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solicitors and estate agents

Loch Cottage, Birch Grove, Boat Of Garten, PH24 3BA

**SOLD £275,000**

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

SOLD - Loch Cottage is a luxuriously appointed property that exemplifies style and comfort, set in one of the best spots in this ever-popular development. The attention to detail and exceptional quality are immediately apparent having been fully renovated in 2019, making it truly walk-in ready. The renovation included complete re-plumbing and re-wiring, as well as brand-new kitchen, bathrooms, and appliances. Every detail has been meticulously planned, offering a modern and high-end living experience. Features include oak flooring, carpets, and tiles that blend practicality with elegance. The contemporary kitchen, with plentiful workspace, flows into the open-plan living and dining area with wood burning stove, making it ideal for modern living and entertaining. The principal bedroom easily accommodates a super king sized bed, and has a large en suite bathroom with walk in shower and separate double ended bath. Both bedrooms include built in wardrobes. Outside, the well-maintained gardens provide a serene outdoor space, perfect for relaxing, while the driveway can accommodate 3 cars. Loch Cottage currently operates as a very successful short term holiday let, with both valid licence and Certificate of Lawful Use. It would appeal to a variety of purchasers -whether looking for a walk-in home or ready to go business. EPC Rating D 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.

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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 D

## Open Plan Sitting Room, Dining & Kitchen

4.36m x 4.70m & 3.55m x 3.50m (14'3" x 15'5" & 11'7" x 11'5")

As you enter through the front door, you're welcomed into a bright, open-plan living, dining, and kitchen space, bathed in natural light from the dual aspect windows at the front and rear. The room features stunning oak flooring, and at its heart, a wood-burning stove set on a sleek slate hearth creates a cosy, inviting atmosphere. There's ample space for a dining table and chairs, ideal for both casual meals and entertaining.

The stylish kitchen is well-equipped with a range of base, wall, and drawer units, complemented by quality worktops and a co-ordinating splashback. It includes a stainless steel sink with drainer, a modern mixer tap, and a Bosch circotherm oven with induction hob and illuminated extractor. Bosch integrated appliances include a dishwasher, fridge freezer and washer dryer in addition to

convenient waste/recycling bins that provide both practicality and a clean, streamlined look. Recessed downlighting adds a contemporary touch to the kitchen area, while a door leads directly to the rear garden, seamlessly blending indoor and outdoor living.

## Principal Bedroom & En-suite

4.64m x 4.25m & 2.93m x 2.94m (15'2" x 13'11" & 9'7" x 9'7")

The principal bedroom is equally impressive, featuring soft carpet flooring and a large picture window that bathes the room in natural light. A set of double sliding mirrored wardrobes provides generous hanging and shelved storage, offering both functionality and a sleek, modern look. There is a super king bed with bespoke headboard and ceiling lighting in addition to a door which leads to the luxurious en-suite bathroom, creating a peaceful and well-designed retreat. A loft hatch provides access to the insulated attic space. The beautifully appointed bathroom, featuring a modern walk-in shower with a sleek glass screen and rainfall showerhead offers stylish luxury. The space is complemented by contemporary tiled walls and tile effect flooring with a stylish chrome towel radiator and a freestanding double ended bath with chrome mixer and shower attachment that offers sumptuous soaks, positioned next to a large frosted window. The room also benefits from underfloor electric heating and includes a wc, recessed down lighting, an extractor and pedestal wash hand basin with a chrome mixer tap, along with an illuminated wall mirror and glass display shelf which ties the space together.

## Bedroom Two

4.02m x 3.54m (13'2" x 11'7" )

Bedroom two is a comfortable double room, featuring soft carpet flooring and a large window to the front, filling the space with natural light. The room is equipped with ceiling



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lighting and a double mirrored door integral wardrobe, offering ample hanging and shelved storage, making it both practical and inviting.

#### **Shower Room**

1.99m x 1.90m (6'6" x 6'2" )

A luxurious guest WC and shower room, thoughtfully designed with a glazed enclosure featuring a rainforest showerhead and additional wall attachment, all surrounded by sleek wet wall panels. The pedestal wash hand basin is fitted with a chrome mixer tap and set against a tiled splashback, accompanied by a wall mirror and convenient shaver socket. The room also includes a WC with dual flush, a chrome towel radiator, extractor fan, recessed downlighting, and high-quality tile-effect flooring, combining both style and practicality for a modern, comfortable space.

#### **Outside**

A gravel driveway at the front of the property provides ample parking for several vehicles, extending down one side and around to the rear. A paved path leads to both the front and rear entrance doors. One side of the property features a well-kept lawn, dotted with mature shrubs and trees, creating a peaceful outdoor space. A high timber fence offers privacy at the rear and along one side, while a lower timber fence encloses the front and side lawn area. The property also benefits from a timber garden shed with electricity, providing excellent storage for garden tools and outdoor equipment. Additional outdoor features include an outside tap, a combi boiler, an oil tank, and a patio area—ideal for outdoor seating.

