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Balblair, Spey Avenue, Boat Of Garten, PH24 3BE

Offers Over £245,000

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

solicitors and estate agents

Balblair is a bright and recently refurbished detached home set within a central but private position in the ever-popular village of Boat of Garten, enjoying sizeable garden grounds extending circa 1/3rd of an acre, generous parking and flexible accommodation over two floors. The property is entered via an entrance vestibule leading into a small hall, with the ground floor arranged to provide excellent living and bedroom space. From the hall, an open plan kitchen and dining area forms the heart of the home, with fitted units, ample dining space and an attractive wood burning stove creating a warm and sociable setting. A comfortable sitting room sits to the side, while the adjoining sun room is filled with natural light and opens directly to the garden, making the most of the peaceful outlook. Bedroom One is a well-proportioned double room, while the bunk room offers useful additional sleeping space or potential as a nursery or home office. A ground floor shower room and separate utility room complete the lower level. Upstairs, the landing gives access to two further bedrooms, both bright rooms with characterful ceiling beams and nice proportions, together with a modern shower room. Outside, the garden grounds are mainly laid to lawn with mature planting, seating areas and a pleasing sense of privacy, while a gravel driveway provides ample off-street parking. Boat of Garten is a sought-after Highland village with excellent access to woodland walks, cycling, golf, fishing, Aviemore and the wider Cairngorms National Park. The property is of non-traditional timber, lath and roughcast construction. This type of construction is generally not suitable security for mortgage purposes. Prospective purchasers should confirm this with their lender of choice, as the property may be a cash-only purchase. EPC F, Council Tax C, 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 Hotel with public bar and restaurant, an additional restaurant, cafe, 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 F

### Entrance Vestibule

0.89m x 1.21m (2'11" x 3'11")

The property is accessed through attractive double entrance doors with an arched fanlight above, opening into a bright entrance vestibule. There is space for coats and outdoor footwear, a matwell and a further timber and glazed door leading through to the hallway and main accommodation.

### Open Plan Kitchen & Dining Area

7.94m x 4.73m (26'0" x 15'6")

The hallway opens into a bright and spacious open plan kitchen and dining area, creating an excellent central hub for the home. The kitchen is fitted with a good range of contemporary base, drawer and wall units complemented by generous worktop space, together with an integral dishwasher, double oven, microwave, induction hob and two fridges. There is a sink with drainer beneath a window overlooking the garden that brings in plenty of natural light. Open to the kitchen, the dining area offers ample room for a family dining table and enjoys a warm and inviting atmosphere, enhanced by a wood burning stove set within an attractive fireplace with floating mantel and stone hearth. With quality flooring and pleasant outlooks, this sociable space is ideal for both everyday living and entertaining.

### Utility Room

1.21m x 1.12m (3'11" x 3'8")

This practical utility room houses the gas boiler and is fitted with plumbing for a washing machine together with space for a stacked tumble dryer. A high-level window provides natural light, and a door gives direct access out to the garden.

### Sitting Room

4.69m x 3.54m (15'4" x 11'7")

A bright and comfortable reception room enjoying a warm and welcoming feel. The room features a vaulted ceiling, feature fireplace with floating mantel and slate hearth and good natural light from large windows and a glazed garden door. There is ample space for lounge furnishings, while double doors lead through to the adjoining sun room.

### Sun Room

3.35m x 4.02m (10'11" x 13'2")

Accessed from the sitting room through double doors, this bright and inviting space is surrounded by extensive glazing which fills the room with natural light and provides lovely views across the garden grounds. With ample space for relaxed seating, it is an ideal place to unwind or enjoy the outlook throughout the seasons. A sliding door gives direct access out to the garden.

### Bedroom One

3.66m x 3.53m (12'0" x 11'6")

Located on the ground floor, this bright and comfortable double bedroom enjoys twin windows providing a pleasant outlook and excellent natural light. The room offers good space for freestanding furniture and benefits from fitted wardrobe storage together with a useful dressing table

### Bunk Room

2.20m x 1.98m (7'2" x 6'5")

A bright and versatile room with a large window overlooking the garden, currently arranged with bunk beds making it ideal for children or visiting guests. The room would also lend itself well as a nursery, study or home office depending on requirements.

