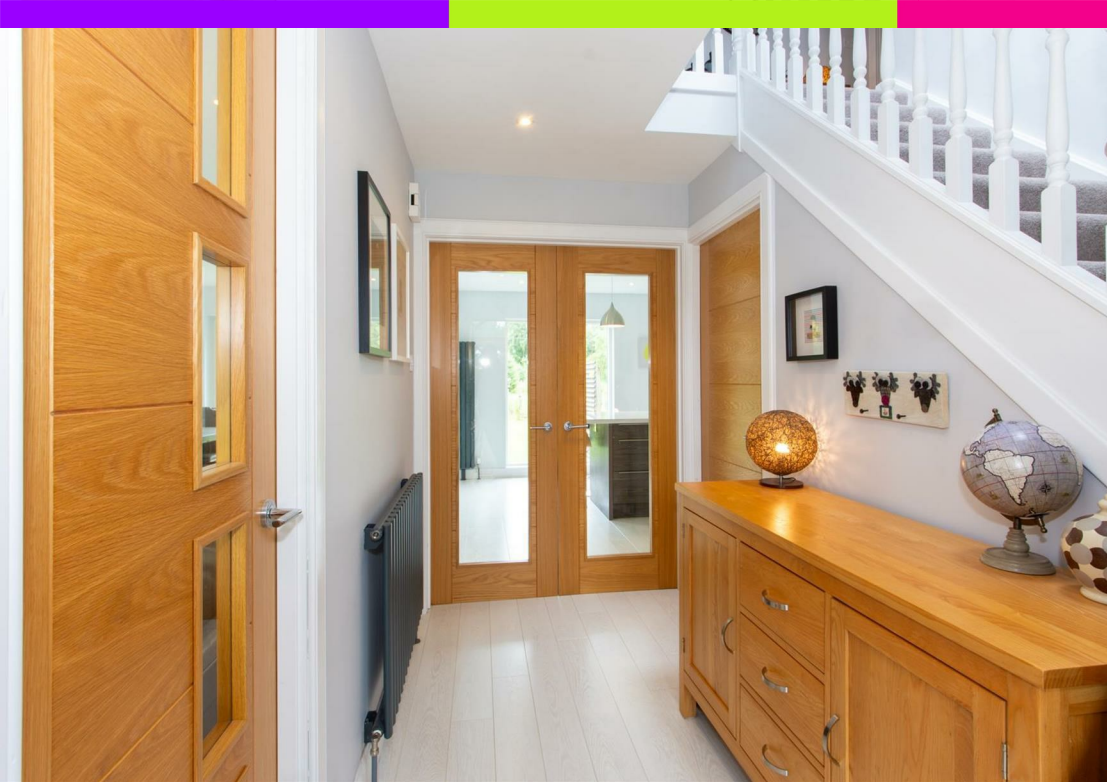
property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents







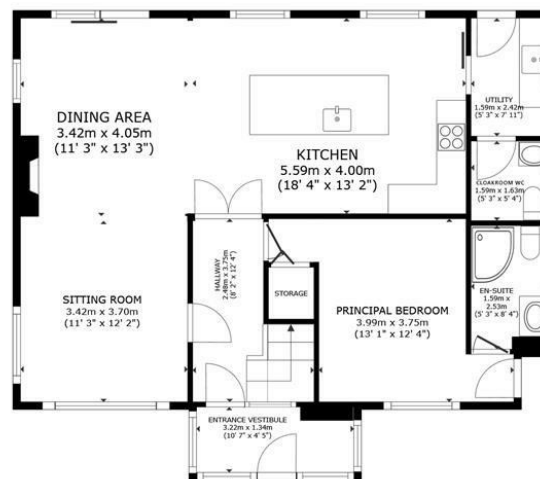
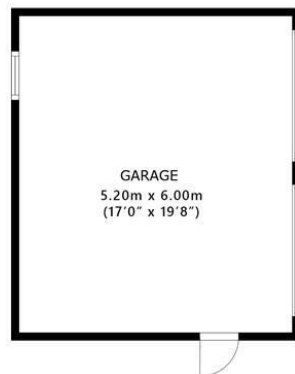












FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 88.7 m² (955 sq.ft.) FLOOR 2 61.6 m² (663 sq.ft.)
EXCLUDED AREAS : GARAGE 36.3 m² (390 sq.ft.) REDUCED HEADROOM 5.2 m² (56 sq.ft.)
TOTAL : 150.3 m² (1,618 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



masson
cairns LLP

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

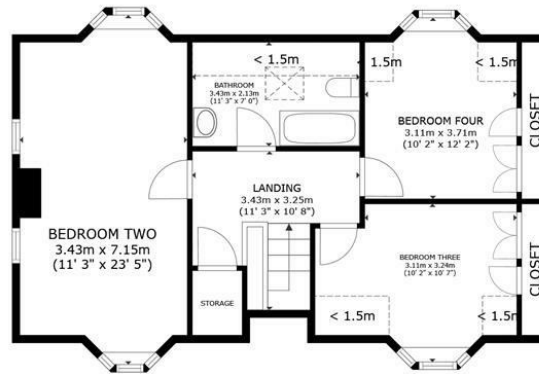
Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

solicitors and estate agents



FLOOR 2




GROSS INTERNAL AREA
 FLOOR 1 88.7 m² (955 sq.ft.) FLOOR 2 61.6 m² (663 sq.ft.)
 EXCLUDED AREAS : GARAGE 36.3 m² (390 sq.ft.) REDUCED HEADROOM 5.2 m² (56 sq.ft.)
 TOTAL : 150.3 m² (1,618 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

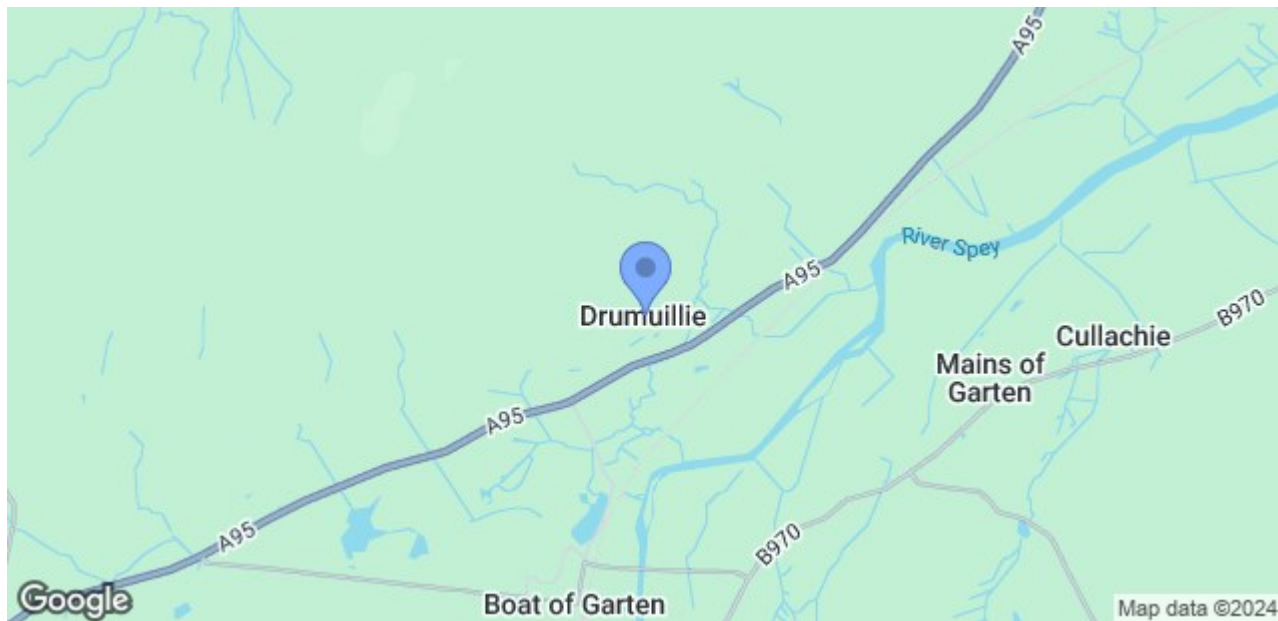


masson
cairns ^{PLC}

solicitors and estate agents

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B		
(69-80) C	71	
(55-68) D		
(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 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