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solicitors and estate agents

26 Birch Grove, Boat Of Garten, PH24 3BA

Fixed Asking Price £185,000

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

Nestled in the highly desirable development within the Osprey Village of Boat of Garten, this delightful two-bedroom bungalow presents a perfect blend of central convenience 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 cosy sitting room is bathed in natural light thanks to a generous bay window and features a charming electric fireplace, creating a warm and inviting atmosphere. The newly fitted kitchen is just steps away, well-appointed with ample workspace, and with space for dining. Accommodation includes two spacious double bedrooms, each boasting integral storage solutions, designed to maximize space and comfort. The stylish shower room complements these rooms with contemporary fittings and a sleek design. Externally, the front showcases a quaint picket fence with a neatly paved pathway leading to the main entrance, while the rear offers a raised lawn area with 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 D, Council Tax Band C

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

Fixed Asking Price £185,000



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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 D

Entrance

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

Hall

A secondary glazed timber door opens to this unique Z-shaped hall lined with carpet, boasting two storage cupboards—one for electrical meters and another with shelving. Additional doors provide access to further living spaces and there is a hatch providing access to the attic space.

Sitting Room

4.70m x 3.48m (15'5" x 11'5")

Enjoy the comfort of this inviting sitting room, which includes a bay window with elevated views and which floods the space with natural light. In addition, there is carpet flooring, and a stylish fireplace with a marble surround and electric fire. Ceiling lighting adds a warm ambiance.

Kitchen / Dining

3.12m x 3.02m (10'2" x 9'10")

Benefiting from a recently installed new kitchen that features base and drawer units with complementary counter tops and tiled splash backs, a stainless steel sink with drainer and mixer tap, and a window overlooking the front garden. There is also space for a dining table to enhance functionality. The kitchen is



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fitted with an oven, ceramic hob, and a concealed illuminated extractor, plus has space for a fridge freezer and plumbing for a washing machine.

Shower Room

1.88m x 1.88m (6'2" x 6'2")

The shower room is equipped with a WC, a pedestal wash basin with twin taps, and a shower enclosure with wet wall surround. There is smart tile flooring, recessed down lighting and an opaque side window which illuminate the room and there is electric underfloor heating, a chrome towel radiator, fan heater, and a wall-mounted vanity unit which provides useful storage.

Bedroom One

3.35m x 2.72m (10'11" x 8'11")

Positioned at the rear of the home, this larger bedroom is bright and airy with a large window which allows for excellent natural light. There is a double wardrobe with integrated shelving and hanging space, plus an additional wardrobe containing a megaflo water cylinder. There is carpet flooring and ceiling lighting.

Bedroom Two

2.69m x 3.02m (8'9" x 9'10")

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

Outside

Outside, the property occupies a peaceful location and includes off-street parking, a timber shed, and landscaped gardens with neatly maintained lawns, shrub planting and a picturesque tree bounded by a picket fence to the front.

Services

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

Entry

By mutual agreement.

Fixed Price

Fixed Price of £185,000

White goods and furniture available by separate negotiation.

