

masson cairns LTD

Glensanda, Street Of Kincardine, Boat Of Garten, PH24 3BY

Offers Over £385,000

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

solicitors and estate agents

Glensanda is a substantial four-bedroom detached bungalow occupying a peaceful rural position at Street of Kincardine, just outside Boat of Garten, with generous single-storey accommodation extending to approximately 1,884 sq ft and with the added benefit of a detached garage. An entrance vestibule opens to a broad central hallway connecting the principal rooms. The impressive sitting room is exceptionally spacious, with a feature fireplace and a wide bank of windows framing views across the surrounding countryside and Highland woodland, while a separate dining room provides an excellent setting for family meals and entertaining. The kitchen/breakfast room is fitted with an extensive range of units, worktops and integrated appliances, with space for informal dining, and is complemented by a generous utility room with further storage and external access. There are four well-proportioned double bedrooms, with bedrooms one, two and three each benefiting from their own en-suite facilities, while bedroom four is served by the family bathroom. The layout offers excellent flexibility for family living, visiting guests and home working. Outside, a large gravel driveway provides ample parking and access to the detached garage, while the surrounding garden grounds include lawns, established planting and paved seating areas, with open fields and woodland creating an attractive Highland backdrop. The River Spey is also within walking distance and accessible for association fishing, adding further appeal for those who enjoy the outdoors. A rare combination of space, privacy and versatile accommodation in an appealing setting close to Boat of Garten and the wider facilities of the Cairngorms National Park. EPC D Council Tax G, Home report available 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 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
1.97m x 1.63m (6'5" x 5'4")
Entered via a glazed front door, the practical entrance vestibule serves as a functional transition from the outside elements before entering the main residence. Fitted with durable flooring, the space provides ideal provision for outerwear, footwear, and day-to-day outdoor kit. A glazed internal door with matching side pane allows natural daylight to filter through from the main hallway and a low level cupboard houses the electrical consumer unit.

Hallway
The entrance vestibule opens into an expansive, T-shaped central hallway that provides circulation between the principal reception spaces and the bedrooms. Practicality is a key feature of the space, which benefits from extensive built-in storage solutions. These include a triple sliding door cupboard designed specifically for outerwear and footwear, a separate double door shelved cupboard ideal for linen storage, and a deep walk-in storage cupboard which houses the loft hatch providing access to the attic space. Glazed double doors open directly into the main sitting room, maintaining a bright and connected feel throughout the core of the home.

Sitting Room
5.47m x 5.50m (17'11" x 18'0")
Positioned at the rear of the home, the sitting room is an impressively light-filled and spacious principal reception area. A defining feature of the space is the extensive picture window along the rear elevation, which frames open views across the neighbouring fields towards the surrounding Highland woodland. A central stone-built open fireplace with a stone hearth forms a natural focal point within the room and the interior benefits from triple-aspect glazing, allowing for significant natural daylight throughout the day. Glazed double timber doors open directly off the main reception hallway , enhancing the sense of flow through the living spaces and the layout easily accommodates full family seating and secondary furniture arrangements.

Dining Room
3.23m x 3.58m (10'7" x 11'8")
Conveniently positioned between the central hallway and the kitchen, the dining room provides a dedicated formal reception space for family dining and entertaining. It features ample floor space to comfortably accommodate a large dining table, sideboards, and supplementary furniture. A sliding patio door along the rear elevation lets in good natural daylight while offering direct access to the rear garden.

Kitchen / Breakfast
4.56m x 3.60m (14'11" x 11'9")
Situated towards the rear of the property, the kitchen and breakfast room is a bright, practical space benefiting from dual-aspect windows that frame pleasant views over the garden and surrounding natural woodland. The kitchen is arranged with a comprehensive selection of drawer, base and wall-mounted units, complemented by work surfaces and tiled splash backs. Integrated appliances include an electric hob, with dual oven below, and a stainless steel sink positioned directly beneath the window. The generous floor area easily allows for a breakfast table, providing an informal dining area ideal for everyday family life and a door leads through to the adjoining utility room.

Utility Room
3.53m x 2.19m (11'6" x 7'2")
Adjoining the kitchen, the dedicated utility room provides valuable functionality and secondary access to the home. An external door leads directly out to the side of the property and the gravelled driveway. The practical space is fitted with work surfaces, a stainless steel sink with drainer, base and wall storage units. Beneath the worktops, there is ample dedicated under-counter space and plumbing to accommodate a washing machine, tumble dryer, and dishwasher. The utility room also houses the oil-fired central heating boiler.