#### **Current Business Operation**

Currently operated as a successful holiday letting business and holding a certificate of lawfulness, Loch

Cottage presents an excellent opportunity for potential buyers. Any new purchaser wishing to continue the business will need to apply for a short-term letting licence, a process which we understand should be straightforward. All items seen are included in the sale and are all of the highest quality to allow any incoming purchaser a ready to go business or walk in home. Accounts can be made available upon viewing.

#### **Services**

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

#### **Entry**

By mutual agreement.

#### **Price**

SOLD

All furniture and fittings are included as seen. Accounts can be made available upon viewing.

#### **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

Fax: (01479) 874806

Email: [property@lawscot.com](mailto:property@lawscot.com)

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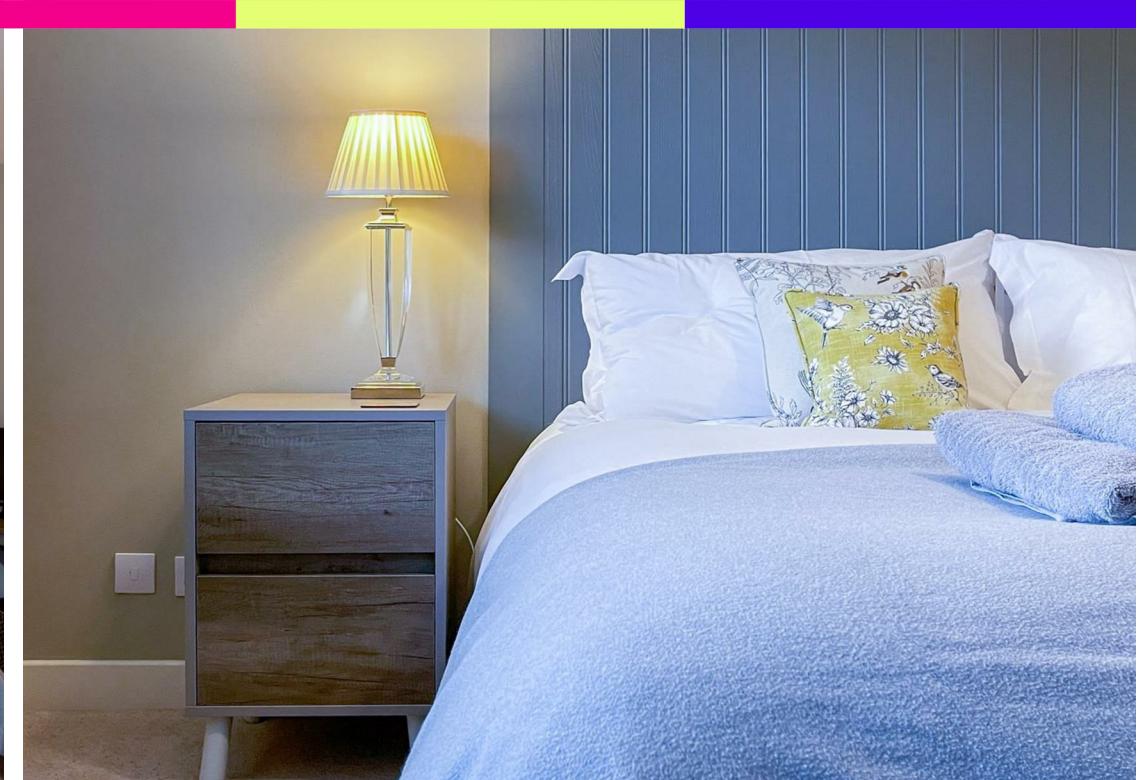
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

