



masson
cairns LTD

solicitors and estate agents

13 Birch Grove, Boat Of Garten, PH24 3BA

SOLD £220,000

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

SOLD - Set in the picturesque Osprey Village of Boat of Garten, this charming two-bedroom bungalow offers the perfect combination of village charm and modern comfort. Enclosed by beautifully mature gardens and equipped with convenient off-street parking, this home welcomes you into a refreshed living space. Step inside to find a bright sitting room with new windows that fill the space with natural light and offer serene garden views. The heart of the home is the fully remodelled kitchen, stylish and practical, with ample room for dining and entertaining. Significant updates enhance the home's comfort and efficiency, including comprehensive rewiring, an eco-friendly air source heat pump heating system and many other features listed in the main brochure. For added warmth and ambiance, a wood-burning stove provides a cosy focal point in the living area. Both bedrooms are generously sized and the principal bedroom features built-in storage, ensuring a neat and organised space in addition to a fresh shower room. Outside, the property boasts a quaint picket fence frontage with vibrant plantings, lawn area, off street parking and a single garage for vehicle, garden and sports equipment storage. The enclosed and private rear garden includes a further lawned area — ideal for relaxing or hosting gatherings. This bungalow is a true gem for those seeking a blend of peaceful living and modern amenities in a sought-after location. Viewing is essential to appreciate how this updated home combines effortless charm with contemporary living. EPC Rating C, Council Tax Band D

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

SOLD £220,000



**masson
cairns** property

solicitors and estate agents

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

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, hotel, cafe 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 C

Refurbishment Works

The property has enjoyed extensive and high-quality refurbishments carried out over the past two years including:

Ashley Ann kitchen with integrated premium brand appliances including a double oven, induction cooker, microwave, undercounter fridge and freezer, and dishwasher. The kitchen has a luxurious and hygienic solid surface worktop.

New uPVC windows with double glazing in the living room, kitchen and bathroom.

Outside walls have been insulated with Kingspan throughout the property.

Engineered European rustic oak flooring in the kitchen and lounge with spare flooring available to floor the hallway.

New underflooring and carpets were recently laid in the bedrooms. 7kW Vaillant air source heat pump with a 200 ltr hot water cylinder. This installation included new Stelrad softline compact radiators throughout the property to replace the old storage heating system. The system is still under warranty and has been fitted to be able to service the garage should that be converted into an additional living space.

New electric wiring throughout the property, including LED downlights and a new fuse box and installation of a smart meter.

Ceilings have been replastered.

The property benefits from a woodburning stove and floored attic space for additional storage.

All of these works combine to offer confidence and excellent amenity.

Entrance Hall

The spacious entrance hall serves as the central hub of the home, providing access to all of the accommodation which is arranged over one floor. It features carpet flooring that enhances the sense of warmth and comfort throughout the home. A glazed door leads into the open plan kitchen, dining and sitting room. Additional doors open to both bedrooms and the shower room. A final door provides access to a

storage cupboard conveniently housing laundry facilities with space and plumbing for a washing machine and tumble drier. By the front door there is a low level storage cupboard housing the electrical consumer unit and meter. Overhead there is a loft hatch with ladder providing access to additional storage in attic.

Kitchen / Sitting Room / Dining

7.06m x 5m (widest) (23'1" x 16'4" (widest))

This luxuriously appointed kitchen combines elegance with high functionality, featuring modern convenience across a comprehensive array of base, wall, and drawer units. The kitchen is equipped with high-quality integrated Neff & Siemens appliances, including dual ovens, a microwave, an under counter fridge/freezer, and a dishwasher for a sleek and organised look. The recessed one-and-a-half bowl sink with a stylish stainless steel hose mixer tap is strategically positioned below a large window to the front, offering a pleasant garden view while attending to kitchen tasks. Adding to the kitchen's appeal and utility is a Siemens induction hob with an illuminated extractor hood, ensuring a well-ventilated cooking environment. The countertops are crafted from seamless and luxurious solid surface worktop, ideal for prepping meals. The kitchen flows openly into the dining and sitting room area, creating an open-plan space that's perfect for entertaining and daily living. Recessed lighting throughout provides ample lighting, enhancing the ambiance and highlighting the kitchen's modern features and elegant finishes. This thoughtful layout and design make it a centrepiece of the home, blending aesthetics with practicality.