Bedroom One & En-suite
3.98m x 3.57m & 1.94m x 1.60m (13'0" x 11'8" & 6'4" x 5'2")
Situated at the front of the home, this is a well-proportioned principal double bedroom benefiting from ample natural light via a large window and there is practical built-in wardrobe storage with sliding doors, leaving generous floorspace for a double bed, freestanding furniture, and seating arrangements. The en-suite shower room is equipped with a walk-in corner shower enclosure, a pedestal wash hand basin and a WC. Full-height wall tiling around the sanitaryware and a opaque window ensure privacy while maintaining natural ventilation and light.

Bedroom Two & En-suite
3.98m x 3.60m & 1.61m x 1.91m (13'0" x 11'9" & 5'3" x 6'3")
Also positioned towards the front of the property, this second bedroom is another bright double overlooking the front garden. The room includes integrated built-in wardrobe storage with sliding doors and the accompanying en-suite shower room is fitted with a fully tiled corner shower cubicle, a pedestal wash hand basin, and a WC. An opaque window provides natural ventilation and light while ensuring privacy.

Bedroom Three & En-suite
3.95m x 3.60m & 1.99m x 1.61m (12'11" x 11'9" & 6'6" x 5'3")
This is a further well-proportioned double / twin bedroom enjoying quiet views to the side of the property. The space includes integrated built-in wardrobe storage with sliding doors, allowing for efficient use of floor space and the accompanying en-suite shower room features a walk-in corner shower cubicle, a pedestal wash hand basin, and a WC, with tiling around the wet areas and an opaque window providing natural light and ventilation.

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Bedroom Four
4.00m x 3.59m (13'1" x 11'9")
An adaptable double or twin bedroom benefiting from natural daylight via a large window overlooking the side garden. The layout includes an integrated built-in wardrobe with sliding doors, providing useful storage while maximizing floor area. With easy access to the adjacent main family bathroom, this room offers functional space to serve as a fourth bedroom, guest room, or home office.

Bathroom
2.73m x 2.08m (8'11" x 6'9")
Conveniently located off the central hallway, the family bathroom is equipped with a three-piece suite comprising a full-length bath, a pedestal wash hand basin, and a WC. Additionally, the space features a separate corner shower enclosure. An opaque window provides privacy while supplying natural light and ventilation, and full-height wall tiling around the bath and splash areas completes the space.

Garage
3.51m x 5.68m (11'6" x 18'7")
The detached garage measures approximately 3.51m x 5.68m (11'6" x 18'7") and provides useful secure parking together with generous space for storage, bicycles, gardening equipment and workshop use. It is fitted with a garage door to the front, a side access door, windows providing natural light, power and lighting. To the rear is a further large, secure covered store, providing excellent additional space for garden tools, equipment, logs and other outdoor storage.

Outside
Outside, Glensanda is surrounded by attractive and well-established garden and grounds, with areas of lawn, mature trees, shrubs and colourful planting providing a pleasant setting around the property. A broad gravel driveway offers generous off-road parking and leads to the detached garage, while paved paths provide easy access around the house. To the rear is a private garden with lawn and paved seating areas, ideal for outdoor dining and enjoying the open outlook. The grounds adjoin open farmland, giving the property an appealing sense of space with far-reaching views towards surrounding woodland and the wider Highland landscape. There is a coal and wood store in addition to the oil storage tank, outside lighting and a tap. The nearby River Spey further enhances the setting, with access available for association fishing.

Services
It is understood that there is mains water, drainage and electricity. There is an oil fired central heating boiler located within the utility room. This supplies a system of radiators in part if the house, with the other part being heated by electric panel heaters

Entry
By mutual agreement.