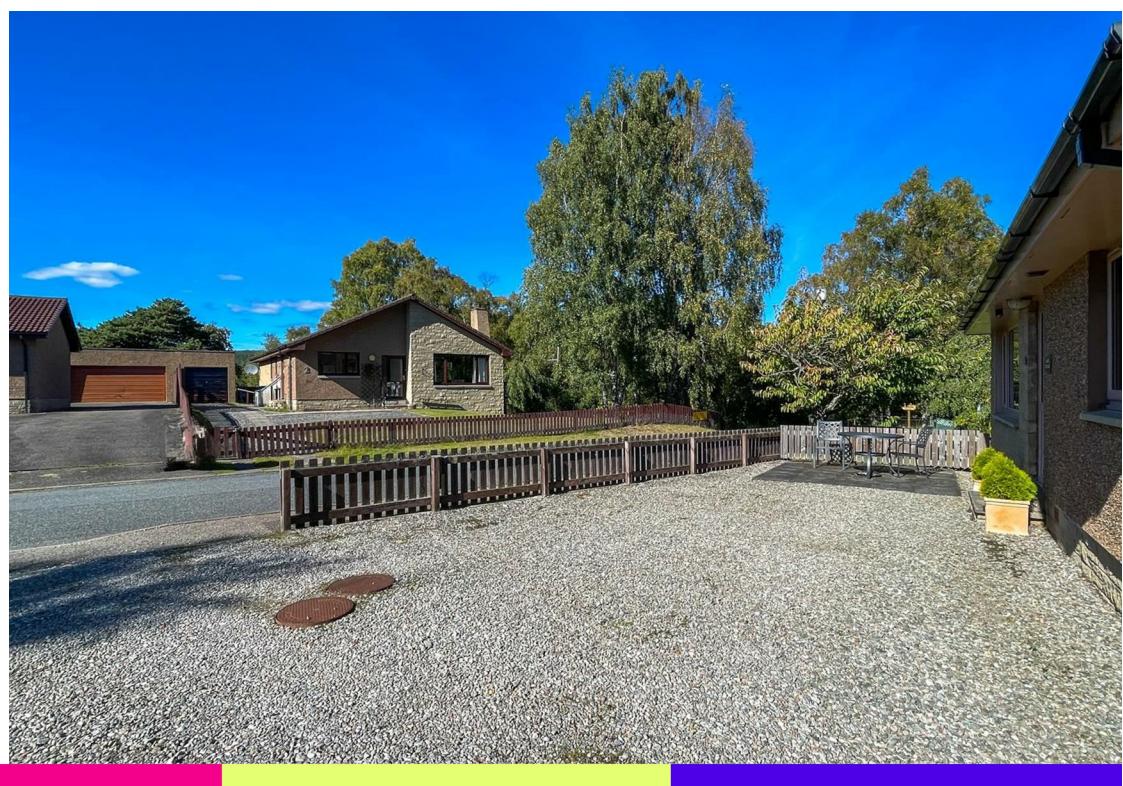
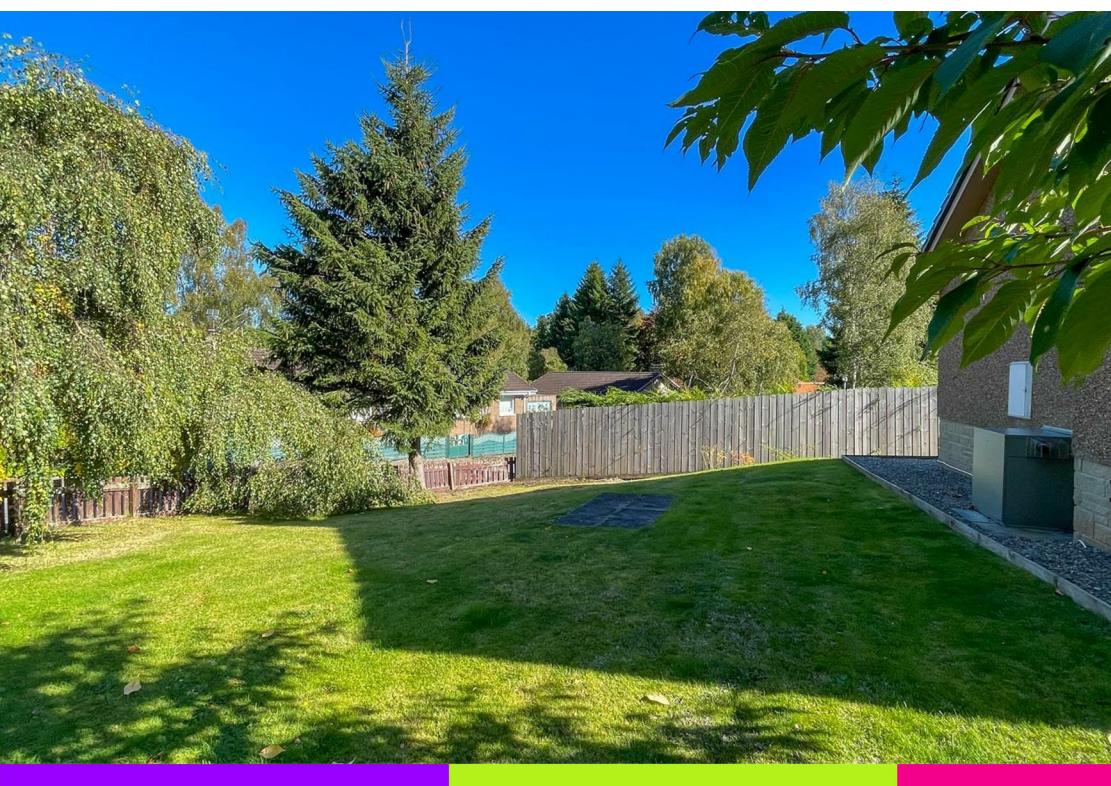
