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3 Church Drive, Boat Of Garten, PH24 3BZ

Offers Over £195,000

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

A beautifully presented and peaceful semi-detached three bedroom home with well proportioned accommodation over two floors conveniently situated in the centre of Boat of Garten just a few minutes walk from the golf course, Milton Loch and the River Spey. Number Three Church Drive offers warm, comfortable and inviting accommodation which has been fully refreshed to include impressive finishes throughout with a sociable and light kitchen / dining space, a bright and inviting sitting room with wood burning stove, chic downstairs wc, large hall with storage, entrance with ample room for coats and shoes, a first floor landing with hatch to the large floored and useable loft space, a super stylish bathroom and three bedrooms with excellent storage and a special feature nook space in the third bedroom. The property also benefits from a quiet but central location within this very desirable village with easily maintained and varied front and private rear gardens including ponds, a timber store, bike shed and a sizeable further insulated timber outbuilding with power and light. There are communal parking spaces to the front of the property and this attractive home would suit a variety of purchasers looking for an easily maintained, affordable and impressive house in this very desirable Osprey village within the Cairngorms National Park. Viewing is highly recommended to fully appreciate the accommodation on offer. Energy Performance Certificate Rating D, Council Tax Band C

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Boat Of Garten

Boat of Garten, a peaceful Highland village, is set amongst heather clad hills and native woodland. 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; tranquil woods and dramatic hillsides 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 experience. Ideally located 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 in the Highlands of Scotland. The perfect place from which to explore the Highlands or simply unwind.

Within the village there is a bike / coffee shop, new cafe, hotel with a popular pub and food offering, post office and primary school with education to secondary standard at Grantown on Spey. The A9 gives easy access to the south and north there are regular main line rail services operating from Aviemore with regular daily flights to London Airports and other U.K. Destinations from Inverness Airport. Distances from Boat of Garten: Aviemore 6 miles; Grantown on Spey 9 miles; Inverness 31 miles; Perth 86 miles; Edinburgh 126 miles.

Entrance

1.07m x 1.42m (3'6" x 4'7")

Entry is through a high performance and insulated UPVC and glazed door into the entrance where there is ample space for jacket and footwear storage. A further door leads into the hall and there is quarry tile flooring and ceiling lighting.

Hall

The spacious hallway provides access to the sitting room,

kitchen / dining area and downstairs wc in addition to the stairs which rise up to the first floor accommodation. There are two generous cupboards providing excellent storage, one houses the megaflo water cylinder and has ceiling lighting and the second is a considerable size and houses the electric consumer board and enjoys ceiling lighting, coat hooks for hanging outerwear and shelved storage. There is ceiling lighting and high quality lvt vinyl flooring.

Sitting Room

3.85m x 4.14m (12'7" x 13'6")

Two large windows to the front flood the space with natural light and offer views out over the lovely well kept cul-de-sac. The room offers ample space for lounge furniture and a wonderful ambience is created around the inset wood burning stove which is set on a slate hearth and is complemented with a floating rustic oak mantle. A further door leads through to the kitchen / dining area and there is high quality lvt vinyl flooring and ceiling lighting.

Kitchen / Dining Room

2.37m x 4.41m & 3.21m x 2.60m (7'9" x 14'5" & 10'6" x 8'6")

The impressive and sociable kitchen is on open plan with the dining area and provides a fantastic range of larder, base, drawer and wall units with beautiful solid oak worktops and splashbacks which wrap around the space to offer excellent amenity. There are a number of integrated appliances which includes an oven with ceramic hob in addition to an integral dishwasher, space for a fridge/freezer, plumbing for a washing machine and space for a tumble dryer. A pretty inset sink with a brushed chrome mixer tap is perfectly located under the rear window overlooking the garden and a further door provides access to the rear garden. The kitchen space flows into the dining area where there are further wall and base units (one moveable unit is not included) as well as ample space for a

dining table and chairs making this the perfect space for family or social dining. There is high quality lvt vinyl flooring with feature wall and ceiling lighting.

WC

1.21m x 1.60m (3'11" x 5'2")

A chic and stylish wc with integral vanity unit with a solid oak display shelf and splashback tiling. There is a wc with concealed cistern in addition to a wash hand basin with waterfall tap. high quality lvt vinyl flooring, a chrome towel radiator and ceiling lighting complete this smart space.

Landing

Carpeted stairs lead up to the first floor where doors open to all three bedrooms and the bathroom. There is deep pile carpet flooring and ceiling lighting in addition to a shelved linen cupboard. A hatch with ladder provides access to the impressive loft space.

Loft Space

The loft space offers excellent space and is fully insulated, well lit and largely floored providing substantial additional storage or for use as a games area etc.

