



masson
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Woodland Lodge, 9 Kinchurdy Road, Boat Of Garten, PH24 3BP

Fixed Asking Price £480,000

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

solicitors and estate agents

Set within a peaceful woodland setting on Kinchurdy Road, this detached home immediately feels like a private retreat, with mature trees and a generous gravel driveway creating a welcoming sense of arrival and plenty of parking space. Inside, the house is arranged around bright, sociable living areas designed for relaxed family life and easy entertaining. The kitchen and dining room can comfortably accommodate large gatherings, with ample space for everyday dining as well as hosting friends and family. From here, the layout flows naturally into the sitting room, a warm and inviting space centred around the stove, where large glazed doors draw in natural light and open directly onto the deck. This creates an easy connection between indoors and out, making the living space feel particularly well suited to the surrounding landscape. The elevated decking provides an ideal spot for morning coffee, outdoor dining or unwinding in the evening, overlooking a garden that feels wonderfully immersed in the woodland setting. Mature pines create a beautiful natural backdrop, while the lawn offers practical outdoor space for children, pets or simply enjoying time outside. Upstairs, there is a utility room and the principal bedroom and second bedrooms are both notably generous rooms, with the Jack and Jill bathroom adding convenience to the principal bedroom. On the ground floor, three further bedrooms (one en-suite) and a separate bathroom provides excellent amenity. Altogether, the property offers a rare balance of space, privacy and setting,, the home would suit a variety of purch the home is currently utilised as a holiday rental with an STL licence and would suit a variety of purchasers. EPC D, Home report online at 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 Granttown 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 Hallway

The property opens into a useful entrance vestibule with built-in bench seating and coat hooks, providing practical everyday storage for outdoor clothing and footwear. From here, the hallway leads through the ground floor and to the stairs with timber flooring continuing throughout, and includes a shelved airing cupboard along with a further cupboard housing the hot water cylinder, offering additional storage and keeping household essentials neatly out of sight.

Sitting Room

4.98m x 4.76m (16'4" x 15'7")

The sitting room is a comfortable and well-proportioned space, arranged around a wood-burning stove that gives the room a warm focal point. Timber flooring continues through from the adjoining dining area, creating a natural sense of flow, while large sliding doors open directly onto the deck and draw in plenty of natural light. The outlook towards the surrounding trees gives the room a strong connection to the woodland setting, particularly with the doors open in warmer months, when the deck becomes an easy extension of the living space. Double glazed doors link back to the kitchen and dining room, allowing the rooms to work equally well together for entertaining or separately for quieter evenings.

Kitchen / Dining

3.39m x 6.96m (11'1" x 22'10")

The kitchen and dining room is a generous, well-balanced space that works particularly well for everyday family life as well as entertaining. Timber flooring brings warmth underfoot, while twin windows to the front draw in good natural light and give the room an open, airy feel. The kitchen is arranged with ample worktop space and fitted storage as well as space for appliances, with a practical layout that allows the dining area to remain the natural focal point of the room. There is comfortable space for a large table, making it easy to host family meals or entertain friends. Double doors connect directly through to the sitting room, allowing the two spaces to work beautifully together, while an external door provides straightforward access outside in addition to a further door leading to the hallway.

Bedroom Three & En-suite

3.37m x 3.08m & 2.31m x 1.1m (11'0" x 10'1" & 7'6" x 3'7")

Bedroom three is a comfortable double bedroom positioned on the ground floor, enjoying a peaceful outlook through the front-facing window and benefiting from generous built-in wardrobe storage. There is timber flooring and ceiling lighting with the space suited to both guests or everyday family use. The adjoining en-suite shower room is neatly finished with a walk-in shower, wash hand basin and WC as well as an opaque window to the front.

Bedroom Four

3.59m x 3.04m (11'9" x 9'11")

Bedroom four is another well-proportioned ground floor bedroom with a rear-facing window bringing in natural light. A triple built-in wardrobe provides excellent storage and there is wood flooring. The bedroom offers flexible space for family, guests or shared use.

Bedroom Five

3.62m x 2.66m (11'10" x 8'8")

Bedroom five is arranged as a comfortable twin room, again on the ground floor, with a rear-facing window overlooking the surrounding trees and flooding the space in good natural light. Built-in wardrobe storage includes both hanging space and shelving. There is wood flooring and the space that works equally well for children, guests or home working.

