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solicitors and estate agents

Broom Cottage, Drumuillie, Boat Of Garten, PH24 3BX

Offers Over £110,000

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

Located in the peaceful hamlet of Drumuillie, just outside the ever-popular village of Boat of Garten and within easy reach of the wealth of amenities and outdoor pursuits that the Cairngorms National Park has to offer, this property represents an increasingly rare opportunity to secure an affordable home or development project in a highly sought-after location. The existing timber-built property provides flexible accommodation that could be occupied in its current form or, for those with vision, adapted and redeveloped (subject to the necessary consents) to create a bespoke home that maximises both the setting and potential future value. At present, the accommodation includes an entrance hallway, a bright sitting room with an adjoining dining area, two well-proportioned bedrooms, a kitchen with useful pantry, and a separate and freshly fitted bathroom. Externally, the home sits within a plot that offers scope for landscaping, alongside off-road parking. Whether retained as a simple and functional home, or upgraded to modern standards, or redeveloped entirely, the property provides a versatile canvas in a location that combines rural tranquillity with excellent access to Aviemore, Granttown on Spey, and wider transport links. Please note that the property is of non-standard construction and is therefore not suitable for mortgage lending, making this a cash purchase opportunity. EPC F, Council Tax band A

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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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

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EPC Rating F

Plot Development Potential

The property occupies a plot extending to approximately 324 square metres (0.08 acres), positioned along the A95 in Drumuillie, close to the popular village of Boat of Garten. The existing structure presents a range of options, whether utilised in its current form, refurbished, or as a basis for future planning applications. With the appropriate

consents, the site offers the potential to create a bespoke residential property, making it an attractive opportunity. Please note that due to its non-traditional construction, the property is considered non-mortgageable and will therefore require a cash purchaser.

Entrance Hall

The entrance hall provides access to all accommodation, with ceiling lighting ensuring a bright and welcoming feel. A high-level window from the dining room enhances the space further by allowing natural light to flow through.

Sitting Room & Dining Area

4.21m x 2.98m & 2.57m x 2.86m (13'9" x 9'9" & 8'5" x 9'4")

The sitting room is a bright and welcoming space, enhanced by dual aspect windows to the front and side which fill the room with natural light. At its centre, a fireplace with a brick hearth and timber mantle houses an electric stove, creating a warm and attractive focal point. The proportions allow for a variety of lounge furniture layouts, making it well-suited for both everyday living and entertaining. An open connection leads directly into the dining area, where there is ample space for a dining table and chairs, ideal for family meals and socialising.

Kitchen & Pantry

1.55m x 2.59m & 1.60m x 1.61m (5'1" x 8'5" & 5'2" x 5'3")
The practical kitchen is fitted with a sink and drainer with twin taps and provides a good range of base units and drawers, offering ample storage for everyday essentials. Wall-mounted spot lighting ensures the space is well lit,



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while rear windows allow natural light to brighten the room. A convenient opening leads directly to the pantry, providing easy access to further storage and where a further window allows for more natural light.

Bathroom

1.78m x 2.50m (5'10" x 8'2")

The bathroom freshly updated with a new suite and tiling and includes a bath and shower attachment. A side-facing privacy window allows natural light to brighten the space while maintaining seclusion. The room also includes a WC and a wash hand basin with twin taps, finished with a tiled splashback. Wall-mounted lighting ensures the room is well illuminated and a cupboard house the water cylinder.

Bedroom One

4.21m x 2.69m (13'9" x 8'9")

A generous double, with a side-facing window that fills the room with natural light. Currently arranged with multiple bunks, it offers flexibility but is equally well-suited as the main double bedroom. The space is finished with carpet flooring and ceiling lighting.

Bedroom Two

2.59m x 2.81m (8'5" x 9'2")

A further bedroom with a window to the front of the property. There is carpet flooring and ceiling lighting.

Services

It is understood that there is mains water and electricity with drainage to a septic tank. There is also a telephone line.

Entry

By mutual agreement.

