

masson cairns LTD

solicitors and estate agents

3 Birch Grove, Boat Of Garten, PH24 3BA

Offers Over £270,000

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

3 Birch Grove is an attractive three-bedroom detached bungalow enjoying a pleasant position within a desirable residential development in the popular Highland village of Boat of Garten, within the Cairngorms National Park. The accommodation is arranged on one level and is approached through an entrance hall from which the principal rooms are accessed. The bright and generously proportioned sitting room enjoys a large picture window overlooking the front garden and provides ample space for comfortable everyday living while the kitchen is fitted with a good range of base, drawer and wall units with complementary worktops, integrated cooking facilities and space for further appliances. There are three well-proportioned bedrooms, including a spacious principal bedroom with en-suite wc that provides additional convenience and the remaining two bedrooms that both offer flexibility for family, guests or home working. The stylish and modern bathroom is fitted with a three-piece suite comprising bath with shower over and glazed screen, wash hand basin and WC. Outside, easily managed garden grounds extend around the bungalow with gravelled areas, established planting, mature trees and a garden shed, while the gravelled driveway provides convenient off-street parking. Boat of Garten has an excellent range of local amenities including a village shop and Post Office, primary school, community hall, hotel, restaurants, café, gallery and cycle hire, while the village is also home to the Strathspey Railway and is surrounded by an exceptional network of woodland walks and cycle routes. Aviemore, with its wider range of shops, services and transport connections, is readily accessible. EPC D, Council Tax E, 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 Hall
A welcoming L-shaped entrance hallway provides access to the sitting room, kitchen, all three bedrooms and bathroom. Useful storage is provided by a built-in, shelved cupboard with a second airing cupboard housing the hot water cylinder and additional shelving. A loft hatch gives access to the insulated loft space, while carpet flooring, electric heating and ceiling lighting complete the space.

Sitting Room
4.49m x 3.82m (14'8" x 12'6")
The sitting room forms the primary reception space at the front of the home, centred around a large picture window overlooking the garden. A door connects directly to the main entrance hallway establishing a practical layout for daily living. The floor area easily accommodates multiple sofas, armchairs, and freestanding storage furniture. The room is finished with carpet flooring and wall-mounted lights.

Kitchen / Dining
3.29m x 2.81m (10'9" x 9'2")
A recently fitted and well-appointed kitchen with ample space for casual dining, creating a bright and practical room for everyday use. The kitchen is fitted with a good range of modern cream wall, drawer and base units complemented by wood-effect worktops, incorporating a stainless-steel sink with drainer, integrated electric oven and hob with extractor above, together with space and plumbing for a washing machine and freestanding fridge freezer. A large window provides excellent natural light, while the dining area comfortably accommodates a table and chairs. The room is finished with vinyl flooring and recessed ceiling lighting.

Bedroom One & En-suite
3.79m x 2.58m & 0.89m x 1.48m (12'5" x 8'5" & 2'11" x 4'10")
Bedroom One is a comfortable double bedroom positioned to the front of the property, with a wide window providing good natural light and is finished with carpet flooring and ceiling lighting, the room also benefits from direct access to a private en-suite WC fitted with a wash hand basin with tiled splashback, complemented by a chrome heated towel rail, wall mirror, shaver socket and ceiling lighting.

Bedroom Two
2.63m x 3.61m (8'7" x 11'10")
This is a well-proportioned double bedroom positioned to the rear of the property, with a window providing good natural light and an outlook over the garden. A double integral wardrobe provides useful hanging and shelved storage, while the room is finished with carpet flooring and ceiling lighting.

Bedroom Three
3.62m x 2.82m (11'10" x 9'3")
Bedroom Three is a bright and comfortable twin bedroom positioned to the rear of the property, with a window overlooking the garden and providing good natural light. The room offers ample space for twin beds and freestanding furniture, with carpet flooring and ceiling lighting.

Bathroom
1.93m x 2.52m (6'3" x 8'3")
The bathroom is fitted with a white three-piece suite comprising a curved panelled bath with electric shower and glazed screen, floating wash hand basin and WC, with extensive wall tiling around the bath and shower area. A frosted high level window provides natural light and privacy, while a chrome heated towel rail, extractor fan, patterned vinyl flooring and recessed ceiling lighting complete the room.