Viewings and Offers

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

Masson Cairns

Strathspey House

Grantown on Spey

Moray

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Tel: (01479) 874800

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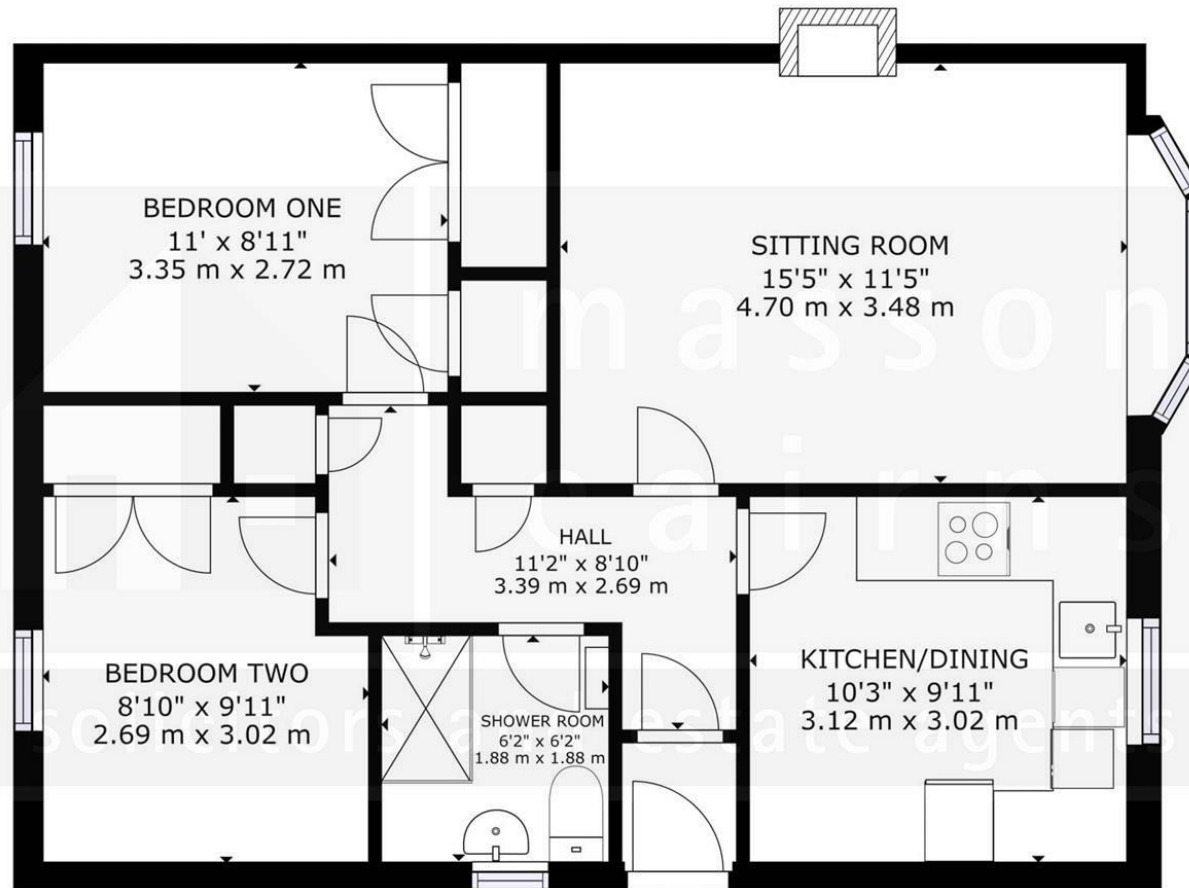


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 GROSS INTERNAL AREA
 FLOOR 1: 649 sq ft, 60.29 m²
 TOTAL: 649 sq ft, 60.29 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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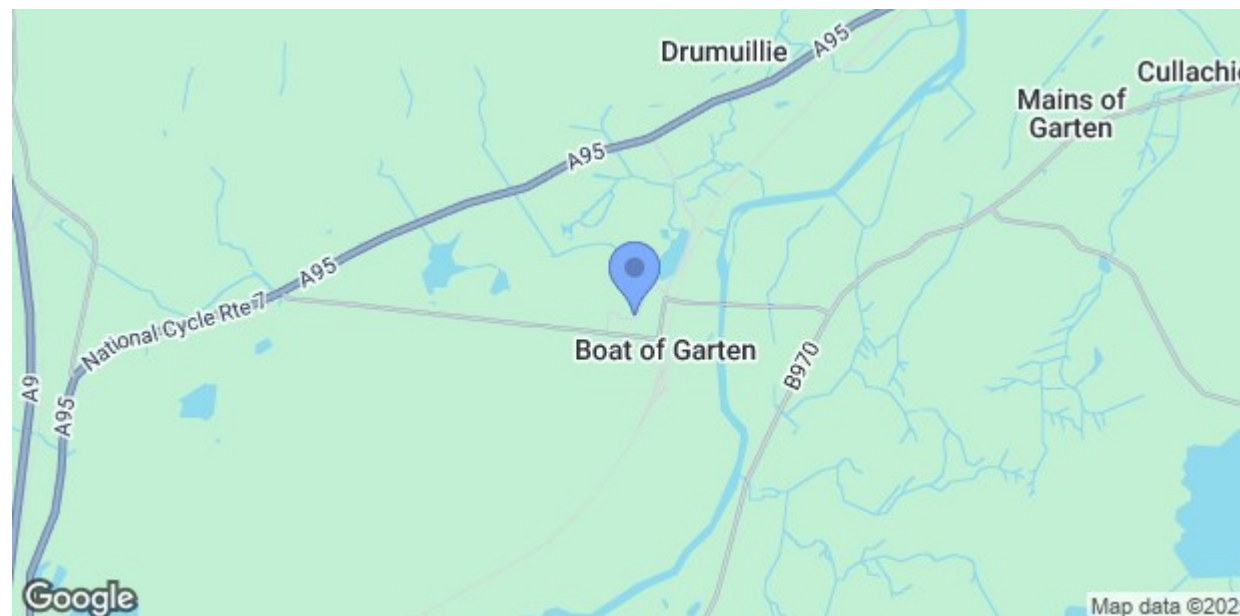
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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