Bathroom

1.67m x 2.13m (5'5" x 6'11")

An indulgent and luxurious bathroom suite comprising of a modern wc with hidden cistern and inset vanity unit with wash hand basin including a waterfall tap, oak display shelf and storage. In addition, there is deep bath with chrome tap, shower and glazed screen. There is contemporary wet wall tasteful decor which complements the chic design in addition to a high level opaque window to the rear, vinyl tile effect flooring and ceiling lighting.



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Principal Bedroom

3.93m x 3.31m (12'10" x 10'10")

A spacious and light double bedroom enjoying a window to the front overlooking the well kept cul de sac to the hills beyond. There is carpet flooring, an integral double storage wardrobe with hanging and shelved storage in addition to feature wall and ceiling lighting.

Bedroom Two

2.54m x 4.75m (8'3" x 15'7")

Another well proportioned double bedroom with good natural light from the window overlooking the rear garden. There is deep pile carpet flooring, ample space for bedroom furniture and an integrated wardrobe with excellent hanging and shelved storage.

Bedroom Three

3.09m x 3.18m (10'1" x 10'5")

This is another well proportioned bedroom with a large picture window to the front of the house with an integral wardrobe providing excellent hanging and shelved storage. A particular feature of the room is an ingenious and super cosy reading nook with inset book and display shelves making it the ideal space for snuggling up with a good read.

Outside

The gardens to the front and rear offer excellent variety with the front garden arranged as a shallow wildlife pond bounded with low level timber fencing. The rear garden comprises of a seating area and wild garden which attracts a multitude of wildlife. There is a large vertically timber clad outbuilding (circa 4.6m x 2.6m) which provides superb storage and workspace which is fully lined and insulated with power, light and workbench space. Additionally, there is a stone built bike shed (circa 1.2m x 3m)

Services

It is understood that there is mains water, drainage and electricity.

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 D

Entry

By mutual agreement.

Price

Offers over £195,000 are invited

Some wall fitted items will be removed.