Outside
The property is complemented by easily maintained garden grounds which extend around the bungalow and are predominantly laid to gravel with paved pathways, established shrubs, heathers and mature trees providing attractive colour and screening. The front garden is enclosed by newly finished timber fencing and features mature planting, while a generous gravelled driveway to the side provides useful off-road parking and easy access around the property. Further enclosed garden ground to the side and rear offers additional outdoor space with established planting and timber boundary fencing. There is also a secure, walk-in metal shed, with electricity supply, providing excellent space for garden equipment, bicycles and general outdoor storage.

Services
It is understood that there is mains water, drainage and electricity. The property benefits from modern overnight electric storage heaters in sitting room and hallway with wall mounted electric heater units in the bedrooms and kitchen

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Entry
By mutual agreement.

Price
Offers over £270,000 are invited

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
PH26 3EQ
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Fax: (01479) 874806
Email: property@lawscot.com
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What Three Words Location
What Three Words Location: ///fresh.airless.bogus

Council Tax
The property is currently assessed as Council Tax Band E, with an annual charge of £2944.16 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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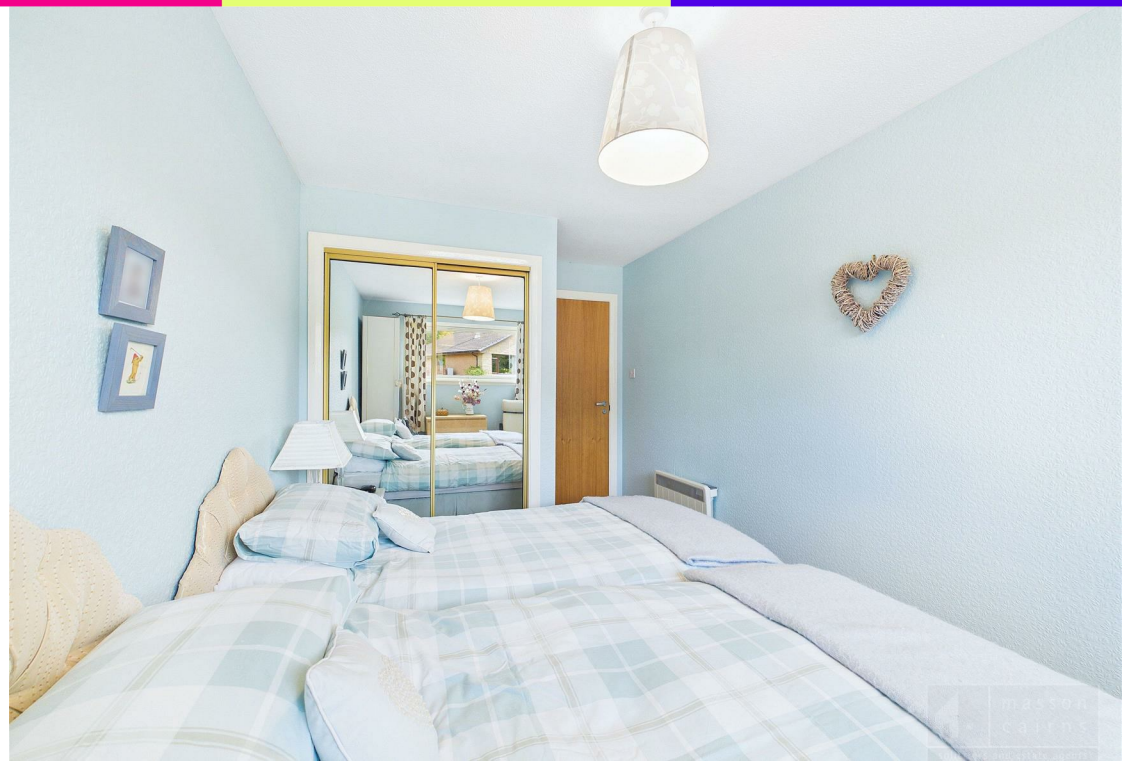


