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solicitors and estate agents

21 Birch Grove, Boat Of Garten, PH24 3BA

Fixed Asking Price £265,000

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

Beautifully positioned in the centre of Boat of Garten, this well-presented detached three-bedroom bungalow offers easy living in a peaceful and highly desirable setting. The property provides well-laid-out, walk-in accommodation comprising a welcoming sitting room with feature wood-burning stove, a spacious and stylish kitchen with dining area, a modern shower room, and three double bedrooms, each with integral wardrobes. Outside, the attractive rear garden features a superb raised deck, ideal for relaxing or entertaining, together with a well-stocked, mature planting scheme for ease of care. There is a large, secure timber shed providing excellent storage, and off-street parking is available on the private driveway. The house is perfectly placed to enjoy all that the village offers, with the Boat Hotel, Anderson's Restaurant, the community hall, Milton Loch and the River Spey all within a short stroll, as well as the renowned Boat of Garten Golf Club just minutes away. With easy access to the wider amenities of the Cairngorms National Park and strong road, rail and air links to Inverness, Edinburgh, Glasgow and beyond, the property will appeal to a broad range of purchasers and is a perfect home in this ever-popular Highland village. Early viewing is highly recommended. Energy Performance Certificate Rating D, Council Tax Band E, Home report available from massoncairns.com

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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

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

EPC Rating D

Entrance Vestibule

1.35m x 1.09m (4'5" x 3'6")

Accessed via a timber front door with glazed side panel, the vestibule provides convenient space for coats and footwear and leads into the main hall. There is quality oak flooring and a recessed matwell in addition to ceiling lighting.

Hallway

A well-proportioned L-shaped hallway serves as the central circulation space within the home. Thoughtfully designed, it provides access to all principal rooms and incorporates two built-in cupboards, one shelved and the other housing the hot water cylinder. Oak flooring and ceiling lighting lend a warm, refined finish, while a loft hatch provides access to additional attic storage.

Sitting Room

4.73m x 3.80m (15'6" x 12'5")

A beautifully light and generously proportioned sitting room featuring broad picture windows that draw in excellent

natural light and offer a pleasant outlook to the front. Elevated from street level, the room retains a strong sense of privacy whilst a wood-burning stove set within an elegant surround provides both warmth and a focal point to the room, creating a cosy and inviting atmosphere—ideal for everyday living and relaxed entertaining.

Kitchen & Dining Area

3.53m x 3.73m (11'6" x 12'2")

This contemporary kitchen is thoughtfully designed and beautifully appointed, offering an excellent selection of base, wall and drawer units topped with complementary work surfaces and splashbacks. A stainless-steel sink with chrome mixer tap is positioned beneath a twin window, drawing in a generous level of natural light alongside a timber and glazed door to the rear garden. Integrated appliances include an electric oven and ceramic hob with illuminated extractor, with further provision for a washing machine, slimline dishwasher and freestanding fridge-freezer. The room comfortably accommodates a dining table and chairs, creating an inviting space for both relaxed family meals and informal entertaining. Completing the specification is quality oak flooring, ceiling lighting and a recessed matwell at the rear entrance.

Bedroom One

4.59m x 2.68m (15'0" x 8'9")

A generous double bedroom enjoying excellent natural light through triple windows overlooking the front of the property. The room benefits from an integral wardrobe providing both hanging and shelved storage, with carpeted flooring and ceiling lighting completing this inviting and comfortable space.

Bedroom Two

3.11m x 2.74m (10'2" x 8'11")

A well-proportioned double bedroom positioned to the rear



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of the property, enjoying a peaceful outlook through a large window to the side. There is excellent built-in storage provided by a double integral wardrobe with hanging and shelved space, while the room is finished with soft carpeting and ceiling lighting, creating a calm setting.

Bedroom Three

3.07m x 2.74m (10'0" x 8'11"m)

A further double bedroom currently set up with bunk beds and with excellent integral storage wardrobe space. There is carpet flooring, ceiling lighting and a window to the side which bathes the space in natural light.

