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solicitors and estate agents

Middle Corronich, Boat Of Garten, PH24 3BU

SOLD £325,000

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

SOLD - Perched in a commanding elevated position with expansive views over Boat of Garten and toward the awe-inspiring Cairngorm Mountains, Middle Corrornich offers a unique blend of outstanding Highland scenery combined with accessibility to the bustling village of Aviemore and the vast expanses of the Cairngorms National Park. The property unfolds over two thoughtfully arranged floors, extending to approximately 118 square metres of versatile living space. Entering through the vestibule, the welcoming hall invites you into the heart of this home. The kitchen, well-appointed with a cosy breakfast area, flows seamlessly into a utility room, emphasising both style and functionality. The spacious double aspect sitting room with an integrated dining area offers an inviting atmosphere, perfect for entertaining or peaceful evenings in while the principal bedroom features an en-suite, providing a private retreat within this splendid home. Upstairs, the landing leads to two additional bedrooms, each boasting stunning views that capture the essence of the highland landscape. Completing the first floor is a well-equipped bathroom, enhancing the comfort of this residence. As you approach Middle Corrornich, the sweeping gravel driveway guides you through well maintained gardens, complete with mature plantings and a spacious lawn. A large garage equipped with electricity, lighting, and an integrated woodstore adds practicality and convenience. Suited for a variety of purchasers looking for a special location to call home, Middle Corrornich is not just a house, but a gateway to a lifestyle in one of Scotland's most coveted locales. EPC Rating F, Council Tax Band E

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

Entrance Vestibule

A timber and glazed entrance door welcomes you into a bright and airy entrance vestibule. A large double window to the front ensures plenty of natural light, highlighting the tiled flooring. With practical ceiling lighting, a convenient hanging rack for outerwear, and ample space for boots and shoes, the space is both functional and welcoming. A further timber and glazed door leads you into the main hall, setting the tone for the rest of the home.

Hall

The light and spacious hall continues the welcoming feel of the home, featuring soft carpet flooring and a staircase leading to the first floor. A useful understair cupboard provides extra storage, perfect for keeping things neatly tucked away. From the hall, doors open into the sitting/dining room, kitchen, and principal bedroom, offering easy access to the heart of the home and its key living spaces.

Sitting / Dining Room

4.78m x 3.98m / 4.78m x 2.50m (15'8" x 13'0" / 15'8" x 8'2")

This bright and generously proportioned sitting room, complete with a dining area, offers an inviting space for relaxation and entertaining. Dual aspect windows flood the room with natural light, while offering stunning views across to the Cairngorms and the charming rear garden. Soft carpet flooring and ceiling lighting enhance the warm ambience, and a striking open fireplace serves as the room's focal point, featuring a beautiful stone surround, hearth, and timber mantle—perfect for cosy evenings. The dining area provides ample space for a large table and chairs, ideal for family meals or gatherings, with the added convenience of a serving hatch through to the kitchen.

Kitchen / Breakfast

3.41m x 3.71m (11'2" x 12'2")

The kitchen is well-equipped with a good range of base, wall, and drawer units, complemented by worktops and tiled splash backs. A stainless steel sink with twin taps and a drainer is perfectly positioned under a large window, offering a lovely view of the rear garden. There's ample space for a cooker, with an illuminated extractor fan overhead,

and room for a fridge freezer. A convenient serving hatch opens to the dining area, while space for a breakfast table and chairs makes this a functional and inviting area. Tile-effect vinyl flooring, ceiling lighting, and a door leading to the utility room complete this practical and well-designed kitchen.

Utility

1.61m x 2.89m (5'3" x 9'5")

The utility room offers practicality with base units and a worktop, along with a stainless steel sink featuring twin taps and a drainer, positioned beneath a window for natural light. It is equipped with plumbing for a washing machine and space for a tumble dryer and a door provides direct access to the rear garden, ideal for outdoor drying or gardening convenience. The room is finished with vinyl-effect tile flooring and ceiling lighting.

Principal Bedroom & En-Suite

5.01m x 3.68m & 1.59m x 3.15m (16'5" x 12'0" & 5'2" x 10'4")

This ground floor bedroom features cosy carpet flooring and a front-facing window, offering plenty of natural light. There is ample space for bedroom furniture and a further door leads to the en-suite, which is equipped with an accessible shower, a pedestal wash hand basin with twin taps and tiled splashback, and a WC. The en-suite also includes a shelved airing cupboard for extra storage, an opaque window for privacy, a wall mirror, a display shelf, a shaver light, and a chrome towel radiator.

Landing

The landing offers access to the bathroom and two further bedrooms, providing a practical and well-lit space. It features soft carpet flooring and ceiling lighting. A Velux window to the front fills the landing with natural light, enhancing the bright and airy feel of this part of the home.

Bathroom

1.70m x 3.49m (5'6" x 11'5")

The bathroom is a spacious and well-appointed room featuring a Velux window to the rear, which fills the space with natural light. It includes a WC and a pedestal wash hand basin with chrome taps and a tiled splash back. The bath, fitted with twin taps, also has an electric shower and a glazed screen, complemented by full-height tiling. A chrome towel rail with shaver light and socket, along with a practical display shelf, offer added convenience. The room is completed with easy-to-maintain vinyl flooring.



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Bedroom Two

3.27m x 4.16m (10'8" x 13'7")

This charming bedroom offers outstanding elevated views of the Cairngorms, creating a peaceful and picturesque space. It features carpet flooring for comfort and ceiling lighting

Bedroom Three

3.25m x 4.44m (10'7" x 14'6")

This bright and airy bedroom features a large picture window at the front, showcasing stunning views of the Cairngorms. An integral wardrobe offers both hanging and shelved storage, making the room practical as well as appealing. The space is finished with comfortable carpet flooring and ceiling lighting.

Outside & Garage

6.0m x 9.0m (19'8" x 29'6")

This property boasts a special, rarely available and elevated position with breath taking panoramic views across the Spey Valley to the majestic Cairngorm Mountains. Approached by a gravel drive, the home offers two convenient parking areas and a spacious double timber garage (6m x 9m), complete with twin doors, a pedestrian access door, window, and full power and lighting. There's also a generous covered wood store, perfect for keeping logs dry and ready for use in addition to a further timber shed with concrete base (5m x 3m). The grounds are beautifully framed by mature trees and shrubs, complemented by a well-kept lawn, offering a tranquil and picturesque outdoor space to enjoy year-round.

Services

It is understood that there is mains water and electricity, with drainage to a septic tank.

Entry

By mutual agreement.

Price

SOLD

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

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FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 92.8 sq.m. (999 sq.ft.) FLOOR 2 25.2 sq.m. (272 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 17.3 sq.m. (186 sq.ft.)
TOTAL : 118.0 sq.m. (1,271 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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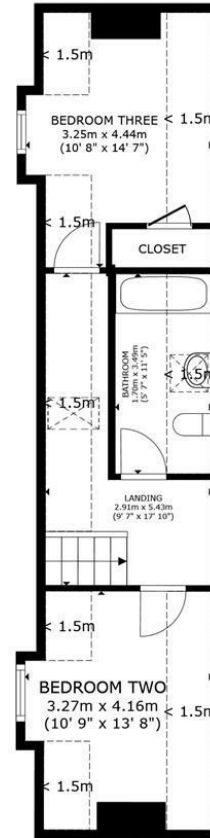
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FLOOR 2



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	33	
(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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