### Shower Room

2.18m x 1.65m (7'1" x 5'4")

A stylish and contemporary shower room that features a generous walk-in shower enclosure with wet wall surround and glazed screen, WC and wash hand basin set within a vanity unit, together with a wall-mounted illuminated and mirrored cabinet in addition to a chrome heated towel rail. An opaque window provides natural light and ventilation.

### Landing

Stairs rise to the first floor landing, where a large rear-facing Velux window draws in excellent natural light. Doors lead to both first floor bedrooms and the shower room.

### Bedroom Two

3.87m x 3.09m (12'8" x 10'1")

A charming and characterful first floor bedroom featuring exposed beams and coombed ceiling lines, creating a cosy yet spacious feel. The room enjoys natural light from a Velux window and additional side window, with ample space for beds and bedroom furnishings in addition to eaves storage, making it an ideal guest or family room.



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### Bedroom Three

3.20m x 3.04m (10'5" x 9'11")

A further attractive first floor bedroom full of character, with exposed beams creating a cosy Highland feel. The room is brightened by a Velux window and offers useful eaves storage together with fitted shelving, making it a practical and inviting bedroom for family or guests.

### Shower Room

2.37m x 2.28m (7'9" x 7'5")

A spacious and stylish shower room enjoying an abundance of natural light from multiple windows, the room is fitted with a walk-in shower enclosure with wet wall panelling, WC and wash hand basin set within a vanity unit. A chrome heated towel rail and illuminated mirrored cabinet finish the space.

### Outside

Balblair is set within generous and private garden grounds extending to approximately one third of an acre, offering a wonderful sense of space and seclusion while remaining close to the amenities of Boat of Garten. A gate at the back of the garden offers direct pedestrian access to amenities in the heart of the village. A gravel driveway provides ample off-street parking and access to a covered car port area. The gardens are mainly laid to lawn with established trees, shrubs and mature planting, creating an attractive setting around the home. To the rear and side, the grounds continue with lawned areas, seating spots and excellent space for families, pets or keen gardeners to enjoy. A useful timber shed with corrugated roof, additional timber shed and further wood storage shed, provides external storage.

### Services

It is understood that there is mains water, drainage and electricity. There is LPG gas fired central heating.

### Entry

By mutual agreement.

