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Sgoran Dubh, Deshar Road, Boat Of Garten, PH24 3BN

Offers Over £315,000

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

Sgoran Dubh is a three-bedroom detached bungalow in a central yet private position in Boat of Garten, with generous gardens extending to circa 0.21 acres backing onto mature woodland. The accommodation begins with the entrance/utility area, a practical everyday space with external access, room for laundry appliances and storage, and a door through to the main living accommodation. From here, the hallway provides a clear connection through the property, with useful built-in cupboards and access to the principal rooms. The open-plan kitchen and dining area is a bright, sociable space fitted with timber wall and base units, dark worktops, integrated appliances, a central peninsula and tiled flooring. There is ample room for dining, several windows bring in good natural light, and a pantry provides additional storage. The sitting room is a well-proportioned reception room with timber flooring, a feature fireplace and large picture windows framing views over the garden and woodland beyond. Bedroom one is a comfortable double room with wardrobe storage. Bedroom two is another good double bedroom with wardrobe storage, while bedroom three also benefits from an integrated wardrobe and would work well as a bedroom, guest room or study. The property is served by two shower rooms, both neatly presented, with shower enclosures, WC and wash hand basin, one also having a towel rail. Outside, the bungalow sits within an excellent plot, approached by a gravelled parking area and surrounded by lawned gardens, mature planting and seating areas. The woodland backdrop gives a particularly private feel, while the central village setting keeps local amenities within easy reach. EPC E, Council Tax E, Home report available online at [massoncairns.com](http://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](http://massoncairns.com) where an online copy is available to download.

EPC Rating E

### Entrance / Utility

2.29m x 1.57m (7'6" x 5'1")

A practical and neatly arranged entrance/utility area with a glazed external door, side window, tiled flooring and ceiling lighting. Fitted with worktop space, wall and base storage, an integral fridge freezer, plumbing for a washing machine and dishwasher, there is also a useful built-in cupboard provides additional storage for coats, cleaning equipment and household items in addition to housing the electrical consumer board.

### Kitchen / Dining

5.20m x 3.02m (17'0" x 9'10")

A bright and practical open plan space fitted with an excellent range of oak base, wall, drawer and display units with complementary worksurfaces, tiled splash backs and tile effect laminate flooring. The kitchen includes an integrated oven, hob and extractor, with a stainless steel sink set below one of the dual aspect windows overlooking the garden and woodland beyond. A central peninsula provides additional preparation space and storage, while the dining area offers ample room for a table and chairs. Further features include ceiling lighting, a shelved pantry cupboard, and doors leading back to the hallway and entrance / utility.

### Hallway

The hallway links the principal accommodation and has fitted carpet, ceiling lighting with doors leading to the sitting room, open plan kitchen and dining area, bedrooms one, two and three, and both shower rooms. There are two useful built-in cupboards, one shelved for general storage and the other a shelved airing cupboard housing the water cylinder. A loft hatch with Ramsay ladder provides access to a partly floored and insulated loft space with lighting.

### Sitting Room

5.15m x 4.43m (16'10" x 14'6")

A generous and well-proportioned reception room enjoying a bright dual aspect, with a large picture window overlooking the rear garden and woodland beyond, together with a further window and glazed double doors opening directly to the patio and garden. The room is finished with timber flooring and offers excellent space for both seating and occasional furniture. A feature fireplace with stone surround, slate hearth and inset open fireplace that provides an attractive focal point, complemented by ceiling and wall lighting.

### Shower Room

1.57m x 3.06m (5'1" x 10'0")

A newly refurbished shower room finished in a clean, contemporary style with a large walk-in shower enclosure, glazed screen, niche and electric shower. The suite includes a WC and a modern wall-mounted vanity unit with inset wash hand basin and mirror above. An opaque window provides natural light and privacy, with recessed ceiling lighting, tile effect flooring, heated chrome towel radiator and attractive full height tiled wall detailing completes the room.

### Bedroom One

3.07m x 4.07m (10'0" x 13'4")

A well-proportioned principal bedroom with a large picture window overlooking the garden. The room includes an integral double wardrobe providing hanging and shelved storage, carpet flooring, ceiling and wall lighting.



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### Bedroom Two

3.28m x 3.06m (10'9" x 10'0")

Another comfortable double bedroom with a large window providing good natural light and an outlook across the garden. The room includes fitted wardrobe storage with sliding doors, carpet flooring, ceiling pendant lighting and wall-mounted bedside lights.

### Bedroom Three

3.25m x 2.68m (10'7" x 8'9")

The third bedroom is light and airy with a large picture window overlooking the surrounding greenery. The room benefits from a double fitted wardrobe with sliding doors, carpet flooring, ceiling and wall lighting.