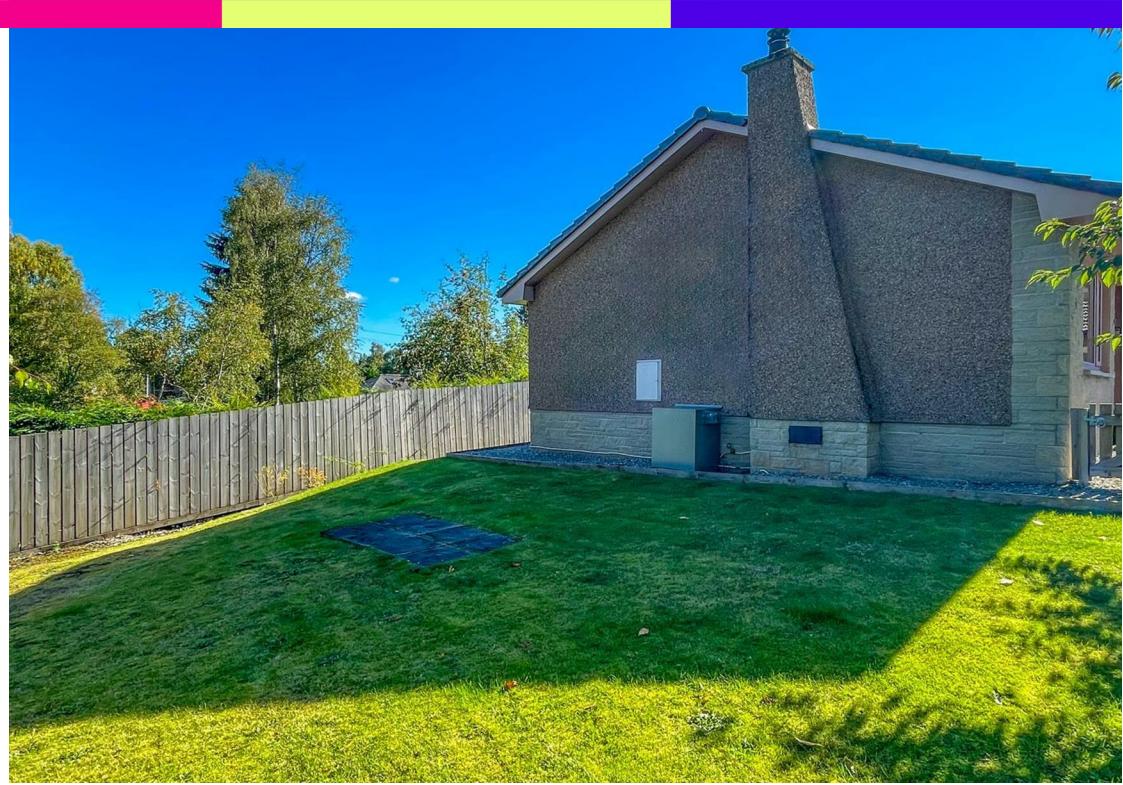
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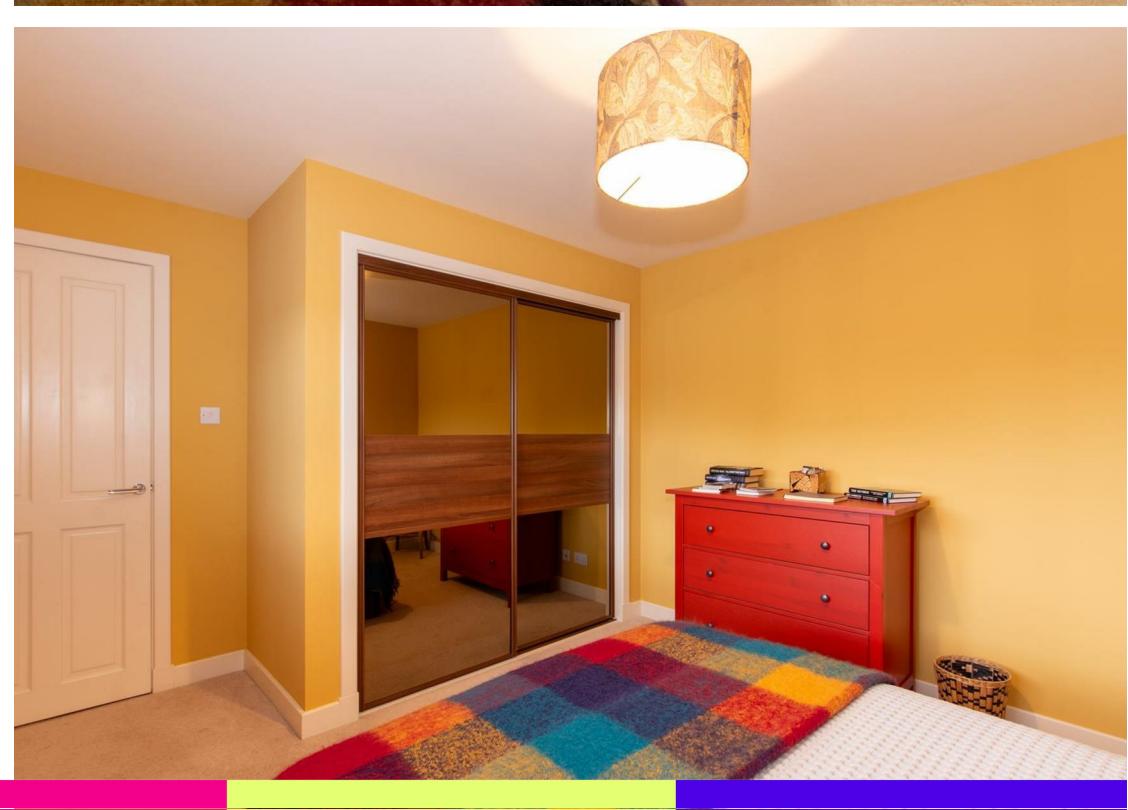