Bathroom

3.37m x 1.70m (11'0" x 5'6")

The ground floor bathroom is centrally positioned to serve the three bedrooms and guests, fitted with a bath, separate shower enclosure, wash hand basin and WC. Wet wall surrounds to both the bath and shower provide a clean, low-maintenance finish, while natural light from the opaque window keeps the room bright and fresh.

Landing

The first-floor landing is bright and airy, with natural light coming in through a Velux window above and timber flooring continuing from the staircase. A loft hatch with ladder gives access to the attic, and from here doors lead to both upstairs bedrooms, the utility room and the Jack and Jill bathroom.

Principal Bedroom

5.20m x 4.62m (17'0" x 15'1")

The principal bedroom is an exceptionally spacious room, offering excellent flexibility in how the space can be used, with ample room for a seating area as well as multiple beds if required. Timber flooring and soft natural light from the Velux window give the room an airy feel, while built-in wardrobes provide generous storage. A further door leads directly into the Jack and Jill en-suite bathroom, adding everyday convenience and making the room particularly well suited as a principal suite.

Jack & Jill Bathroom

2.09m x 4.07m (6'10" x 13'4")

The Jack and Jill bathroom serves the principal bedroom while also remaining accessible from the landing, with a lockable connecting door allowing it to work equally well as a private en-suite or shared family bathroom. Fitted with a bath, separate shower enclosure, wash hand basin and WC, the room is brightened by a Velux window to the front, while timber flooring adds warmth and character in keeping with the rest of the upper floor.



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Bedroom Two

5.20m x 3.73m (17'0" x 12'2")

Bedroom two is a spacious first-floor bedroom with a Velux window to the front that bathes the area in natural light and adds to the bright, open feel of the room. Built-in wardrobe storage is neatly integrated, while the generous floor area allows plenty of flexibility for different furniture arrangements, making it equally suitable as a double, twin or family bedroom. Timber flooring continues the character seen throughout the house, and the room enjoys easy access to the Jack and Jill bathroom from the landing nearby.

Utility Room

1.76m x 2.87m (5'9" x 9'4")

The utility room is a practical addition on the first floor, fitted with a sink, worktop space and base units for everyday storage. It is plumbed for a washing machine with dedicated space for a tumble dryer, helping to keep laundry and household tasks separate from the main living areas. A Velux window brings in natural light and there is wood flooring.

Outside

Outside, the property enjoys generous grounds extending to approximately 0.17 acres, with a large gravelled driveway to the front providing ample off-street parking for several vehicles. To the rear, the garden is set against a beautiful backdrop of mature woodland, creating a peaceful and private setting, with a decked terrace directly off the sitting room offering an ideal space for outdoor dining and entertaining. A useful external woodstore is positioned to the side, and there is also an insulated and lined outbuilding with power and light, currently used for storage but equally well suited as a studio, hobby room or home office. With two windows bringing in natural light, it offers excellent flexibility for a variety of uses.

Short Term Letting Licence

A Short-Term Let Licence is required to host guests. The house has operated as a successful holiday letting business and the property presents an excellent opportunity for potential buyers looking to purchase as an investment. Any new purchaser wishing to continue the business will need to apply for the transfer of short-term letting licence, a process which we understand should be straightforward as there is a current licence in place (further information below). 'The 2024 Licensing Order introduced a facility to transfer an existing short-term let licence (STLL) via a "transfer application." These applications are determined in broadly the same manner as licence applications. The Chief Constable and other statutory consultees are informed, and an opportunity is given for them to object to the transfer should concerns exist about the transferee.' reference 'The Association of Scotland's Self-Caterers' Short Term Let Licence No: HI-70511-F,

Valid Until: 09th Dec 2027. Potential purchasers should satisfy themselves on all aspects in relation to the STLL process.

Services

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

Entry

By mutual agreement.