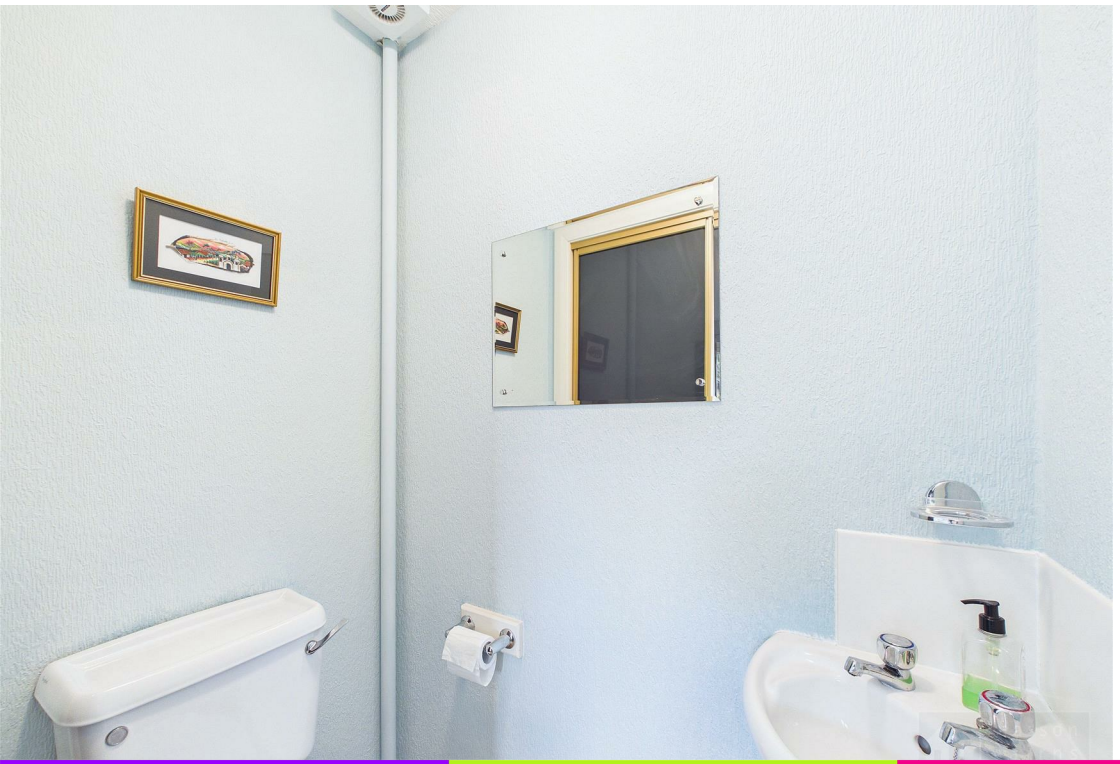


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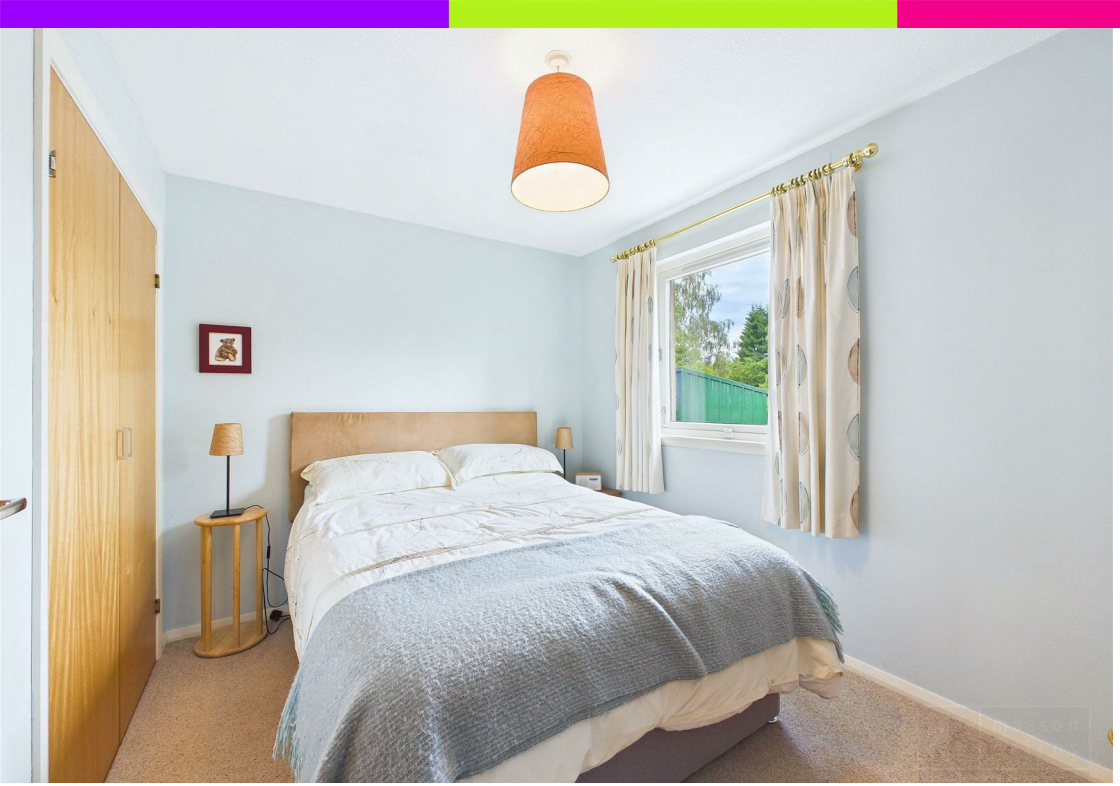