Price
Offers over £385,000 are invited

Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-
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Moray
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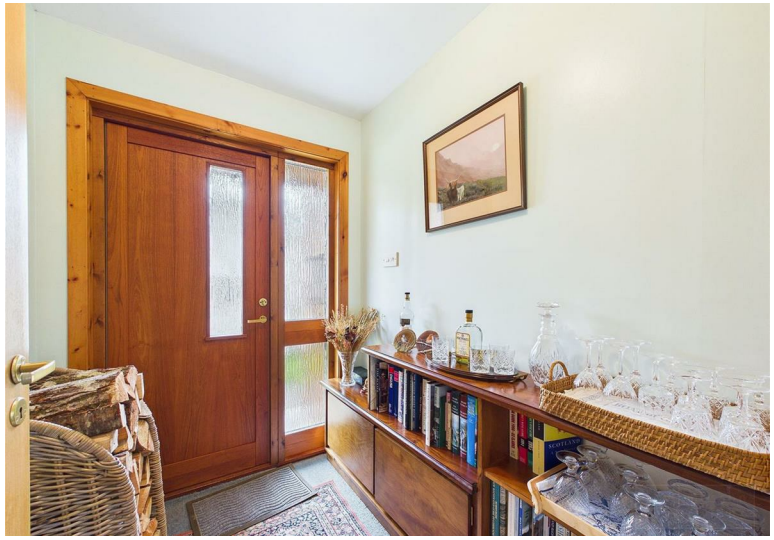
What Three Words Location
What Three Words Location: ///cling.loses.pedicure

Council Tax
The property is currently assessed as Council Tax Band G, with an annual charge of £4287.10 for 2026/27, including water charges. A 25% discount is currently available to single occupiers.

Purchasers intending to use the property as a second home should be aware that, for 2026/27, Highland Council charges Council Tax at 300% of the standard rate for second homes.

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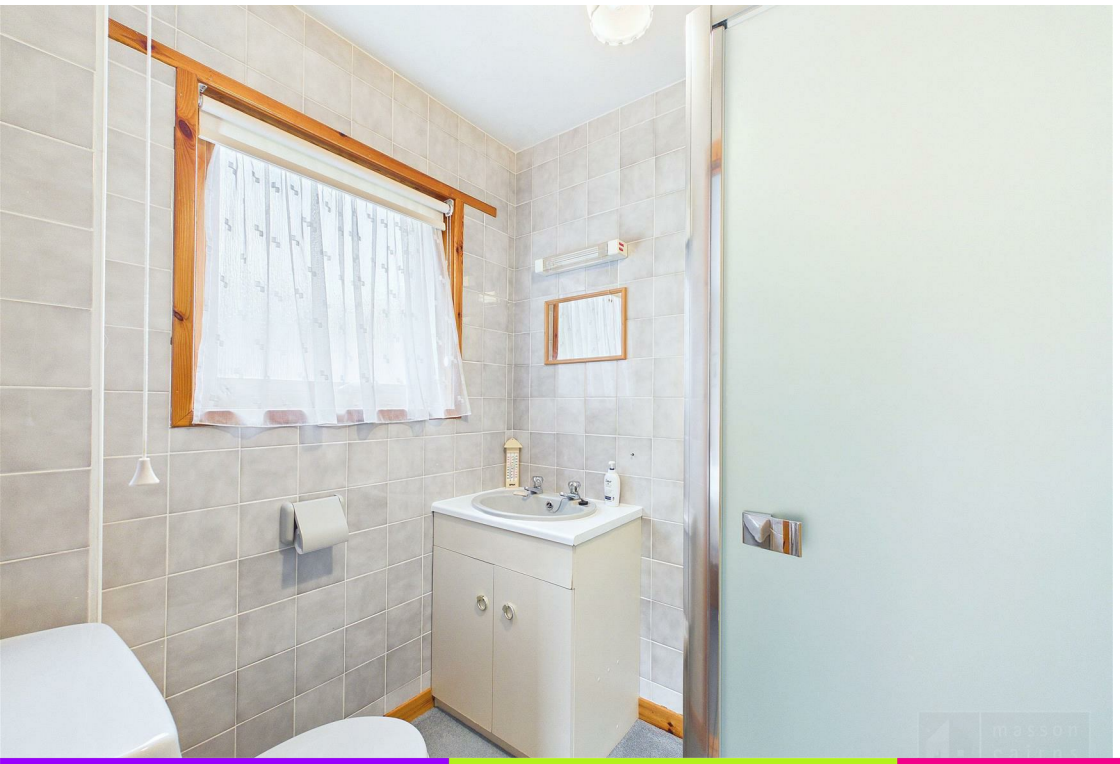