Fixed Price

Fixed Price of £480,000

Viewings and Offers

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

Masson Cairns

Strathspey House

Granttown on Spey

Moray

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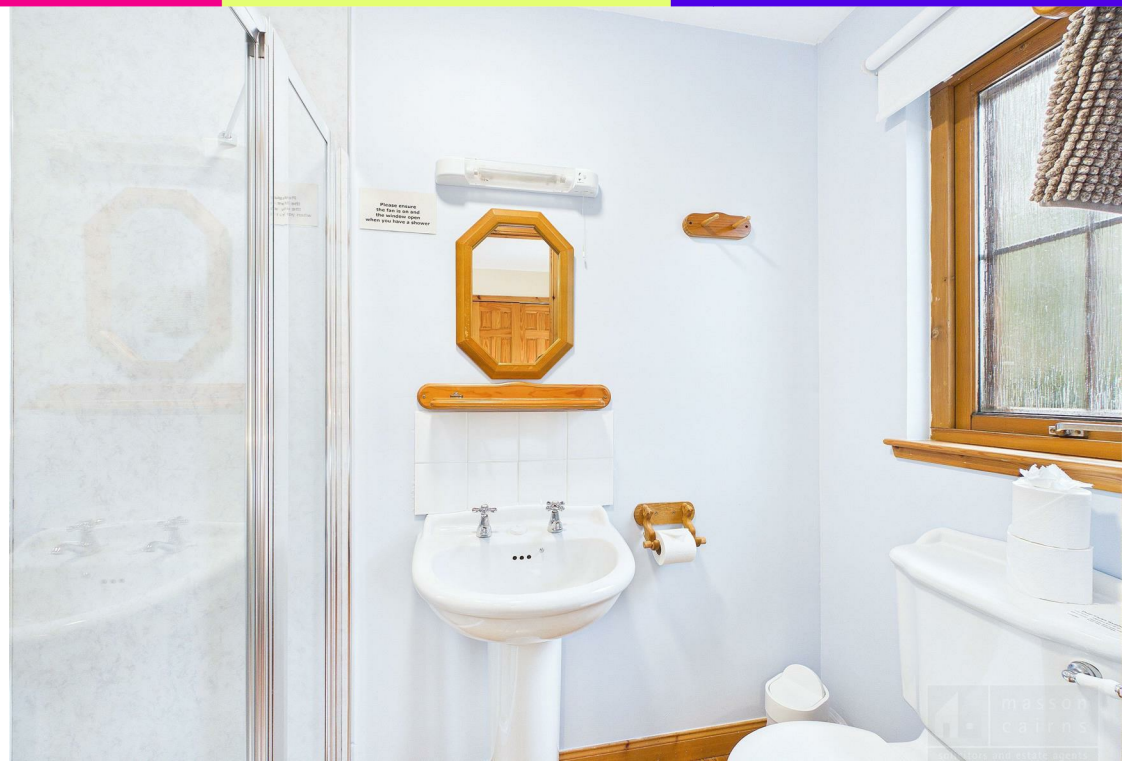
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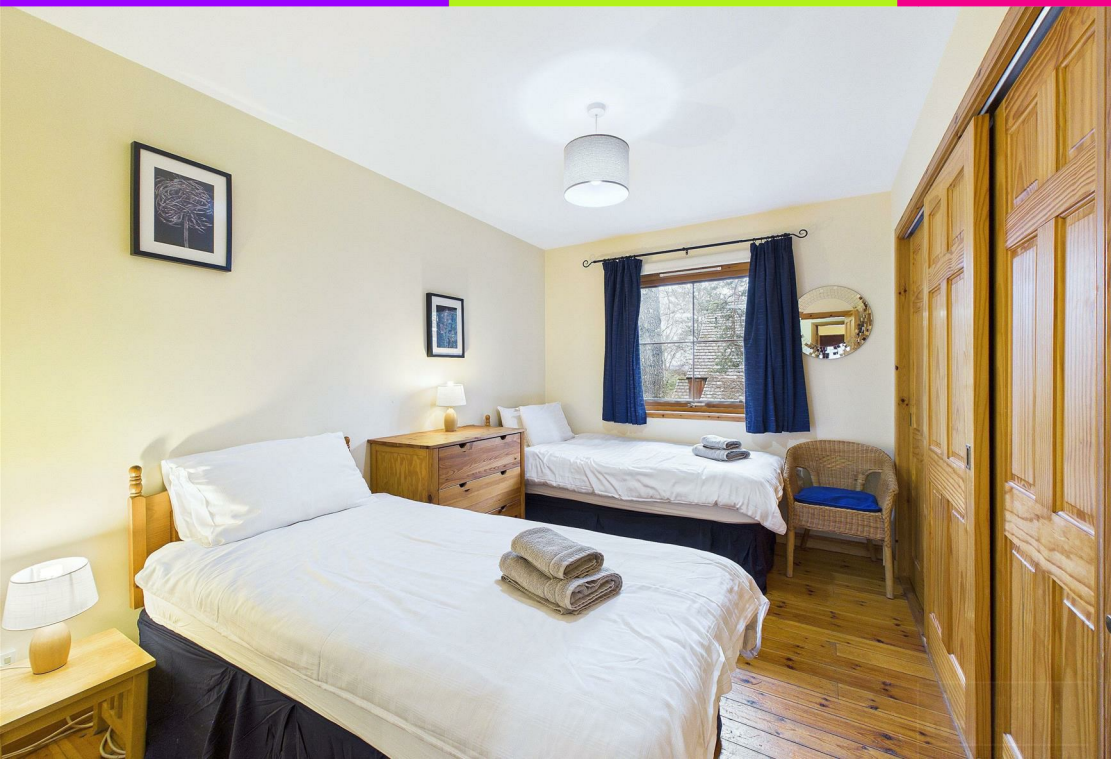














