



masson
cairns ESTD 1984

Carsaig, Kinchurdy Road, Boat Of Garten, PH24 3BP
Offers Over £425,000

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

solicitors and estate agents

Set within generous garden and woodland grounds of circa 0.8 acres, within the sought after setting of Kinchurdy Road in the Osprey Village of Boat of Garten, this attractive four-bedroom detached bungalow offers spacious, flexible accommodation in a wonderfully private Highland setting, surrounded by mature trees and natural planting. A sweeping gravel driveway provides ample parking and leads to the front entrance, where a vestibule opens into the main hallway, setting a welcoming tone and giving access to the principal living spaces. The sitting room is a bright and comfortable room with a large picture window framing views over the gardens and woodland, while a feature open fireplace creates an appealing focal point for cosy evenings. From here, the layout flows naturally through to the kitchen and dining area, a well-proportioned everyday space fitted with a good range of units, integrated oven, hob and extractor, attractive tiled splashbacks and room for family dining, with external access adding practicality. Bedroom one offers a generous double room with fitted storage, bedroom two also providing a comfortable double, bedroom three enjoying further built-in storage, and bedroom four offering excellent flexibility as a single bedroom, study, nursery or hobby room. The accommodation is well served by both a bathroom, fitted with bath, WC and wash hand basin, and a separate shower room, ideal for family use or visiting guests. Outside, the property enjoys a peaceful, natural setting with open gravelled parking, heather, native planting and surrounding woodland, creating a strong sense of seclusion while still offering practical outdoor space for families, pets, gardening and enjoying the Cairngorms National Park lifestyle. EPC E, Council Tax F, Home report available 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 E

Entrance Vestibule

1.77m x 1.78m (5'9" x 5'10")

A welcoming entrance vestibule provides a pleasant introduction to the home, with a glazed external door and side panel plus a full height window overlooking the gardens, allowing natural light to flow in while framing views towards the surrounding woodland. There is carpet flooring, ceiling lighting and access through to the main hallway.

Hallway

The L-shaped hallway gives access to the principal accommodation and provides a practical central point within the home, with doors leading to the sitting room, kitchen and dining area, shower room, bathroom and all four bedrooms. There is carpet flooring, ceiling lighting and useful built-in storage provided with cupboard space. A loft hatch provides access to the insulated attic space, adding further useful storage potential.

Sitting Room

3.99m x 5.29m (13'1" x 17'4")

The sitting room is a bright and comfortable reception room, centred around an attractive stone open fireplace with timber mantel, creating a warm focal point to the space. A large picture window draws in excellent natural light and frames a lovely outlook across the surrounding woodland and natural garden grounds and there is ample room for a range of freestanding lounge furniture, together with carpet flooring, ceiling lighting and a door returning to the hallway.

Kitchen & Dining Area

4.00m x 5.33m (13'1" x 17'5")

The kitchen and dining area is a generous, well-arranged family space with distinct zones for cooking and everyday dining. The kitchen is fitted with an extensive range of light wood-effect base, drawer and wall units, complemented by contrasting worktops, colourful tiled splashbacks and laminate tile effect flooring through the main kitchen area. Integrated appliances include a double oven, hob with extractor over, fridge/freezer and dishwasher, while a central island/peninsula provides further preparation space, storage and a natural divide

between the kitchen and dining area. There is a stainless steel sink positioned below a window overlooking the surrounding woodland while additional windows drawing in natural light, ceiling lighting and a glazed external door providing direct garden access. The adjoining dining area is comfortably proportioned for a family table and chairs, finished with carpet flooring and pendant lighting, creating a practical and sociable space for daily use and informal entertaining. There is also a large double integral larder cupboard which also houses the water cylinder.

Bedroom One

2.69m x 3.80m (8'9" x 12'5")

Bedroom one is a comfortable double room enjoying a pleasant outlook towards the surrounding gardens and woodland through a broad window which brings in good natural light. The room is finished with carpet flooring and ceiling lighting, and benefits from excellent built-in storage with three integral wardrobes providing a useful combination of hanging and shelved space, making it a practical and well-proportioned principal or guest bedroom.

Bedroom Two

3.9m x 2.70m (12'9" x 8'10")

This second bedroom is another well-proportioned double room, currently arranged with twin beds and enjoying a pleasant woodland outlook from its window. The room is finished with carpet flooring and ceiling lighting, and benefits from excellent built-in storage, with two integral wardrobes providing useful hanging and shelved space. Its size and layout make it ideal as a guest bedroom, children's room or flexible additional accommodation.

Bedroom Three

3.53m x 2.86m (11'6" x 9'4")

Another comfortable twin bedroom with a pleasant outlook over the surrounding gardens, creating a peaceful feel. Finished with carpet flooring and ceiling lighting, the room also benefits from twin integral wardrobes, providing excellent built-in hanging and shelved storage while keeping the floor space practical and uncluttered.

Bedroom Four

2.60m x 2.86m (8'6" x 9'4")

A well-arranged single bedroom enjoying excellent natural light from a large picture window with a pleasant outlook. Finished with carpet flooring and ceiling lighting, the room also benefits from two integral



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wardrobes, providing useful hanging and shelved storage. While ideal as a single bedroom, it would equally lend itself well as a study or home working space.