Modern living is offered in this beautifully designed open-plan sitting room that effortlessly also incorporates the dining and kitchen spaces, creating a harmonious living environment. The sitting area is bathed in natural light with a large window to the front overlooking the garden. At the heart of the sitting area, a wood-burning stove sits on a slate hearth, providing a cosy focal point for relaxing evenings. The dining area is positioned with ample room for a large dining set, perfect for hosting gatherings. Recessed ceiling lighting and solid oak timber flooring add to the feeling of comfort and luxury that this space offers.

Principal Bedroom

3.74m x 3.4m (12'3" x 11'1")

The principal bedroom is spacious and bright, featuring a large rear-facing window that floods the room with natural light. Soft carpet flooring underfoot ensures a cosy atmosphere and two doors provide access to shelved wardrobes providing plenty of storage, ensuring the room remains clean, organised and clutter free.



**masson
cairns** 

solicitors and estate agents

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

Bedroom Two

2.67m x 3.55m (8'9" x 11'7")

This spacious bedroom features soft carpet flooring and a window to the rear, overlooking the back garden and flooding the room with natural light. The room is currently set up as a children's bunk room with room with space for entertainment / play area. This room could equally be configured as a double bedroom. A door to the rear provides direct access to the rear garden.

Shower Room

1.99m x 1.95m (6'6" x 6'4")

The shower room is appointed with WC, pedestal wash hand basin with a chrome mixer tap. The corner shower enclosure features practical full height wet wall panelling and glazed screens and the room also benefits from a window providing a source of natural light, in addition to an extractor fan.

Outside

Outside, the property occupies a peaceful location with the front garden framed by a classic picket fence, featuring a neatly manicured lawn complemented by mature trees and lush shrub planting. A paved driveway to the side provides convenient off-street parking and leads to a single garage equipped with an up-and-over door, window, and side access door. The garage, set on a solid concrete base, also benefits from power and lighting. To the rear, you will find a further private lawned area, with some thoughtful planting that add to the garden's appeal. Vertical timber clad fencing provides excellent privacy, creating an ideal space for relaxation and outdoor entertaining.

Services

It is understood that there is mains water, drainage and electricity. There is air source heat pump central heating.

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
www.massoncairns.com



masson
cairns

solicitors and estate agents

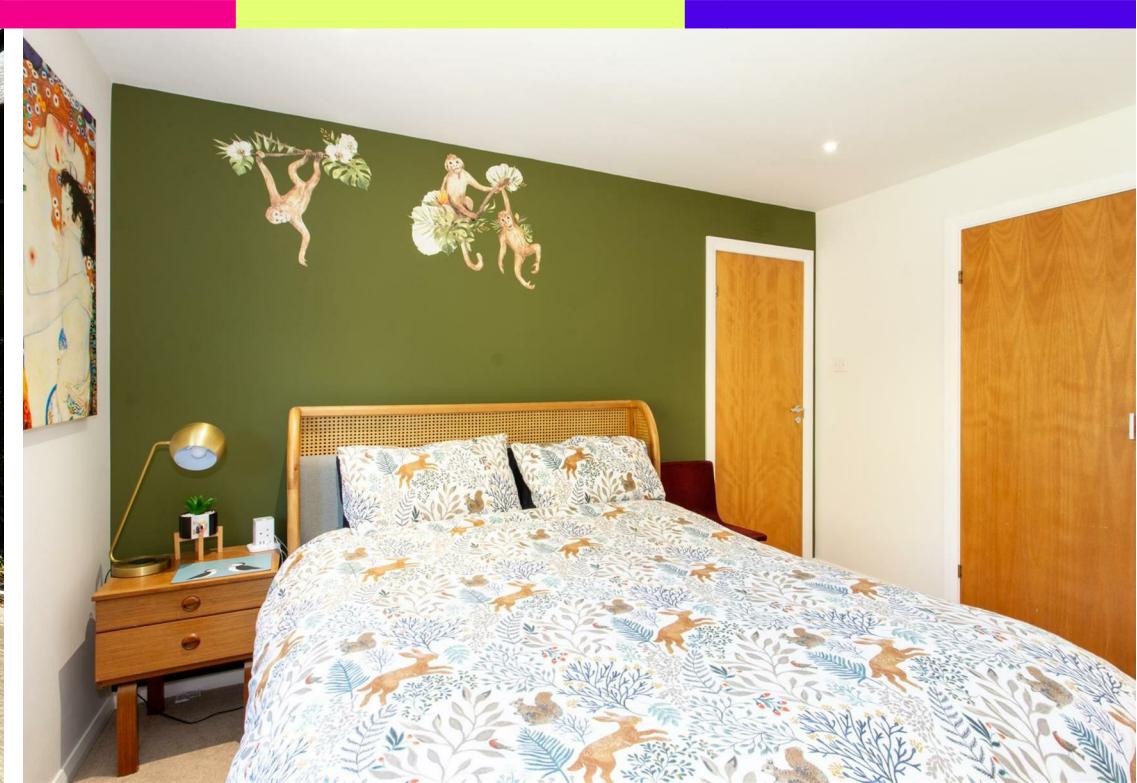
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