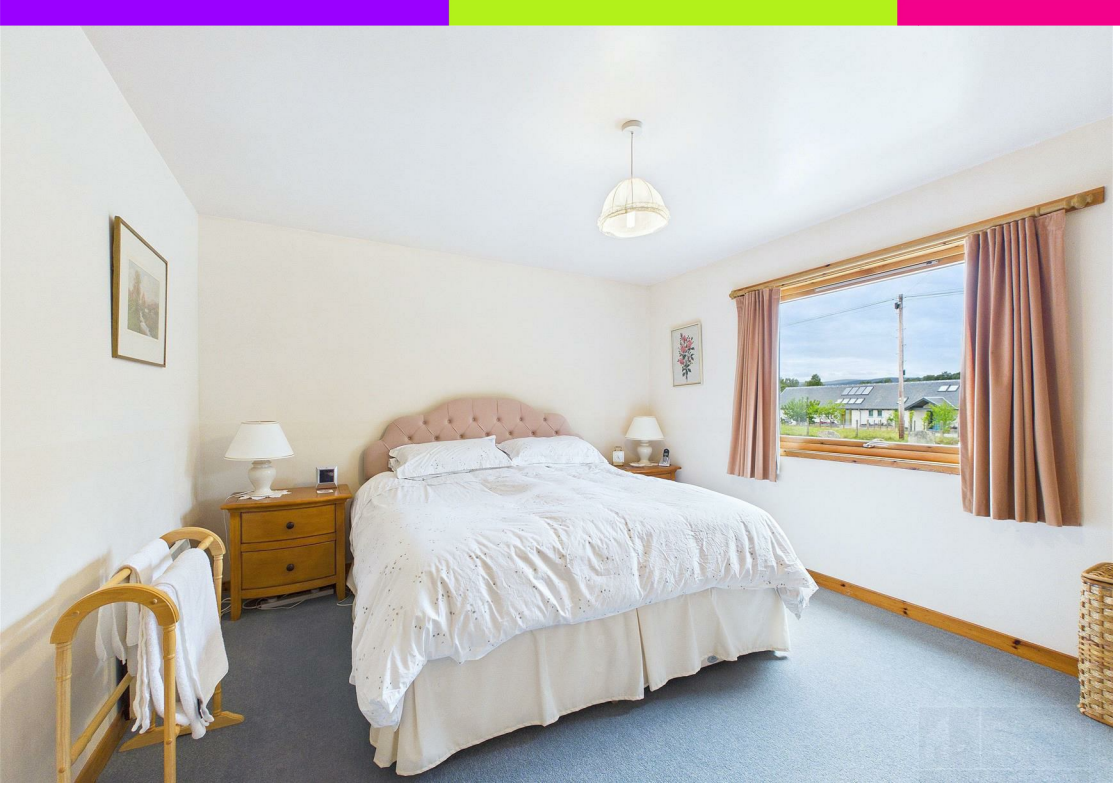


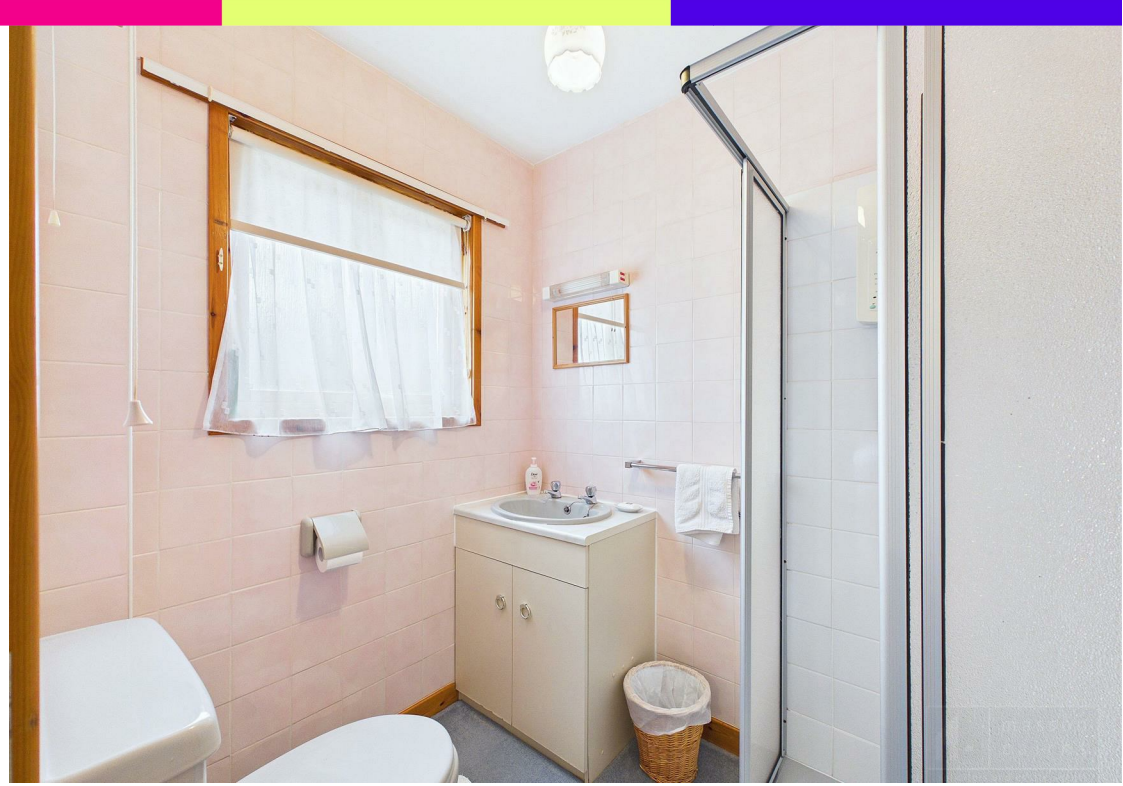





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FOR SALE

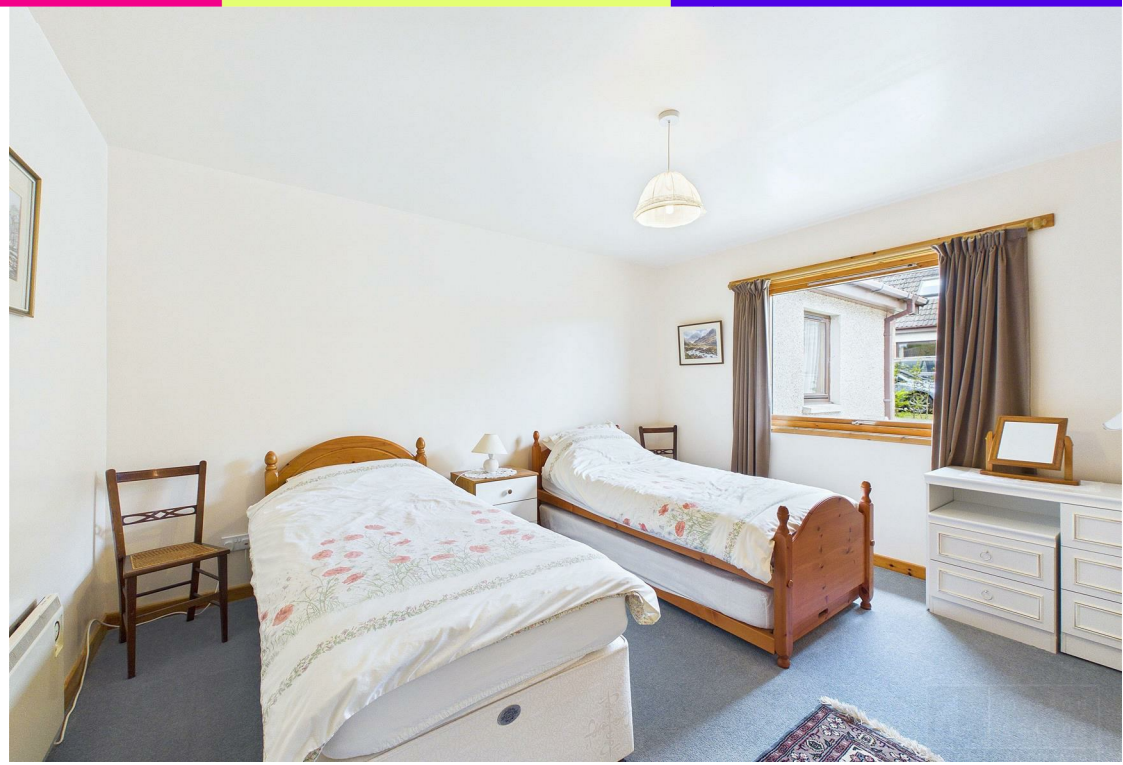

















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Floor 0 Building 1

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Approximate total area(1)