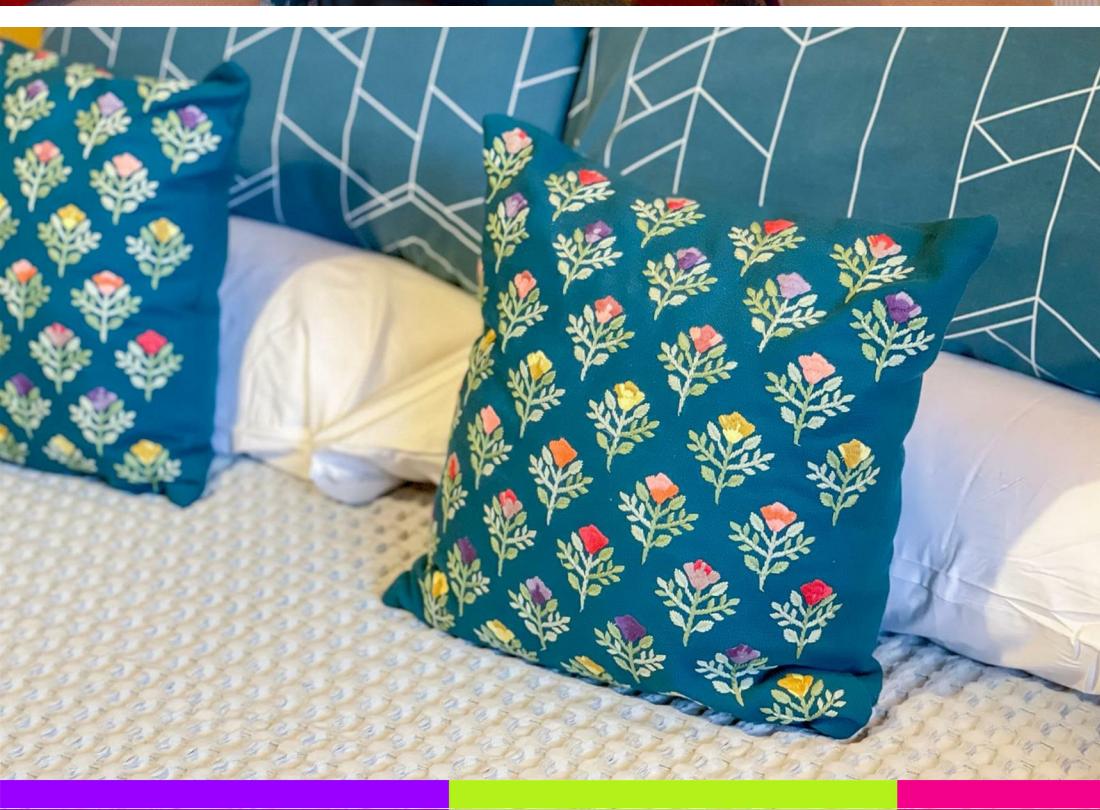
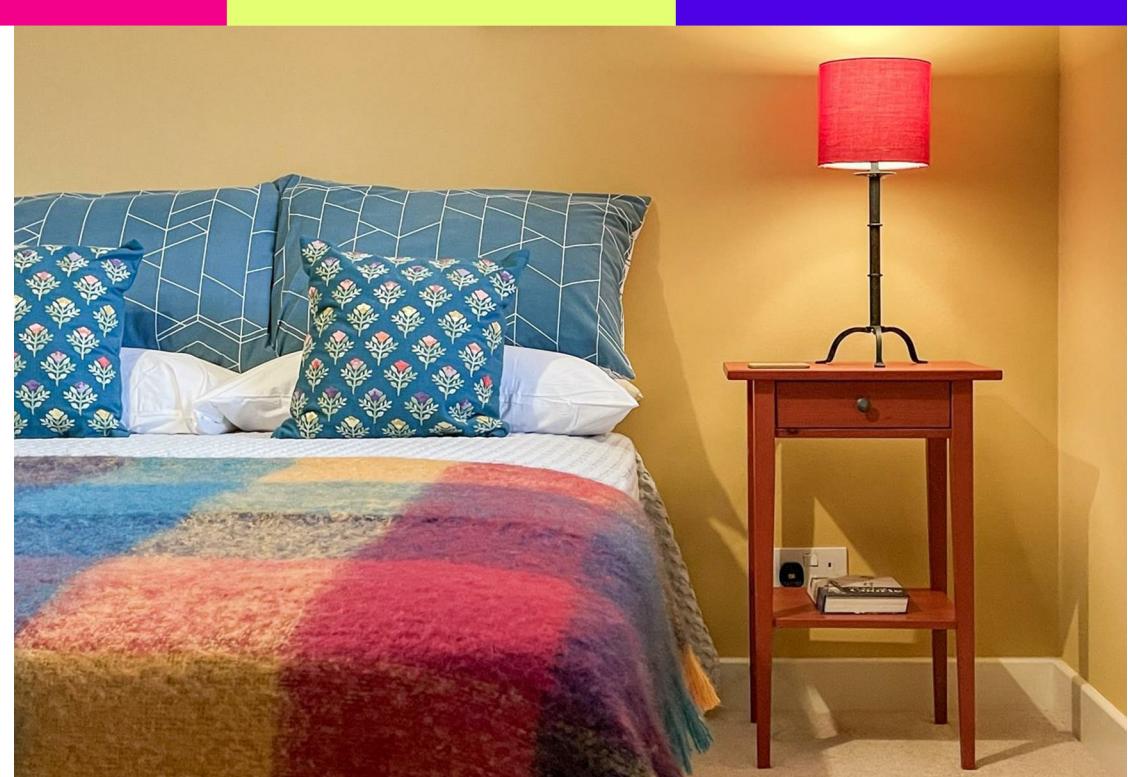