Shower Room

1.93m x 2.67m (6'3" x 8'9")

The stylish and contemporary shower room features a generous glass-screened enclosure fitted with both an overhead rainfall shower and a separate handset, offering flexible and luxurious use. Sleek wet-wall panels create a bright, low-maintenance finish, complemented by a modern vanity unit housing the wash hand basin and concealed-cistern WC. A window to the side provides natural light while maintaining privacy, and a chrome heated towel rail adds comfort. With recessed ceiling lighting and quality flooring, this is an elegantly appointed and practical space.

Outside

The grounds are enclosed with timber fencing, ensuring a sense of privacy and security. To the front, gated access opens onto paved off-street parking, framed by decorative gravel, established shrubs and specimen trees. Pathways run down both sides of the bungalow, providing convenient access to the rear garden. To the rear, the garden enjoys a sheltered and private outlook, enhanced by mature planting and a mix of trees. A decked seating

area and separate patio provide a superb space for outdoor dining or simply relaxing. In addition, there is a large, secure timber shed offering excellent external storage.

Services

It is understood that there is mains water, drainage and electricity. There are electric Quantum and panel heaters.

Entry

By mutual agreement.

Fixed Price

Fixed Price of £265,000

Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

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Email: property@lawscot.com

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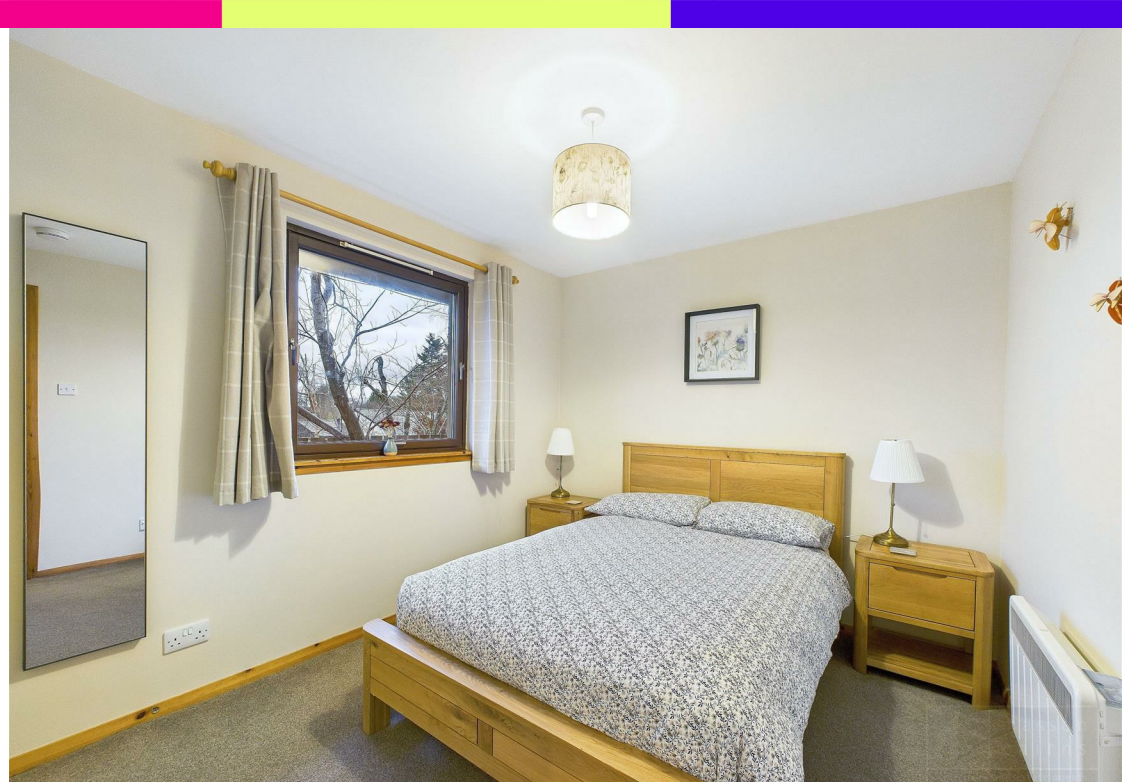
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(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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