175.1 m²

1884 ft²

(1) Excluding balconies and terraces

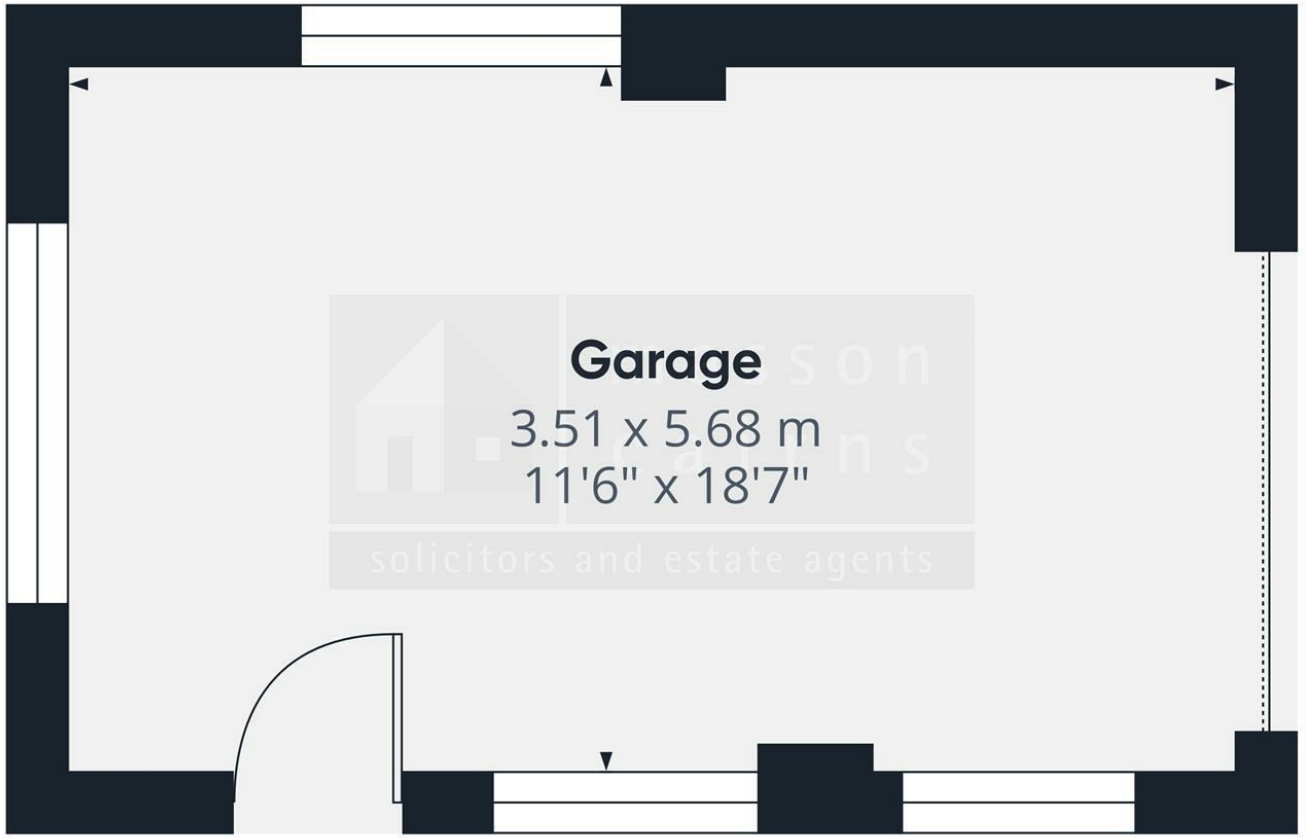
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 2

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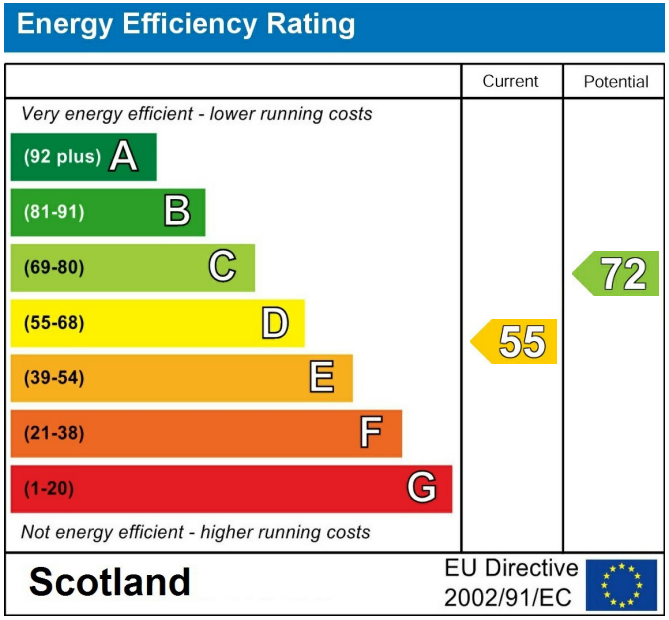
Approximate total area(1)

19.8 m²
213 ft²

(1) Excluding balconies and terraces

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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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