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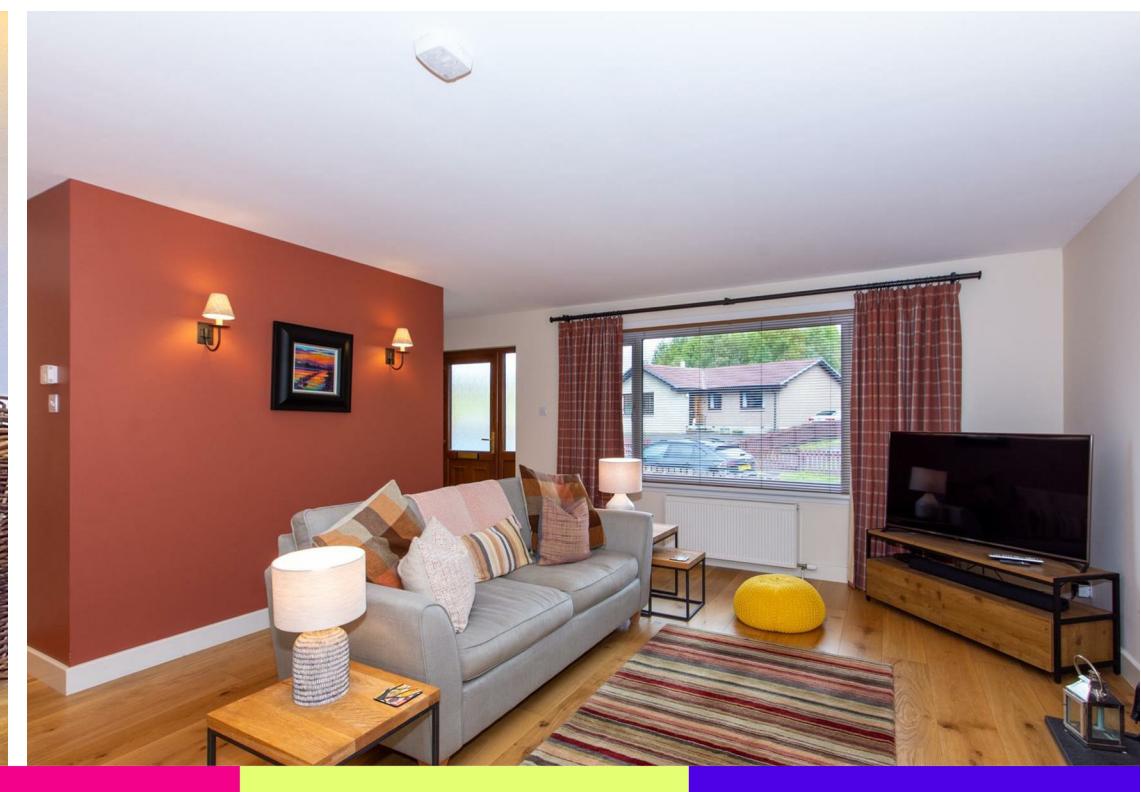