Approximate total area⁽¹⁾

112.7 m²
1213 ft²

Balconies and terraces

29.4 m²
316 ft²

Reduced headroom

3.3 m²
36 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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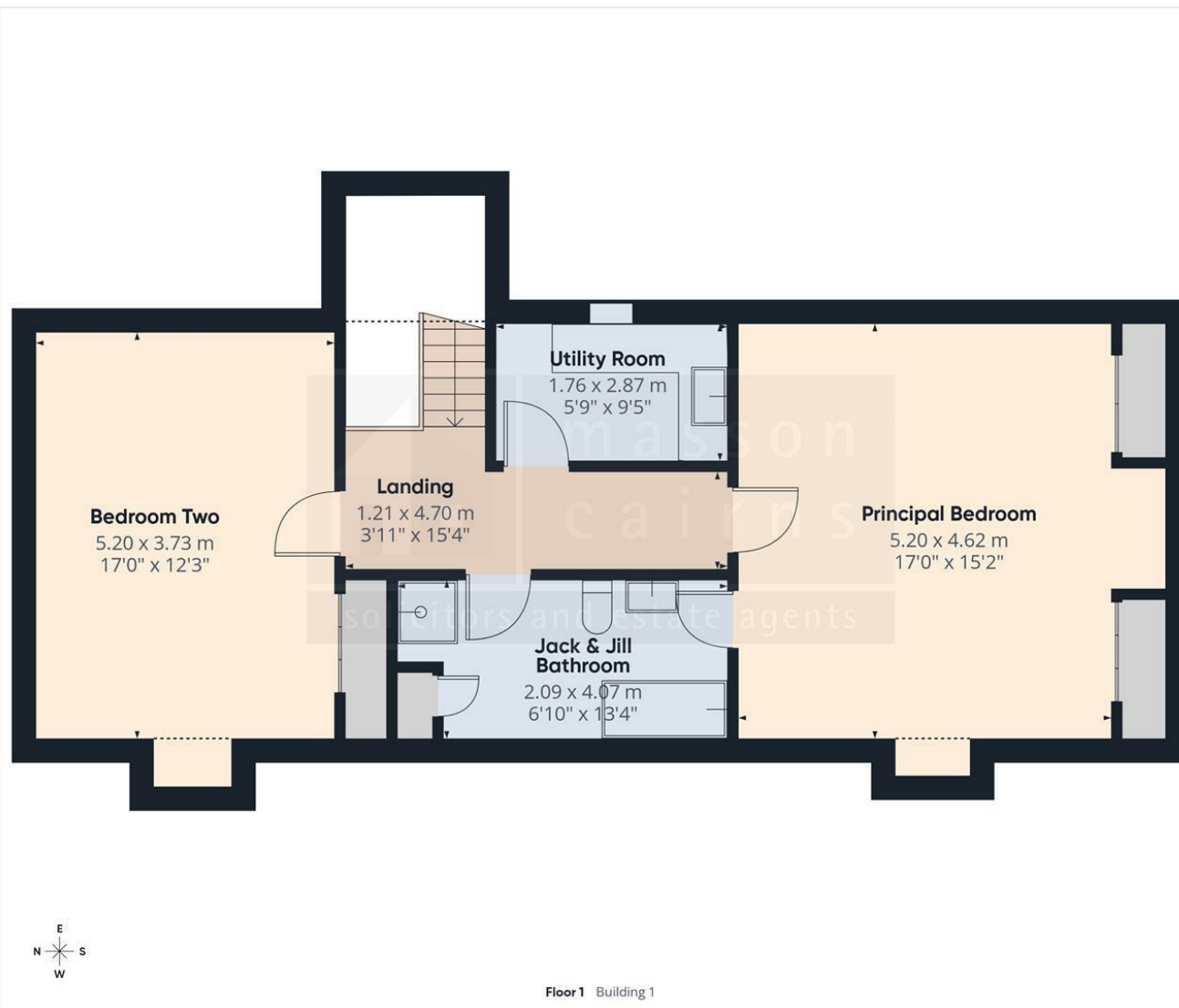
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Approximate total area⁽¹⁾
69.5 m²
748 ft²