Price

Offers over £110,000 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

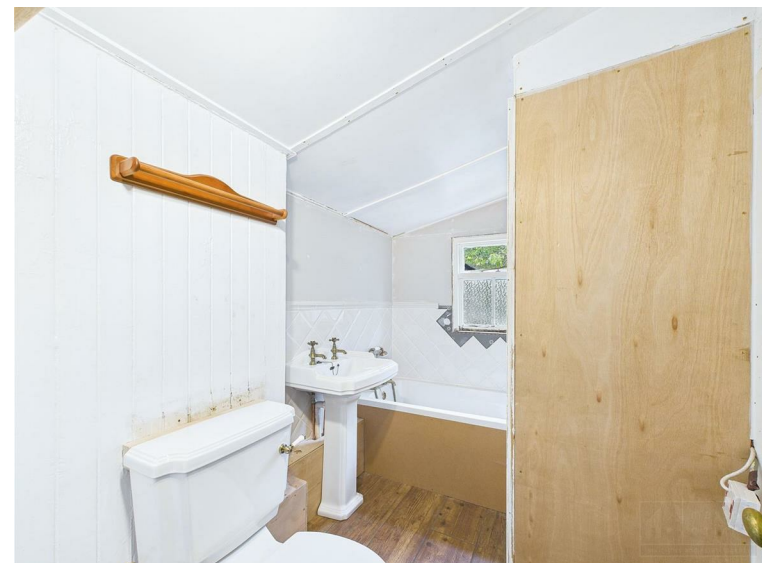
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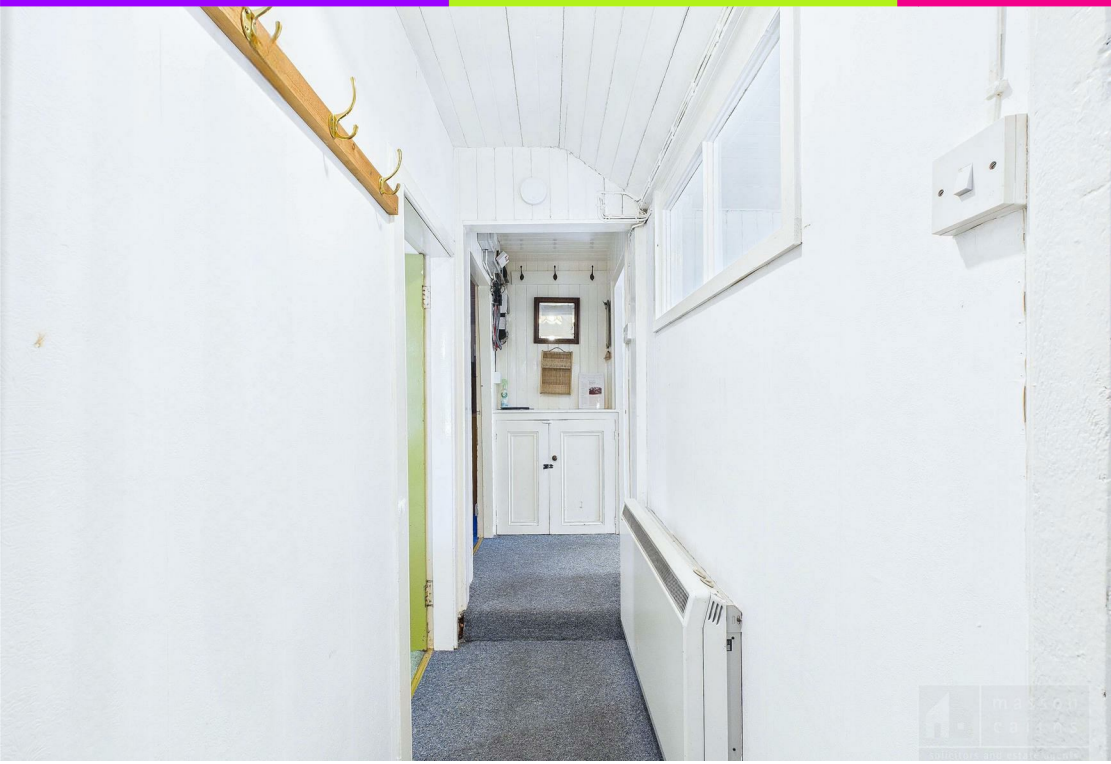