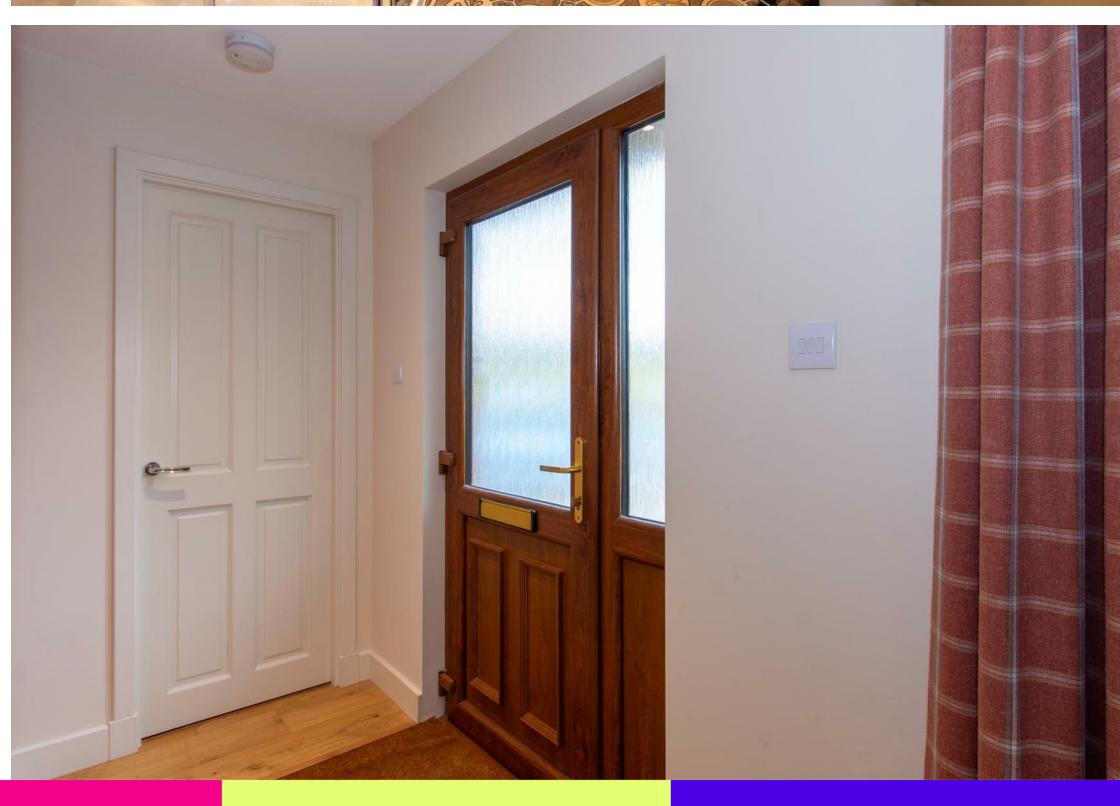
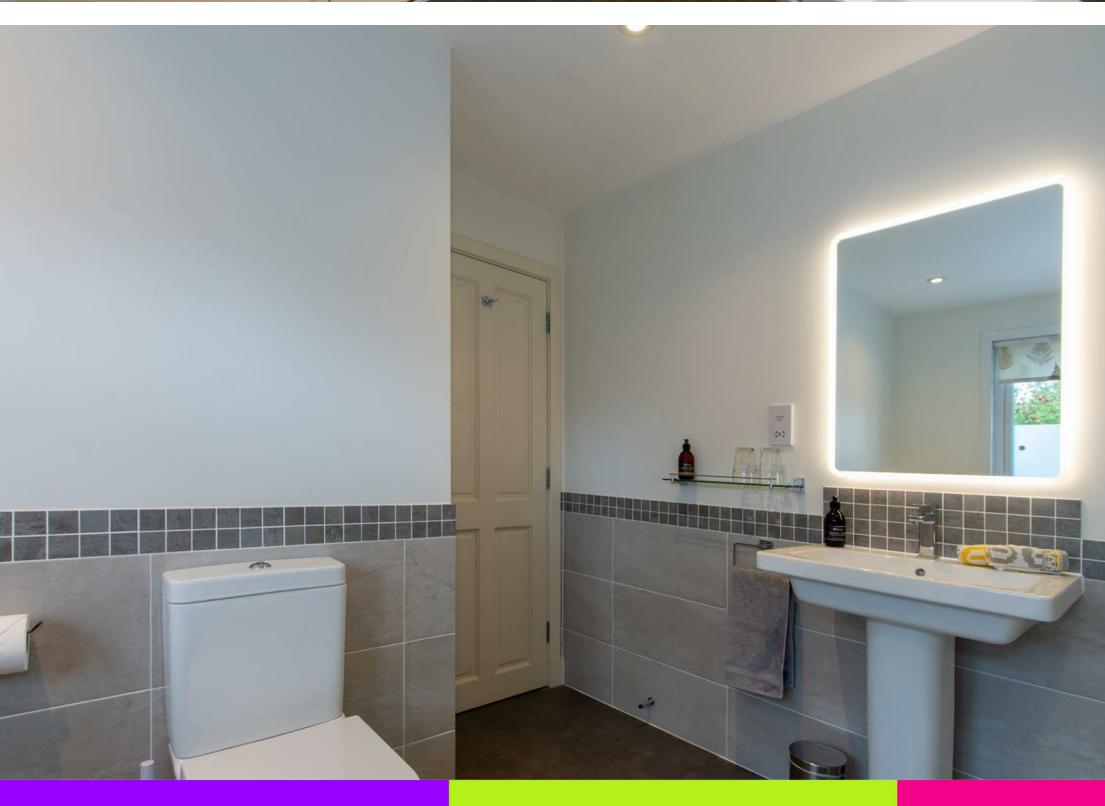


