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House Site, Croftronan, Boat Of Garten, PH24 3BY  
Offers Over £130,000

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

solicitors and estate agents

An exceptional opportunity to create a striking contemporary home within the heart of the Cairngorms National Park, set on a generous and predominantly level plot extending to approximately one third of an acre at Croftonran, just outside Boat of Garten and close to Nethy Bridge. Full planning permission has been granted (ref: 24/01820/FUL) for a thoughtfully designed, energy-efficient detached family home with attached garage, carefully positioned to make the most of the surrounding Highland landscape. The proposed design blends crisp contemporary architecture with traditional Highland materials, combining clean white render with natural stone detailing to create a home that sits comfortably within its rural setting while offering a modern aesthetic. The internal layout has been carefully considered to provide spacious, flexible living over two floors. The ground floor is designed around generous open-plan living and dining areas, complemented by a winter garden, home office, utility and boot room—ideal for modern family life and outdoor living. Upstairs, the accommodation offers well-proportioned bedrooms, including a principal suite with dressing area and en-suite, alongside further bedrooms with en-suites and a bright landing space with feature glazing and balcony access. Large areas of glazing and carefully framed elevations ensure the house is flooded with natural light while taking full advantage of views across the surrounding countryside. The scale and orientation of the house make it ideal for an energy-efficient build. This is a rare and exciting opportunity to build a bespoke home in a peaceful yet well-connected setting, combining space and architectural quality. The plot enjoys easy access to the amenities of Boat of Garten and nearby Nethy Bridge, while outdoor pursuits, woodland walks and the wider attractions of the Cairngorms National Park are on your doorstep.

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Artists Render



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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

There is no requirement for a home report.

### Services

It is understood mains water services and mains electricity connection are available adjacent to the

site. It is also understood that drainage will be to a septic tank. Purchasers should satisfy themselves on service provision and connection cost

### Planning

Full Planning Permission (ref: 24/01820/FUL) has been obtained from the Highland Council. The decision notice of approval was issued on the 8th August 2024. Further details on planning can be obtained by visiting the Highland council E-Planning website and typing in the reference ref 24/01820/FUL <http://wam.highland.gov.uk/wam/>

### Entry

By mutual agreement.

### Price

Offers over £130,000 are invited

### Viewings and Offers

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

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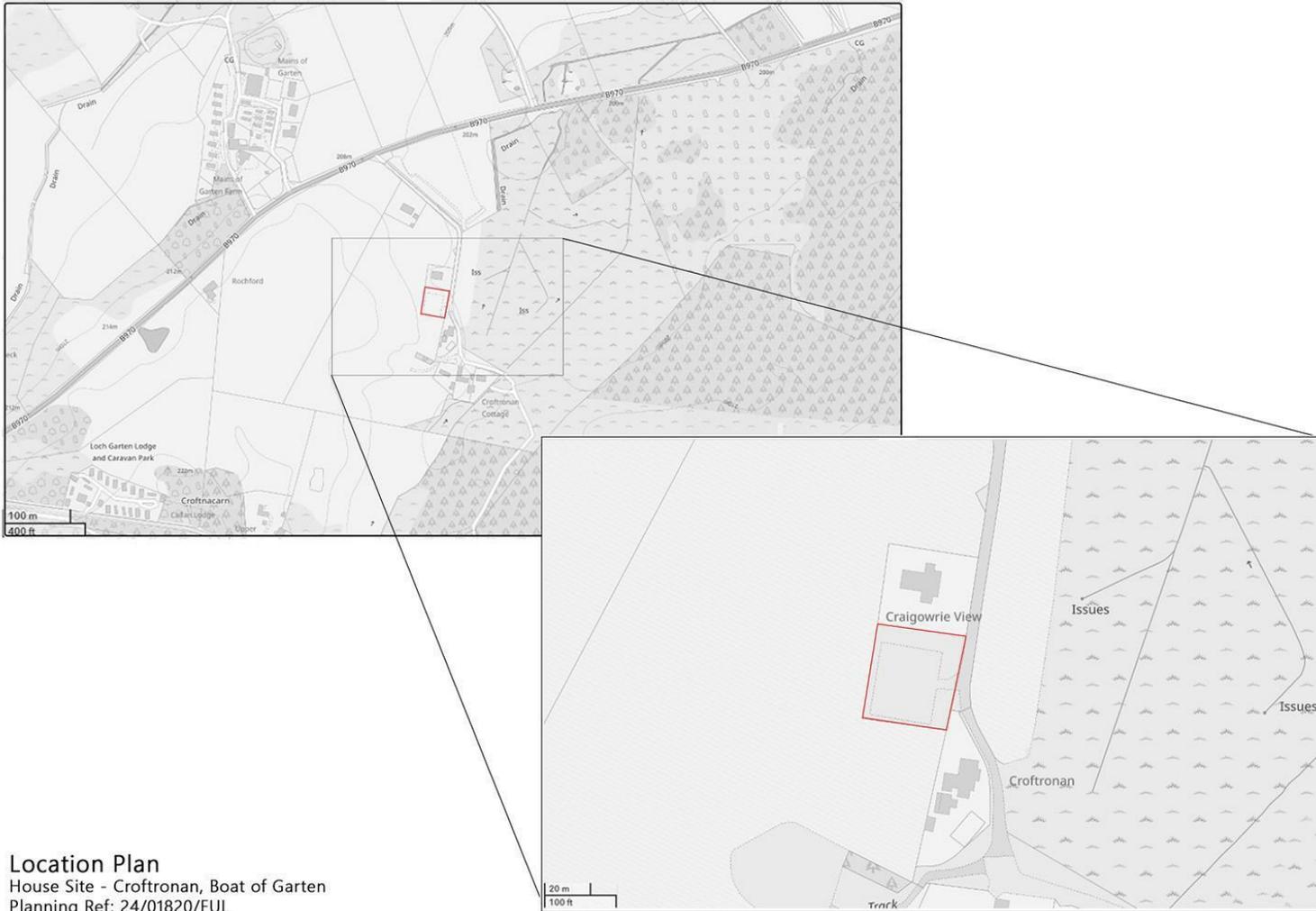
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Artists Render