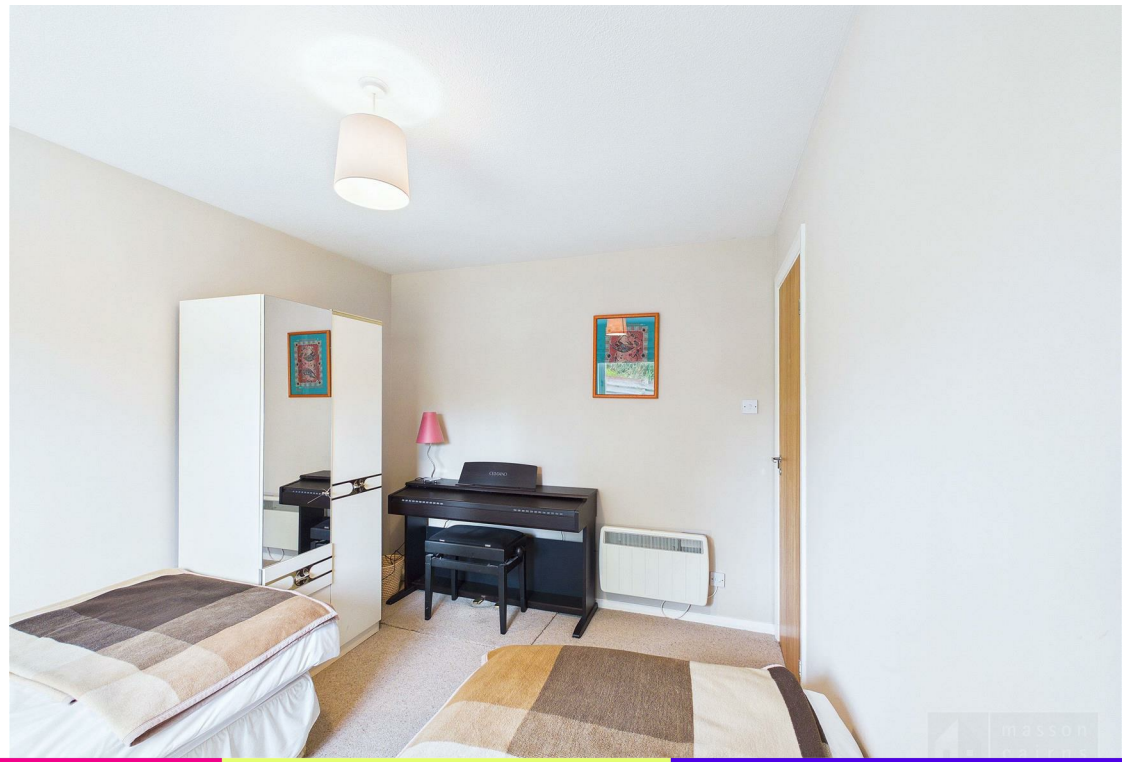



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FOR SALE