### Price

Offers over £245,000 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  
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Tel: (01479) 874800  
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Email: [property@lawscot.com](mailto:property@lawscot.com)  
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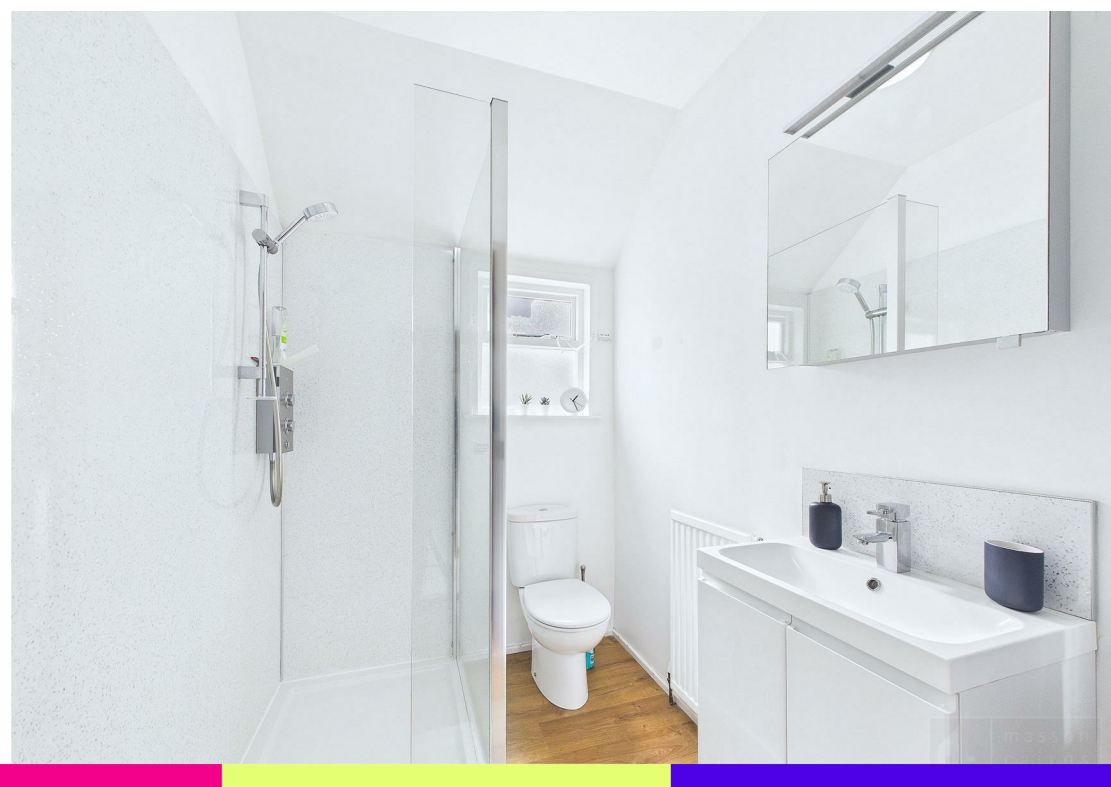
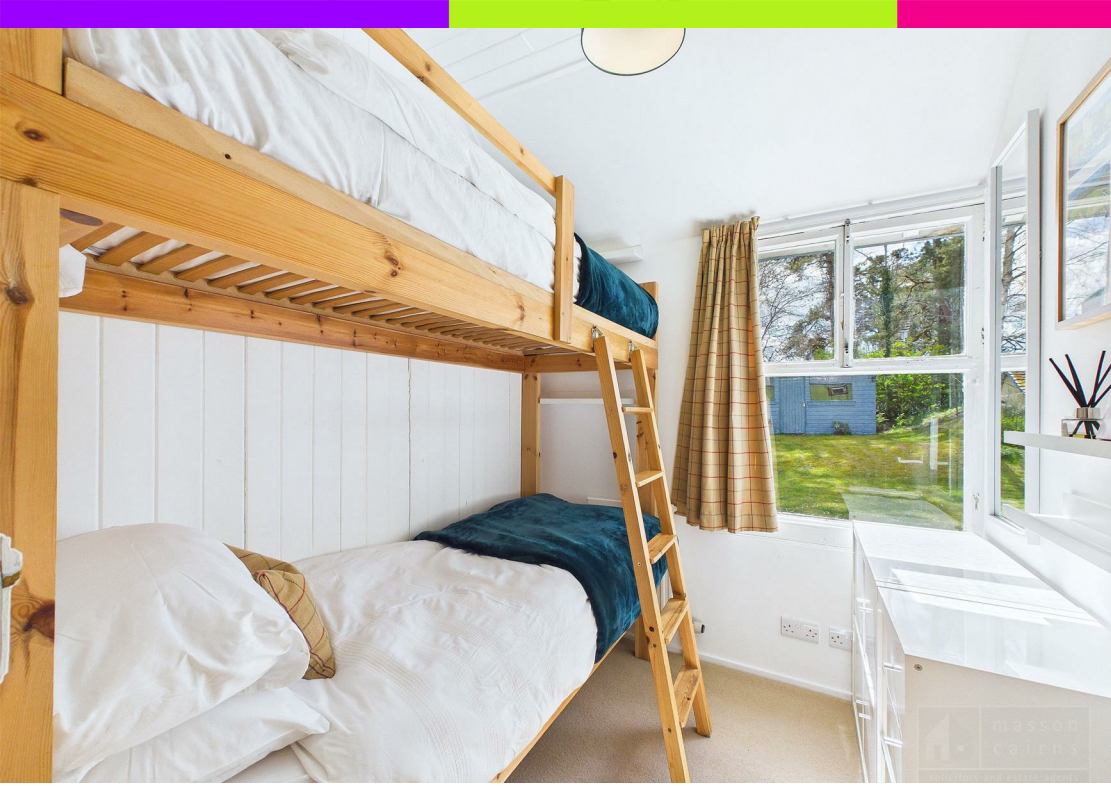
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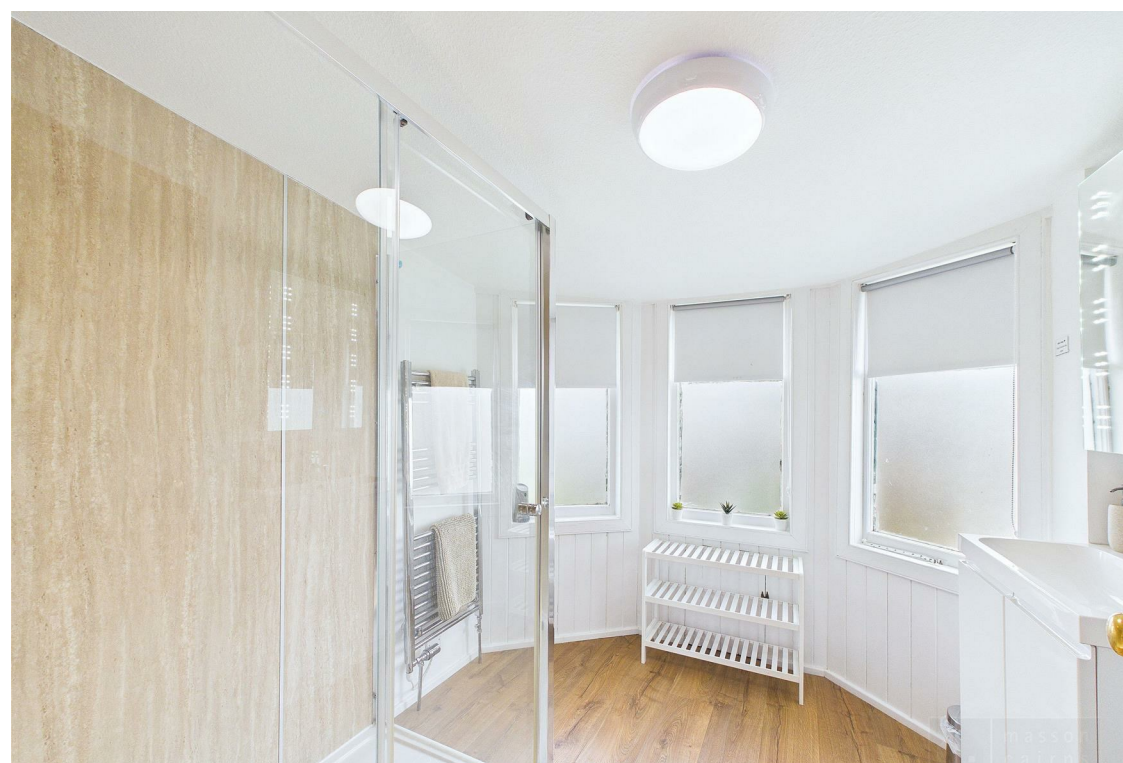
