



masson
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Coire Vale, Deshar Road, Boat of Garten, PH24 3BN

Offers Over £295,000

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

solicitors and estate agents

Coire Vale is a well-positioned three-bedroom detached bungalow set within a particularly desirable and established part of Boat of Garten. Occupying a generous plot and enjoying a private but central setting, the property offers a rare combination of seclusion, outlook and immediate access to scenic forest walks. The accommodation is arranged over a single level and includes a spacious sitting and dining room with garden-facing aspects, a kitchen, three bedrooms, a shower room and a conservatory which enjoys a pleasant outlook over the rear garden. While the house would now benefit from a programme of modernisation, it offers excellent proportions and a highly adaptable layout, providing a strong foundation for refurbishment or reconfiguration to suit modern living. Outside, the garden grounds are a particular feature—largely level, well screened and bordered by mature trees, creating a peaceful and private environment rarely found so close to the heart of the village. The plot offers ample space for landscaping, outdoor seating and potential extension, subject to the usual consents. Coire Vale represents an increasingly rare opportunity to acquire a detached home in a prime Boat of Garten location, with significant scope to add value and create a superb residence within the Cairngorms National Park. 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 & Hallway

The property is entered via a covered entrance, opening into a spacious L shaped and welcoming central hallway which provides access to the principal accommodation. The hall has doors leading to the sitting and dining room, kitchen, bedrooms and shower room. There is a storage cupboard and loft hatch.

Sitting Room & Dining Area

8.40m x 2.99m (27'6" x 9'9")
A particularly generous sitting room with dining area forming the heart of the home, offering excellent flexibility for both everyday living and entertaining. The room is centred around a stone-built fireplace, creating a natural focal point, while large dual aspect windows draw in good natural light and provide pleasant views over the garden. Glazed doors open directly into the conservatory, seamlessly extending the living space and enhancing the connection to the outdoors. The proportions comfortably accommodate both seating and dining furniture with a number of configurations available.

Conservatory

2.64m x 2.82m (8'7" x 9'3")

The conservatory is a bright and welcoming addition to the home, enjoying a pleasant outlook over the rear garden and surrounding greenery. Constructed with full-height glazing and a pitched polycarbonate roof, it is flooded with natural light throughout the day and provides an excellent connection between the sitting room and the outdoors. A door open directly onto the garden, making this an ideal space for relaxing, reading, or enjoying views of the mature planting and woodland beyond. With ample space for seating or occasional furniture, the conservatory offers a peaceful retreat and a versatile additional living area, benefitting from a high degree of privacy.

Kitchen

3.0m x 3.24m (9'10" x 10'7")

Located to the front of the home, the kitchen is a well-proportioned and practical space fitted with a good range of base, wall and drawer units providing ample storage. Worktop surfaces incorporate a stainless-steel sink positioned beneath a window that allows in natural light. There is a freestanding fridge freezer, washing machine and dishwasher (all included), offering flexibility for modern living. Finished with tiled splashbacks and a tiled floor, the kitchen is functional in its current form while presenting excellent potential for upgrading or reconfiguration to suit individual tastes.

Principal Bedroom

3.82m x 4.04m (12'6" x 13'3")

A generously proportioned bedroom positioned to the rear of the property, enjoying a peaceful outlook over the surrounding garden and planting. The room benefits from excellent natural light via two dual aspect windows and offers ample space for a full range of bedroom furniture.



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There is an integral wardrobe with space for hanging and shelved storage.

Bedroom Two

3.80m x 3.74m (12'5" x 12'3")

Another generously proportioned double bedroom with a large picture window to the rear of the home in addition to an integral wardrobe space with ample room for clothes and article storage.

Bedroom Three

4.43m x 3.01m (14'6" x 9'10")

A well-proportioned and spacious bedroom located to the front of the property, featuring a large window that allows for excellent natural light. The room offers flexible accommodation, equally suited as a generous bedroom, guest room, or home office, and provides ample space for freestanding furniture.

Shower Room

2.98m x 1.74m (9'9" x 5'8")

The shower room is well proportioned and currently arranged for accessibility featuring a shower cubicle with electric shower, pedestal wash hand basin and WC. The space is enhanced by practical wet-wall finishes, a durable non-slip floor and a heated towel rail, while an opaque window to the rear allows excellent natural light.

Outside

The property is approached from Deshar Road and nicely hidden, immediately creating a strong sense of seclusion. Set within mature, well-established grounds, the garden wraps around the house and is laid predominantly to lawn, interspersed with a variety of trees, shrubs and planting that provide excellent year-round privacy and shelter. The setting feels quietly tucked away, with the house largely screened from neighbouring properties,

while the grounds offer scope for further landscaping, seating areas or informal entertaining spaces. Enjoying a peaceful, natural outlook, the garden is a key feature of the property and well suited to those seeking privacy, nature and a sense of retreat within the village.

Services

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

Entry

By mutual agreement.

Price

Offers over £295,000 are invited

Viewings and Offers

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

Strathspey House

Granttown on Spey

Moray

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Approximate total area⁽¹⁾
114.9 m²
1236 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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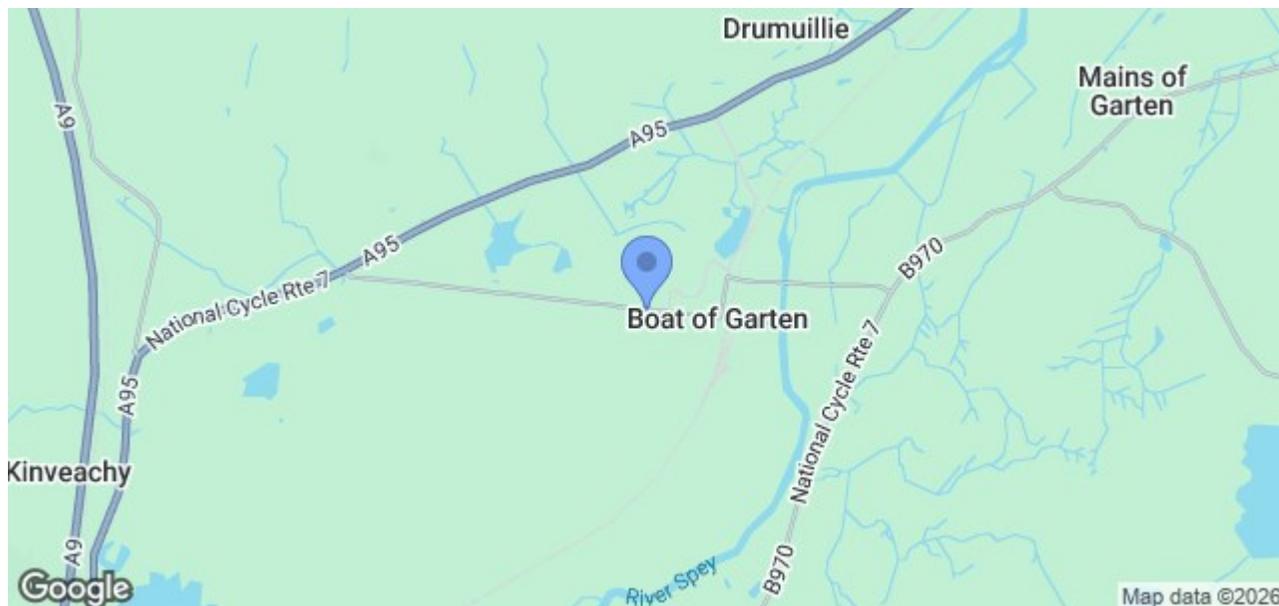
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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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