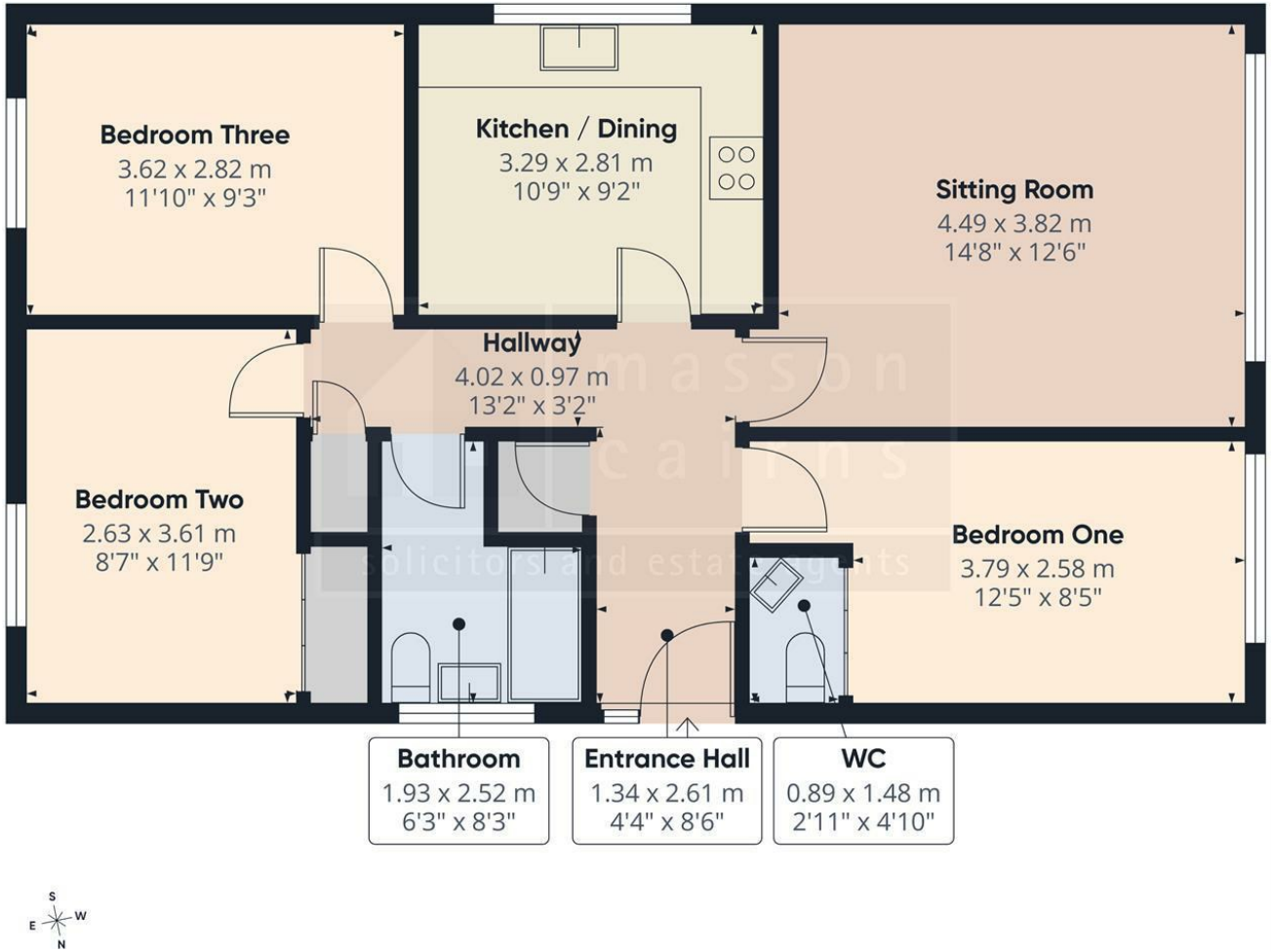









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Approximate total area(1)