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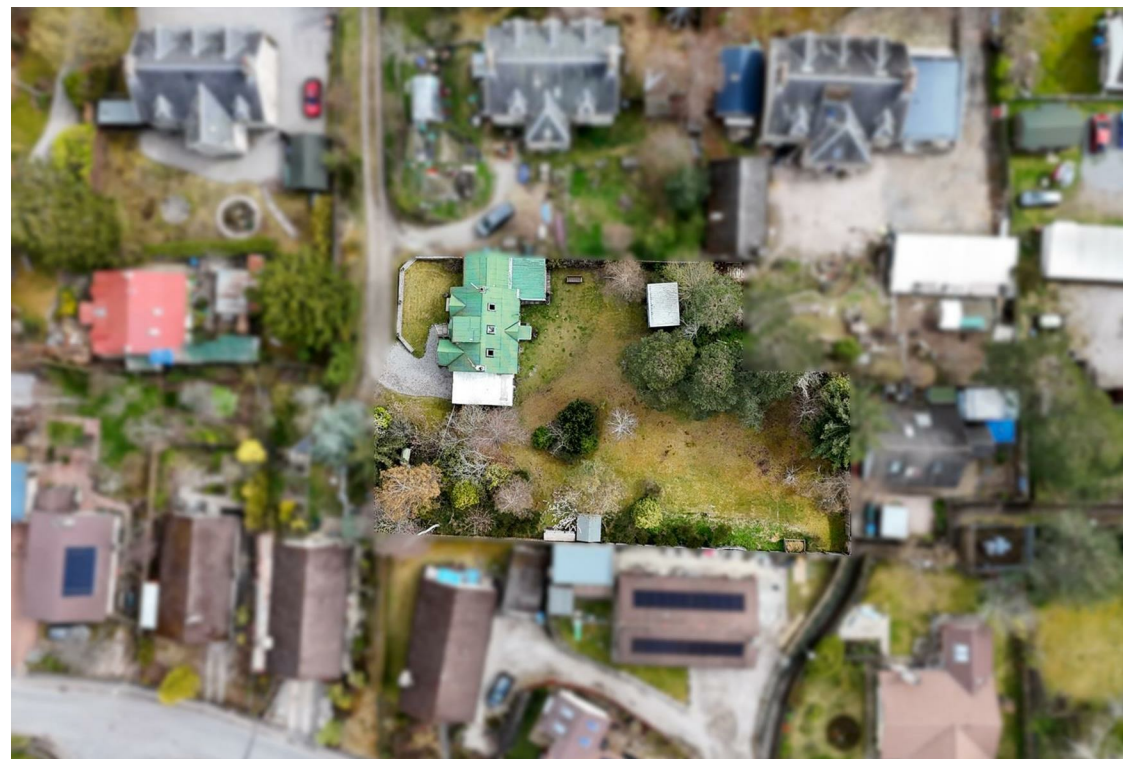
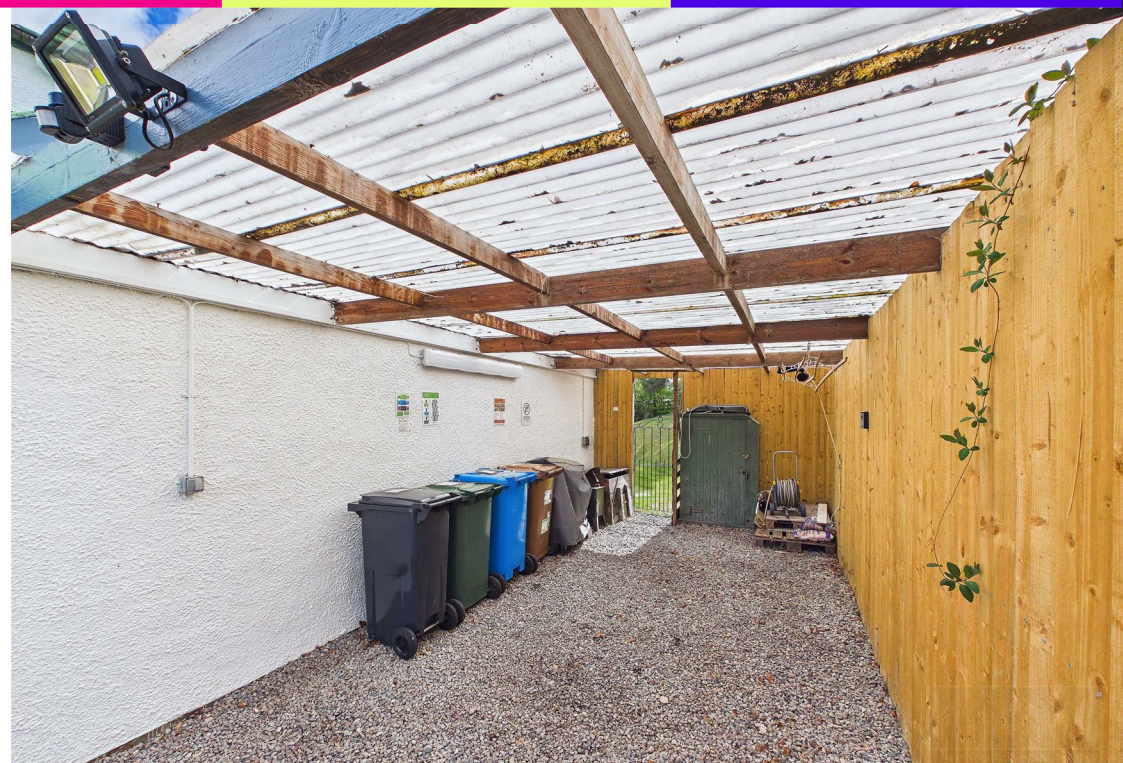