Reduced headroom
1.1 m²
12 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Studio / Home Working

3.39 x 2.18 m
11'1" x 7'1"



Floor 0 Building 2

Approximate total area⁽¹⁾

7.5 m²
81 ft²


(1) Excluding balconies and terraces

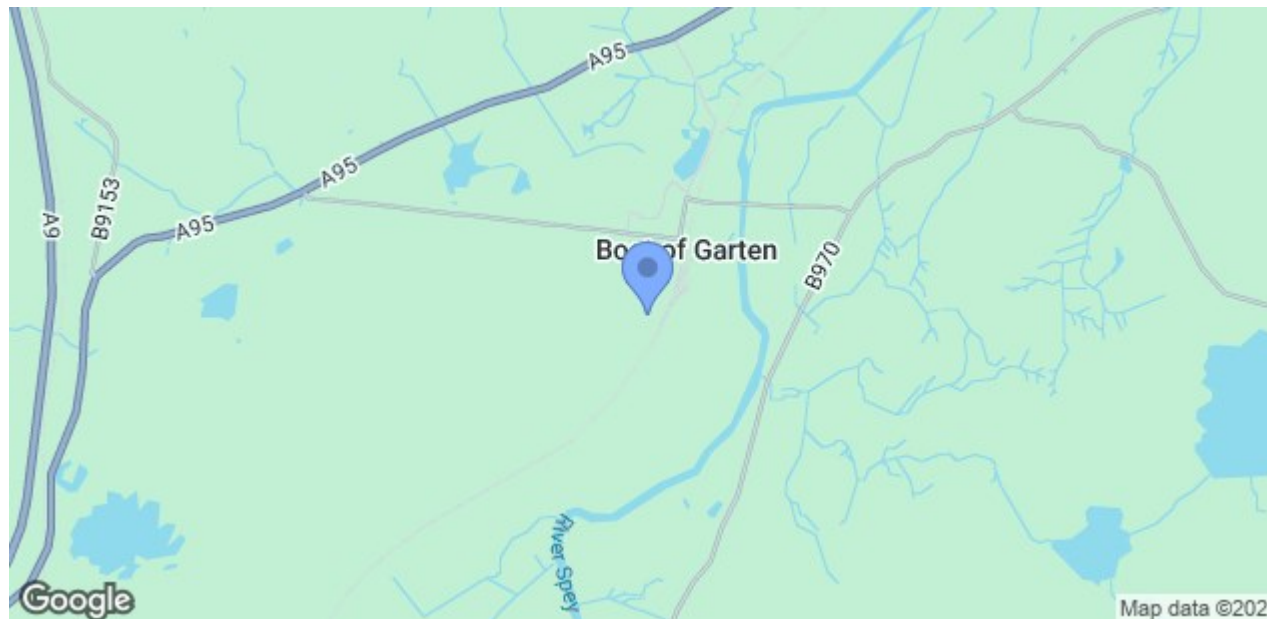
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| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | 72 |
| (39-54) E | | |
| (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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