72.4 m²
780 ft²

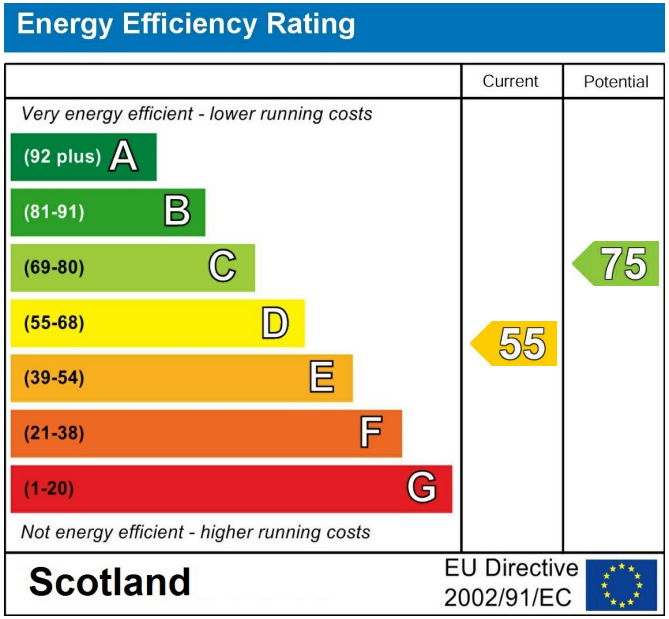
(1) Excluding balconies and terraces

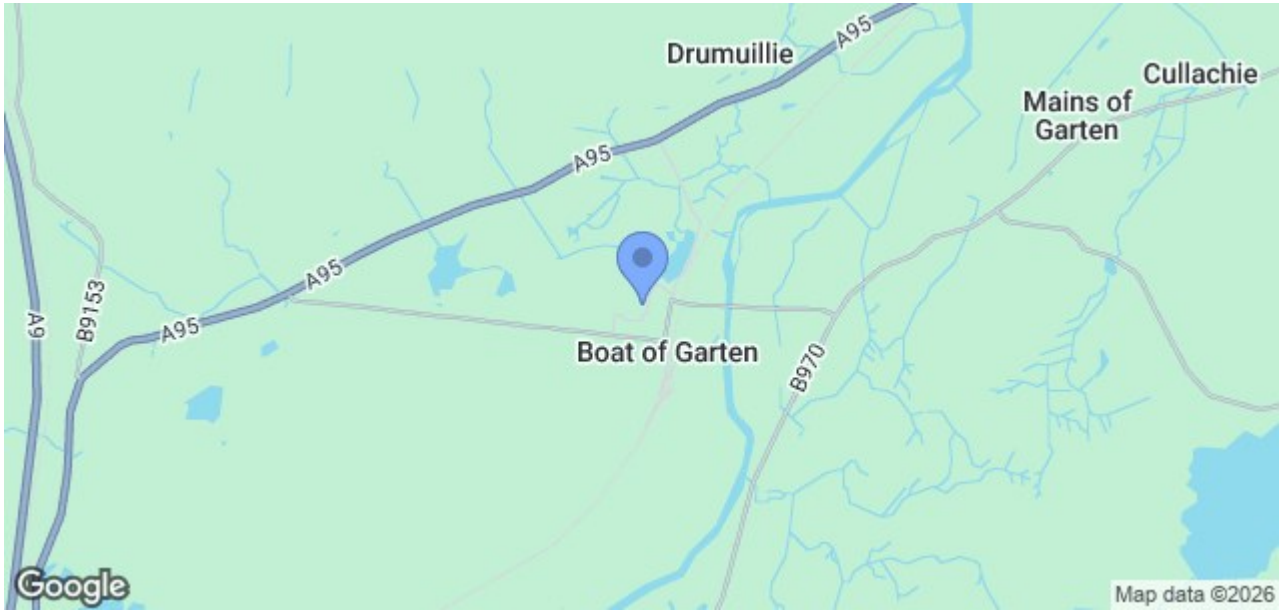
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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