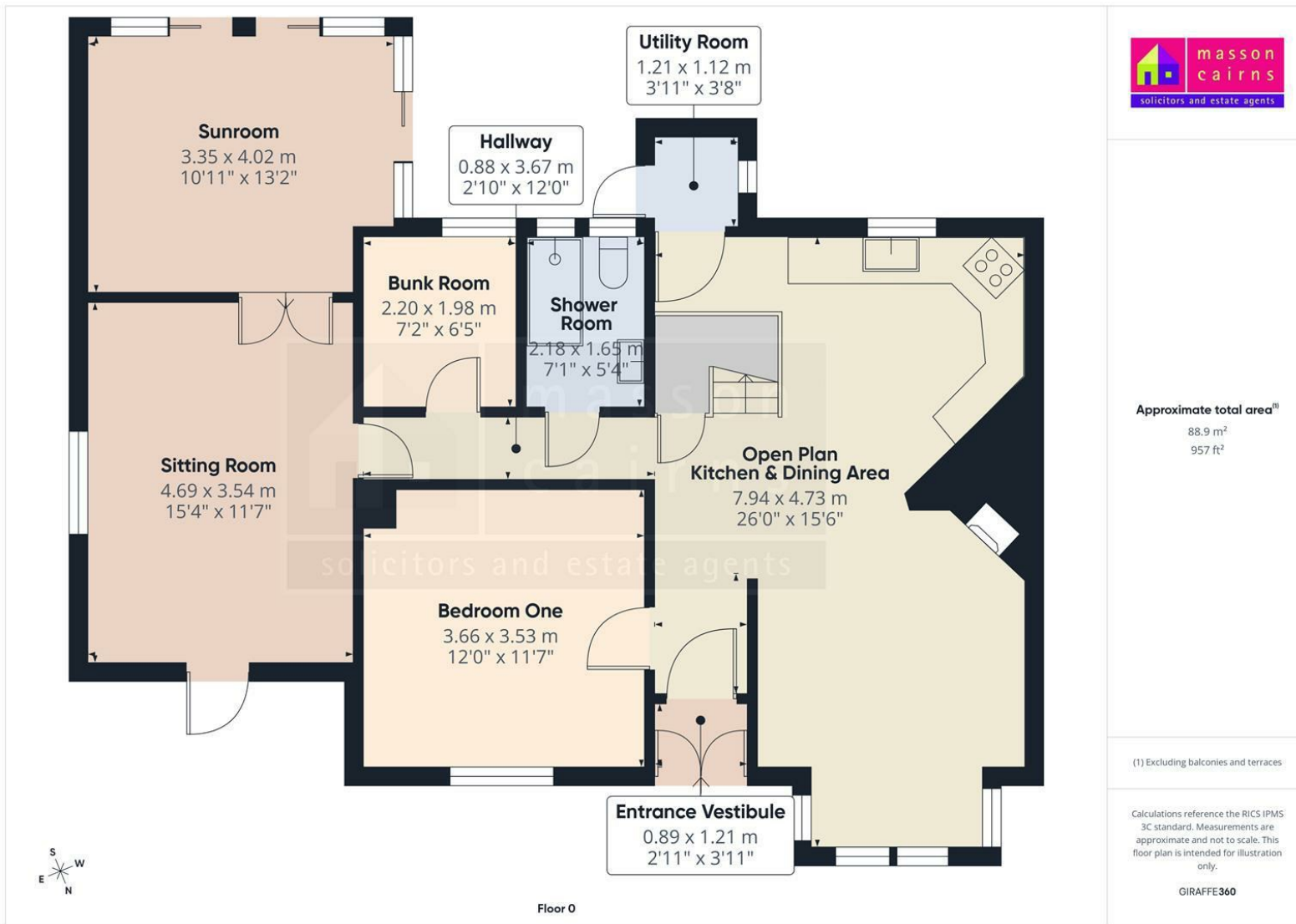












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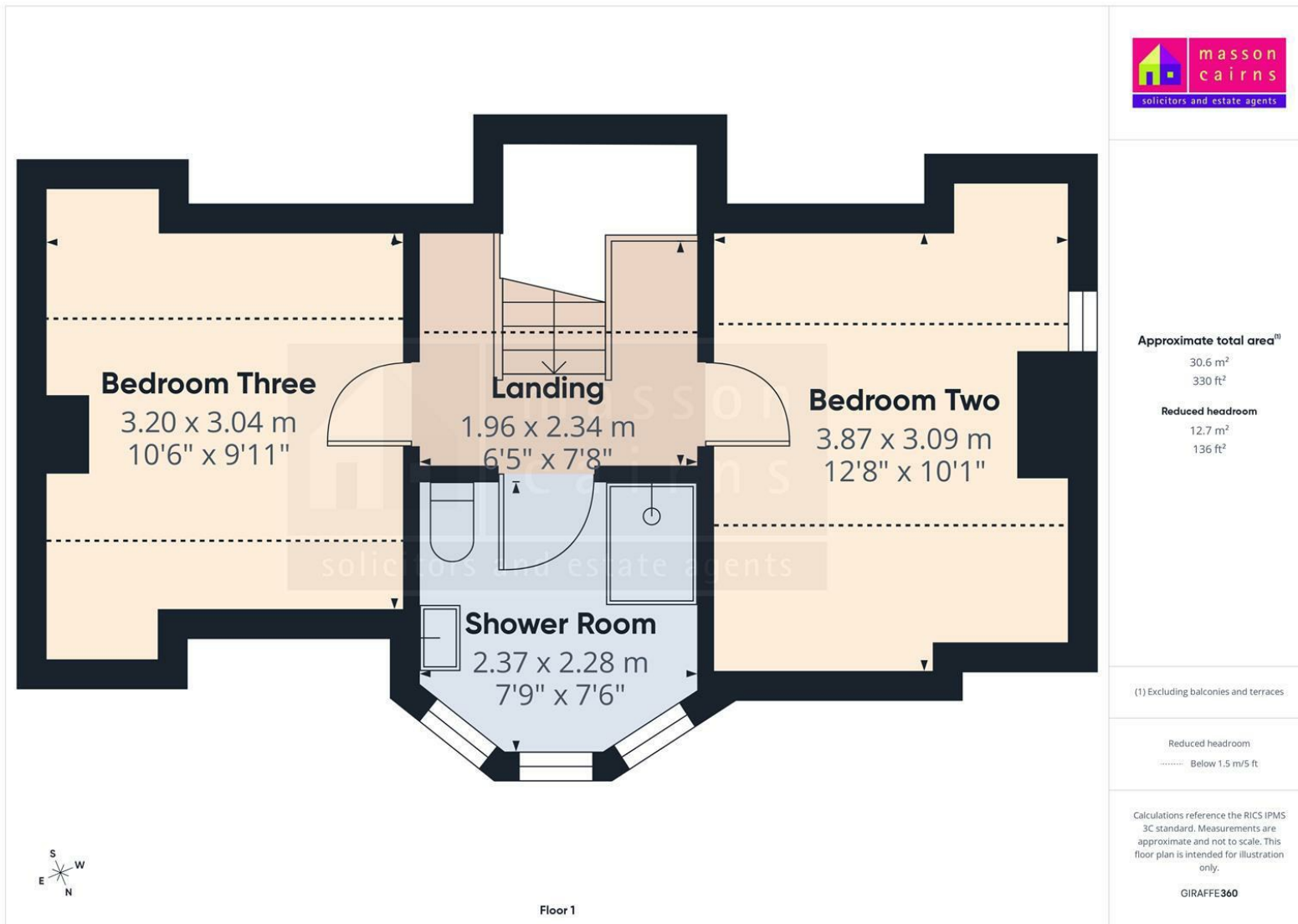
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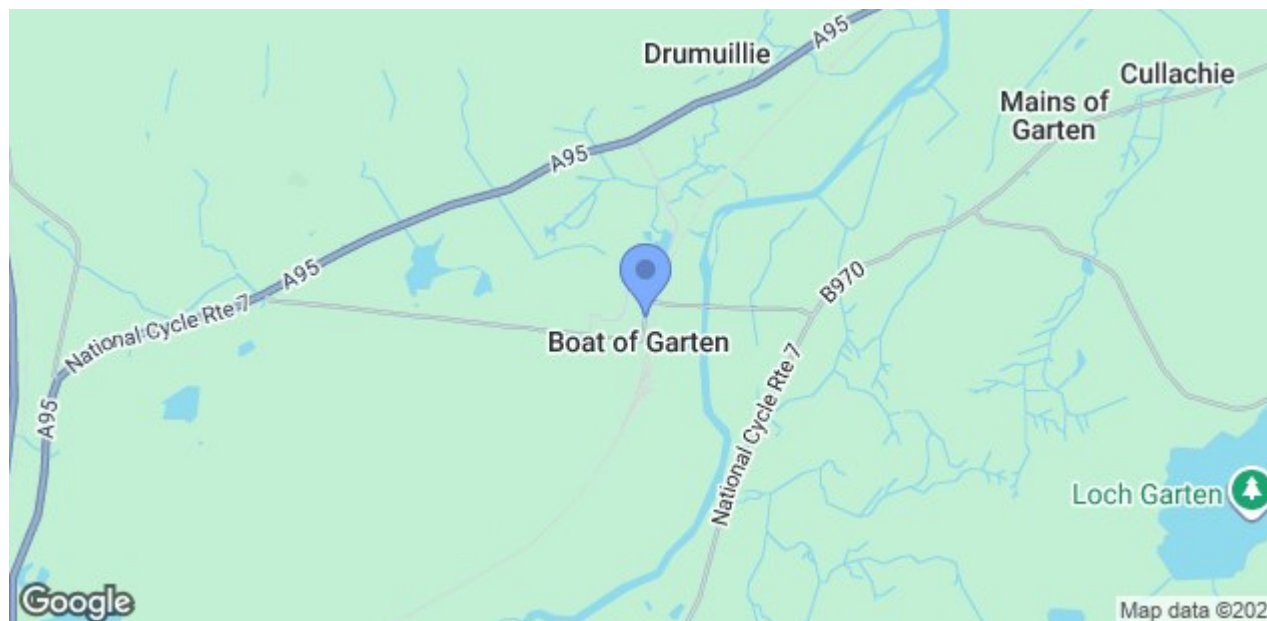
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>22</b>	<b>34</b>
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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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