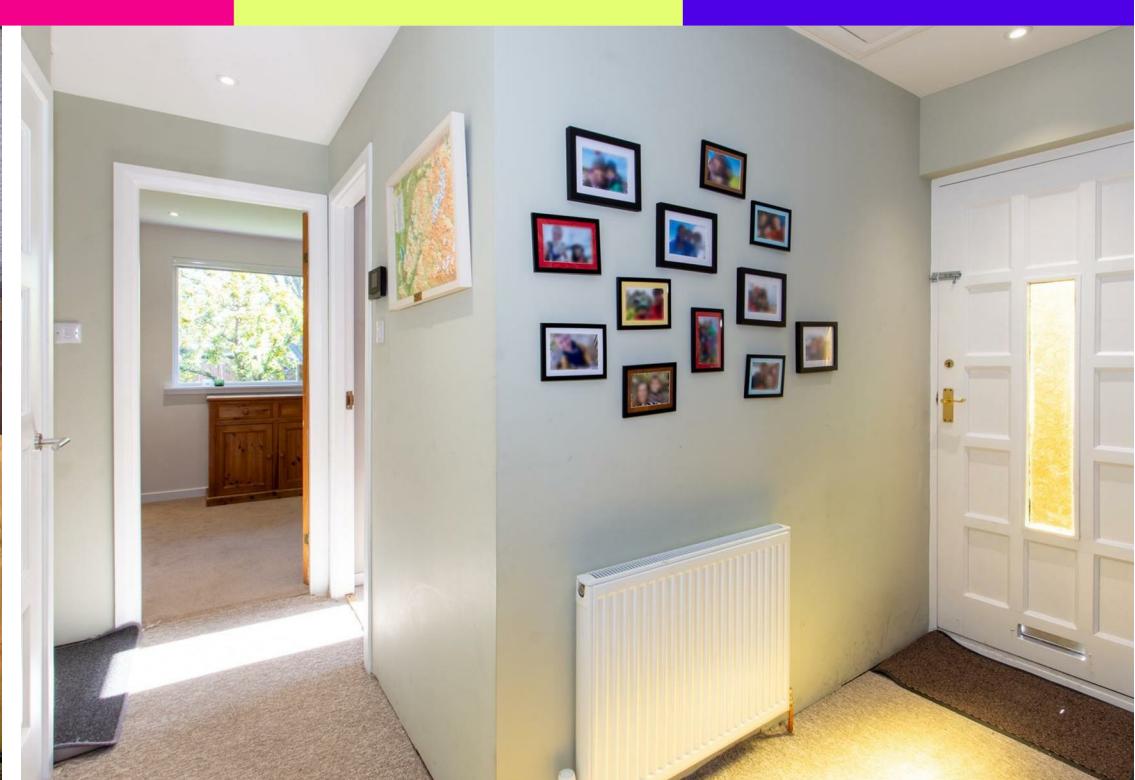
[https://www.massoncairns.com](http://www.massoncairns.com)