Location Plan  
 House Site - Croftronan, Boat of Garten  
 Planning Ref: 24/01820/FUL



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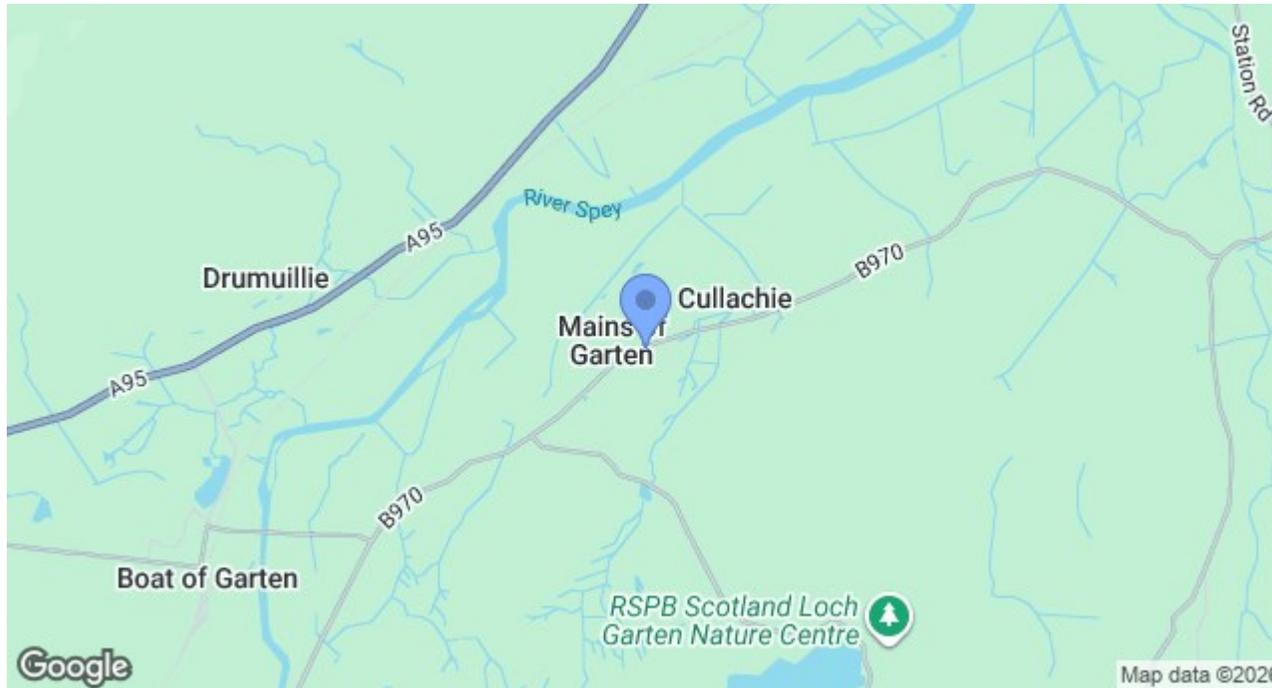
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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