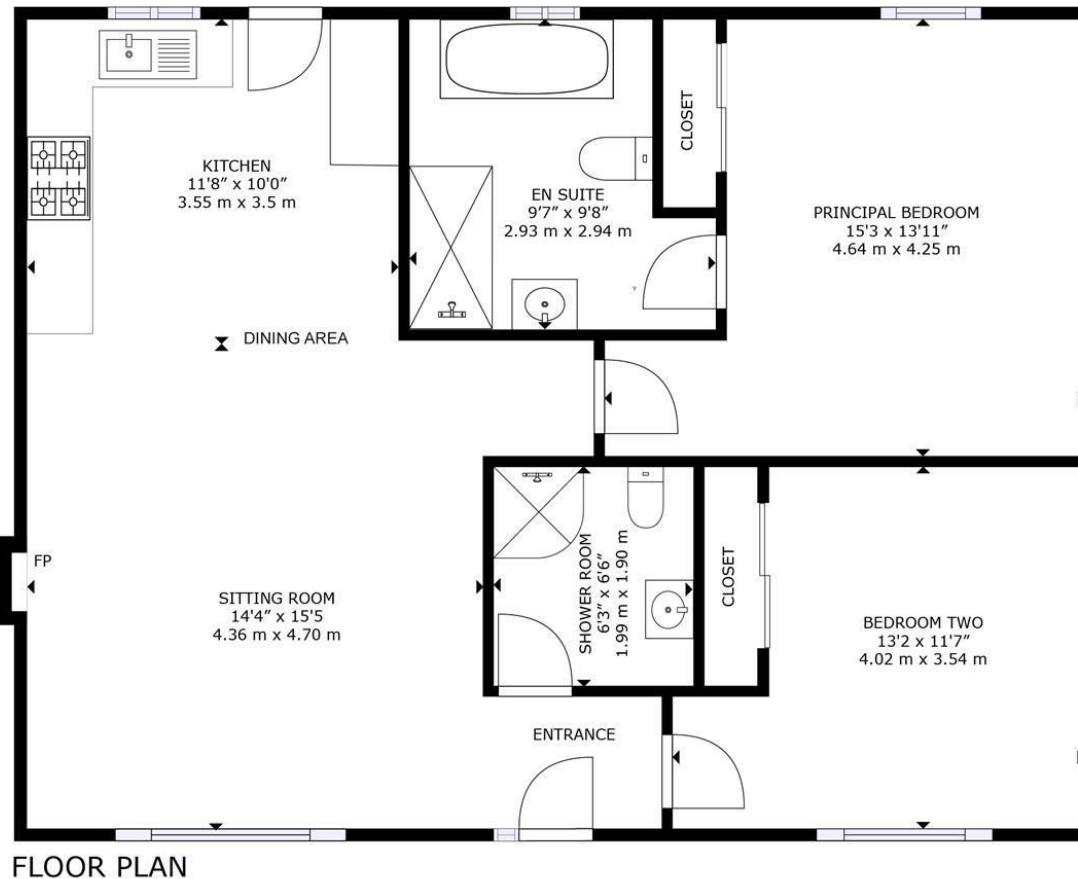












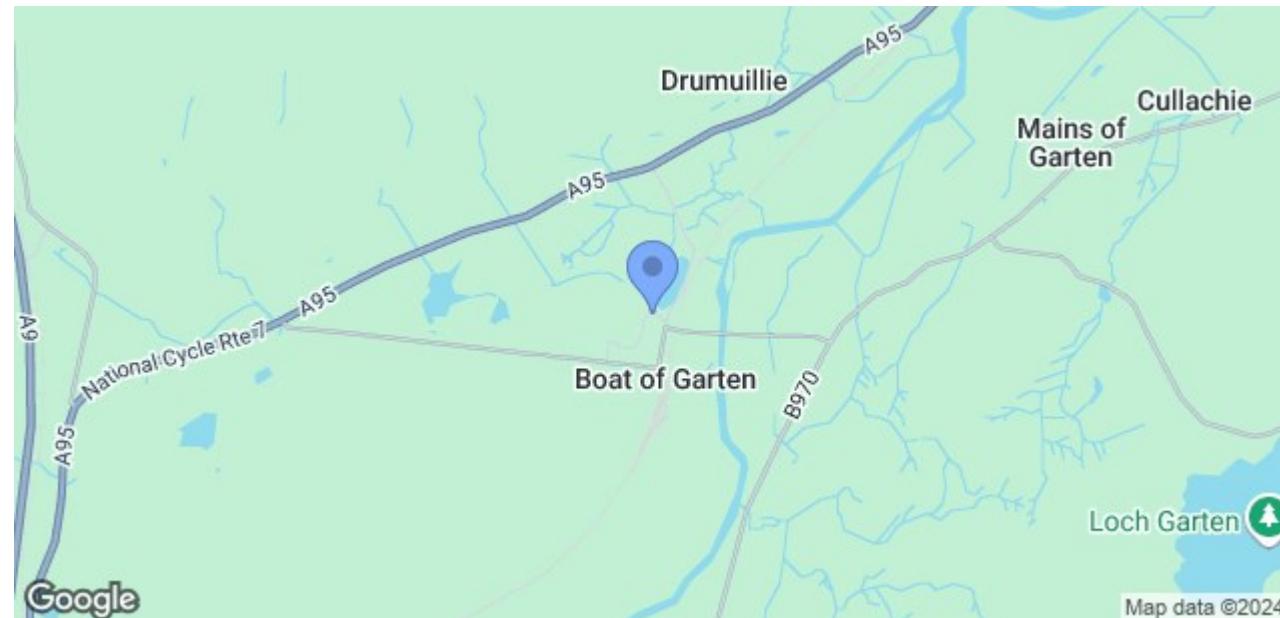
GROSS INTERNAL AREA  
FLOOR PLAN: 843 sq. ft, 78 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	



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



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