

masson
cairns ESTD 1984

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

SOLD £95,000

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

solicitors and estate agents

SOLD - CLOSING DATE - FRIDAY 6 DECEMBER 2024 AT 12 NOON - Located in Drumuillie, just outside Boat Of Garten and within easy reach of all that the Cairgorms National Park has to offer, this property offers the chance to own an affordable property for those with a keen eye for potential. The current timber property could be utilised in its current format or offers a project / plot suitable for redevelopment (subject to the necessary consents) with the opportunity to create a bespoke living space and add value. Accommodation currently comprises entrance hallway, bright sitting room with dining area, two spacious bedrooms, kitchen with pantry and separate bathroom. Outside , there is a mature garden area and off road parking. The property is not suitable for mortgage purposes and will be a cash purchase. 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.

SOLD £95,000



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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 is located on a plot extending to approximately 324 square meters (0.08 acres), situated on the A95 in Drumuillie, near the charming village of Boat of Garten. The existing structure can be seen as a unique opportunity for utilisation in its current format, renovation or as a reference point for potential planning applications.

With the right creative touch and planning consents, this plot can be transformed into a bespoke residential property, making it an intriguing prospect for those seeking to build their Highland home from the ground up. As the property is of non-traditional construction it is deemed as non-mortgageable and as such a cash buyer would be required.

Entrance Hall

The entrance hall serves as a gateway to all of the accommodation. It features ceiling lighting that brightens the area and a high level window from the dining room allowing for the admission of natural light.

Sitting Room & Dining Area

3.38m x 4.27m & 2.93m x 2.56m (11'1" x 14'0" & 9'7" x 8'4")

This welcoming space is bathed in natural light, thanks to dual aspect windows located on the side and front. Centred in the room is a fireplace equipped with a brick hearth and timber mantle and currently housing an electric stove that provides both warmth and a cosy focal point. The layout is spacious enough to comfortably accommodate a variety of lounge furniture, making it an ideal spot for family time or entertaining guests. Additionally, an opening provides access to the dining area where there is ample space for a six person dining table and chairs perfect for meals and gatherings.

Kitchen & Pantry

2.63m x 1.55m & 1.63m x 1.61m (8'7" x 5'1" & 5'4" x 5'3")

The practical kitchen features a sink equipped with a



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drainer and twin taps. The kitchen offers a range of storage solutions including base cabinets units, and drawers, ensuring ample space for all your kitchen essentials. The kitchen is illuminated by wall mounted spot lighting and windows at the rear of the room allow natural light to flood the space, whilst a convenient opening leads directly to the pantry, providing easy access to additional storage.

Bathroom

2.48m x 1.83m (8'1" x 6'0")

This space features a bath equipped with a glass screen, complemented by an overhead shower. The bath area is surrounded by full-height tiling and natural light streams in through a privacy window located at the side, enhancing the bright atmosphere. The room also includes a WC and a wash hand basin set in a vanity unit, providing useful storage and complemented by a tiled splashback. Wall mounted lighting provides ample illumination, ensuring the bathroom is well-lit at all times.

Principal Bedroom

3.33m x 4.32m (10'11" x 14'2")

This comfortable double bedroom features a window to the side, allowing for ample natural light. The room is the larger of the two bedrooms, and is currently set up as a multiple bunk room, however could equally be seen as a principal double room. The room is fitted with ceiling lighting and carpet flooring.

Bedroom Two

2.69m x 2.60m (8'9" x 8'6")

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

SOLD

CLOSING DATE - FRIDAY 6 DECEMBER 2024 AT 12 NOON

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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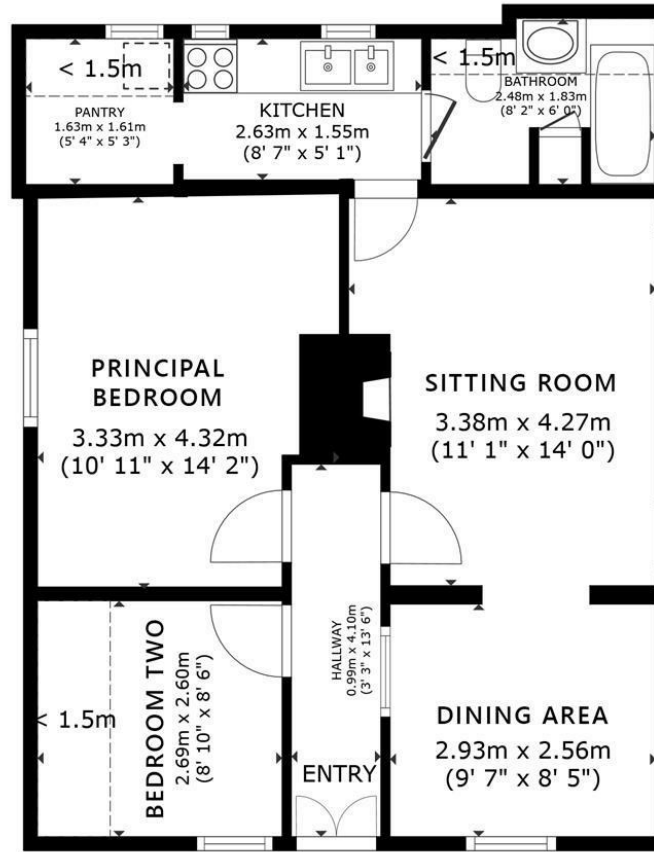
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FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 56.0 m² (602 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 4.4 m² (48 sq.ft.)
TOTAL : 56.0 m² (602 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	31	
(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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