### Shower Room

1.01m x 2.78m (3'3" x 9'1")

A well-appointed shower room comprising a shower enclosure with electric shower, pedestal wash hand basin, WC with concealed cistern and display shelf, wall-mounted mirrored cabinet with accent light and chrome heated towel radiator. The room is finished with tiled flooring, tiled splash backs, recessed down lighting, extractor and a window providing natural light and ventilation.

### Outside

Sgoran Dubh is set within generous garden grounds extending to circa 0.21 acres in a central yet notably private position, backing directly onto mature woodland. The property is approached via a broad gravel driveway providing ample off-street parking, with established trees and boundary fencing creating a sheltered setting. The gardens are mainly laid to lawn, wrapping around the bungalow and offering excellent space for seating and outdoor lifestyle. A paved patio area sits adjacent to the sitting room, ideal for outdoor dining, with further gravelled areas, planted borders and a timber shed providing useful garden storage in addition to a covered

woodstore. Given the plot size and layout, there is potential to extend, subject to obtaining all necessary consents.

### Services

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

### Entry

By mutual agreement.

### Price

Offers over £315,000 are invited

### Viewings and Offers

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

Masson Cairns

Strathspey House

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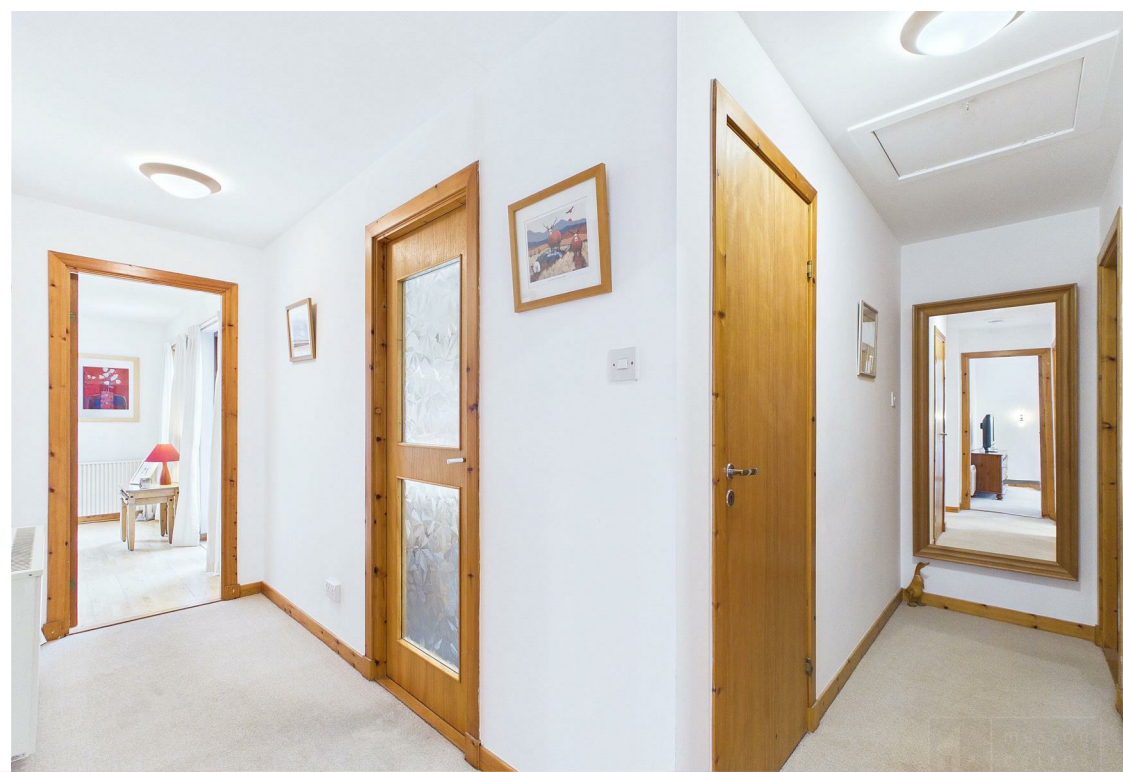
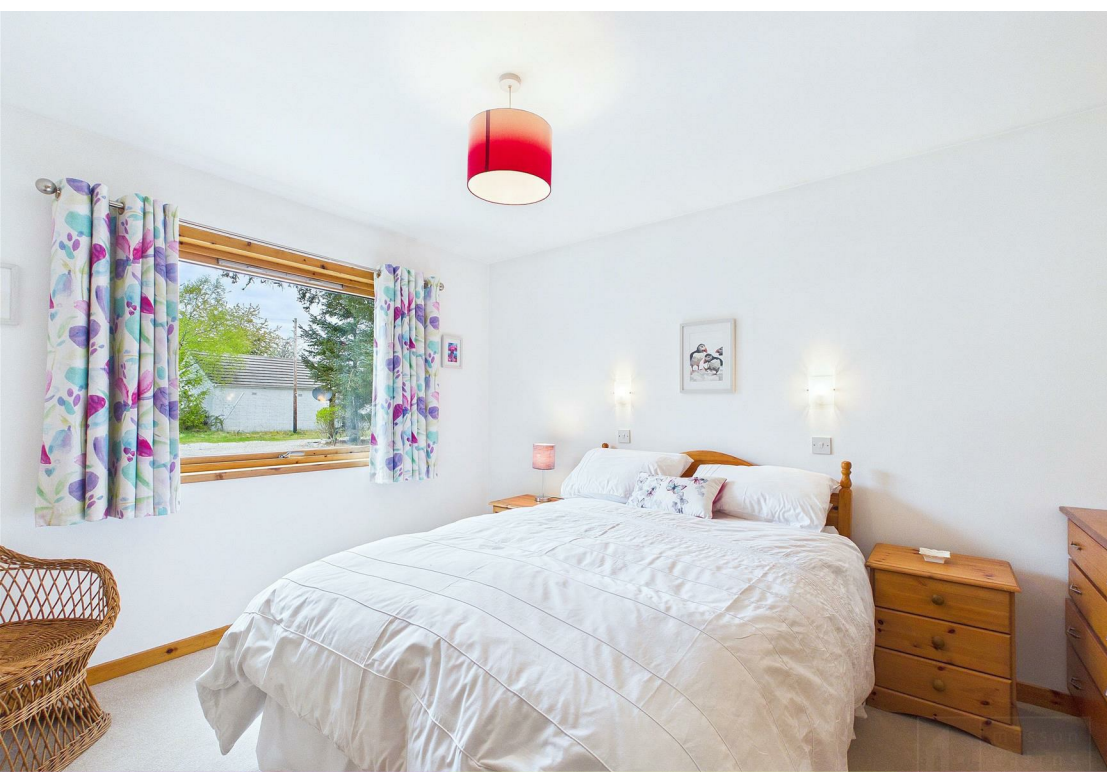
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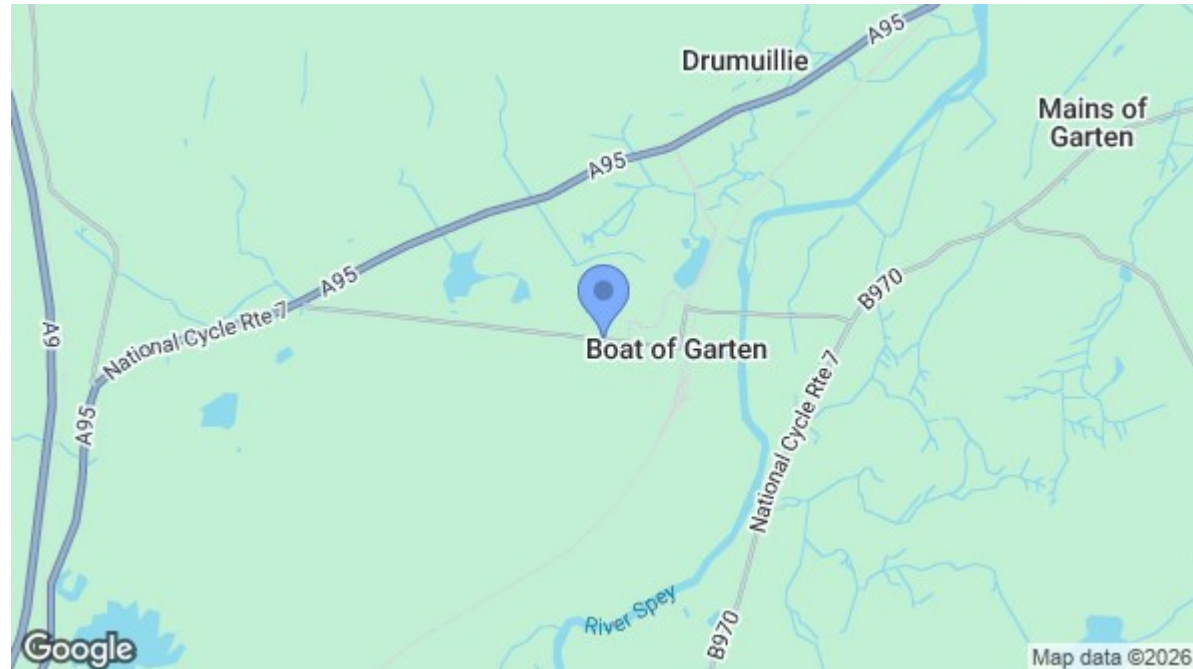
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## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            | <b>72</b>   |
| (55-68) <b>D</b>                                   | <b>52</b>                  |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>Scotland</b>                                    | EU Directive<br>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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