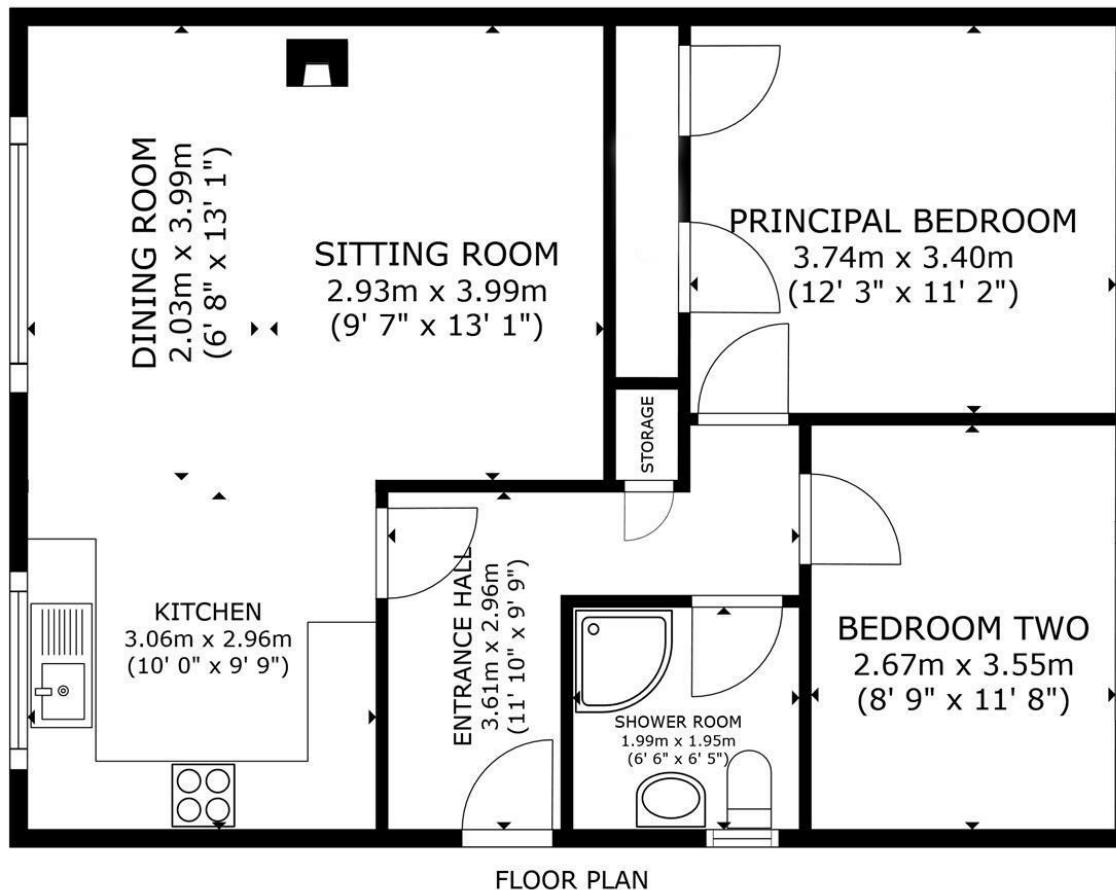












GROSS INTERNAL AREA
FLOOR PLAN 67.4 m² (725 sq.ft.)
TOTAL : 67.4 m² (725 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

masson
cairns LTD



solicitors and estate agents

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

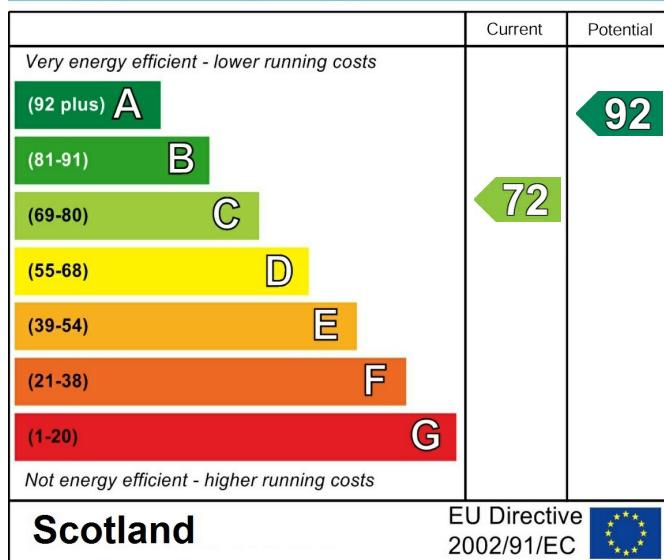
Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

Energy Efficiency Rating



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



**masson
cairns** 

solicitors and estate agents

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>