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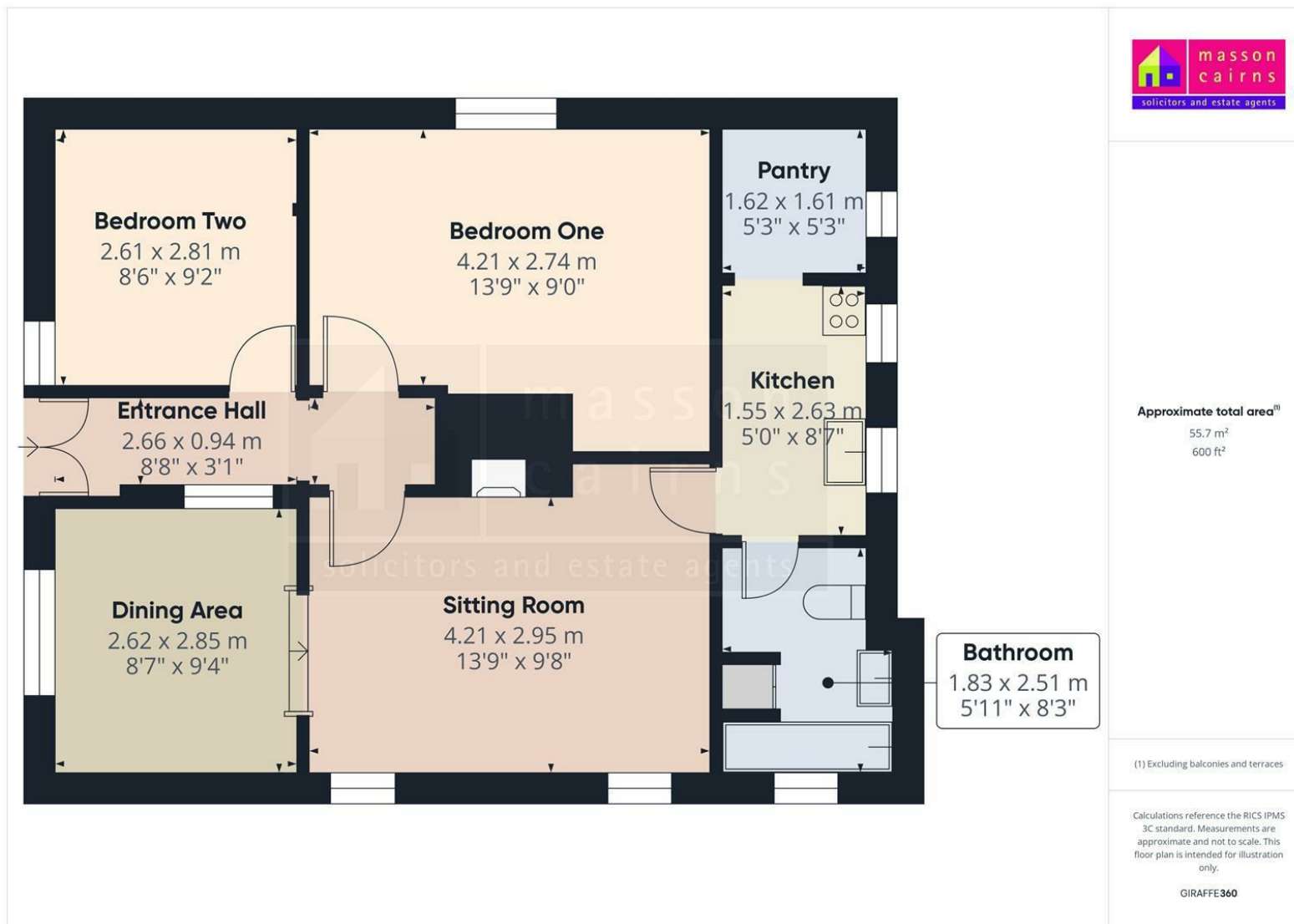












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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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