Bathroom

2.59m x 1.63m (8'5" x 5'4")

The bathroom is fitted with a three-piece suite comprising a bath, WC and wash hand basin with a mirror and glass shelving above. A high level opaque window provides natural light and privacy, while partial wall tiling with decorative border detail gives a practical finish around the room. There is ceiling lighting and vinyl flooring.

Shower Room

2.60m x 1.81m (8'6" x 5'11")

The separate shower room is fitted with a WC, pedestal wash hand basin and enclosed shower cubicle with tiled surround and electric shower. An opaque window provides both natural light and privacy, while a wall-mounted mirror, chrome towel radiator, ceiling lighting and practical finishes complete the space.

Outside

The property occupies a highly desirable and private woodland-edge setting, with the garden and grounds extending to circa 0.8 acres. A gravelled driveway winds through mature trees and natural planting to the house, creating a lovely sense of arrival and providing generous off-street parking and turning space. The grounds are attractively informal and in keeping with the Highland setting, with established Scots pine, birch, heather, mossy woodland floor and open gravelled areas surrounding the property. To the rear, a paved patio offers a peaceful outdoor seating and dining space, with direct access from the house and views into the surrounding woodland. There is also a useful log store and space for bins and garden equipment. The setting is a real feature, offering privacy, shelter and immediate access to nature, while the extent of the plot provides scope for buyers to enjoy the garden as it is or further landscape and adapt the outdoor space to suit their needs.

Services

It is understood that there is mains water and electricity with drainage to septic tank. There is electric heating.

Entry

By mutual agreement.

Price

Offers over £425,000 are invited

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

Tel: (01479) 874800

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Email: property@lawscot.com

www.massoncairns.com

What Three Words Location

What Three Words Location: [///thighs.minus.teardrop](#)

Council Tax

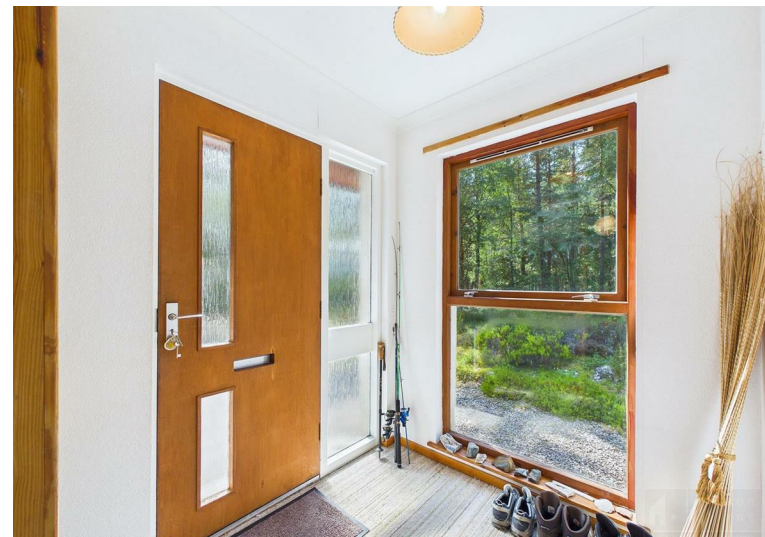
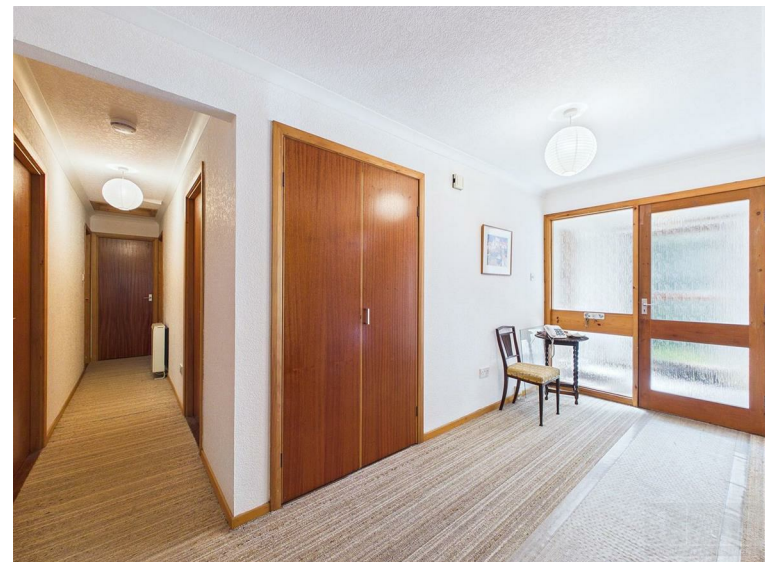
Currently Band F £2655.23 p.a. (2026/27) including water rates.

Single occupiers currently receive a 25% discount.

For 2026/27, the Highland Council charges a 300% council tax premium on second homes, meaning owners pay four times (400%) the standard council tax rate (the base council tax plus a 300% surcharge).

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Approximate total area⁽¹⁾
117.2 m²
1264 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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