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House

Grantown on Spey

Moray

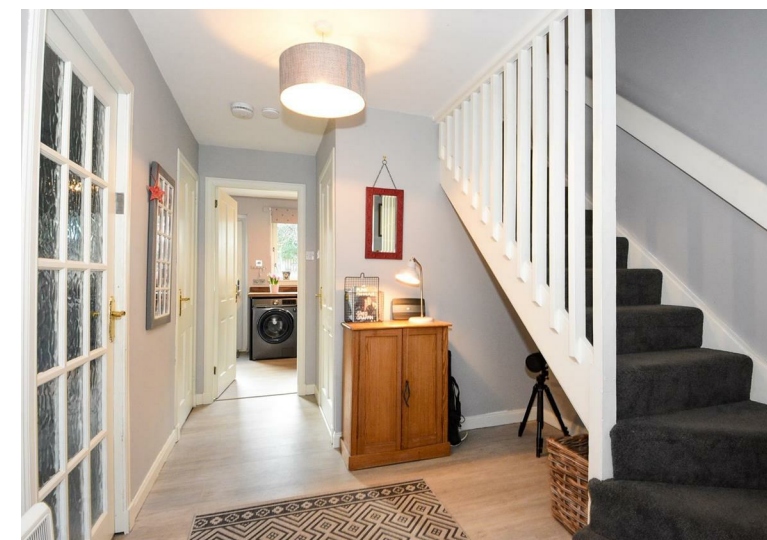
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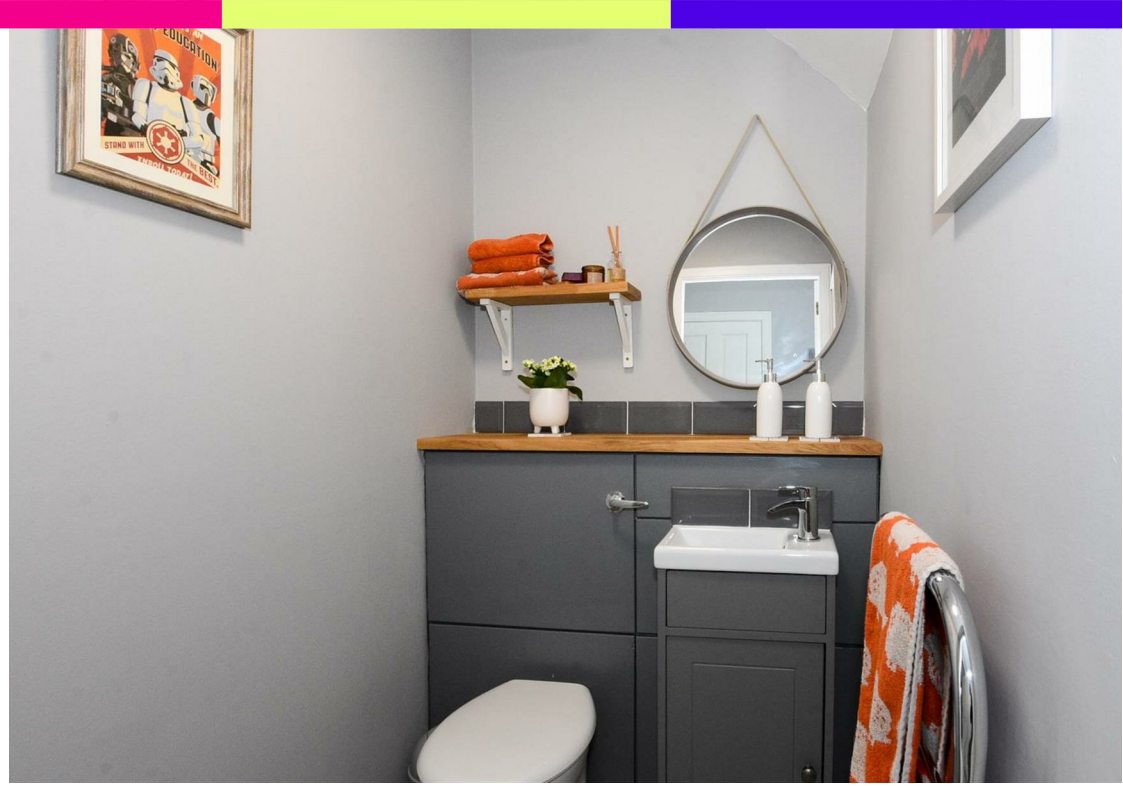
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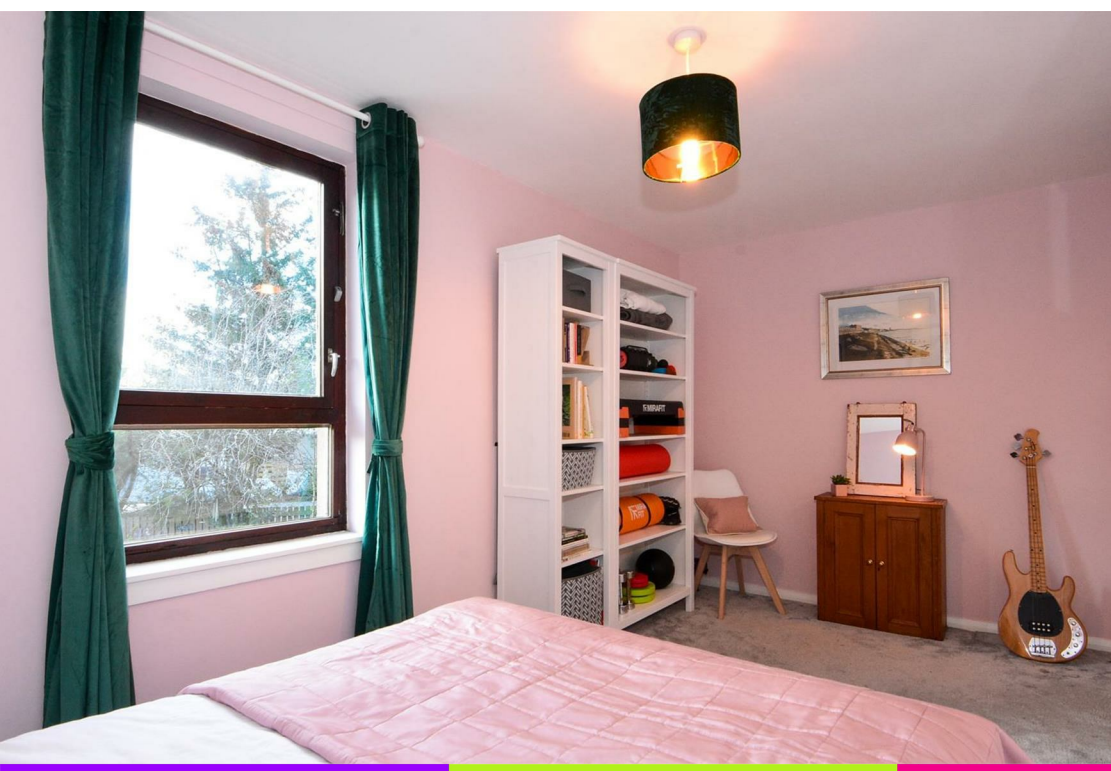
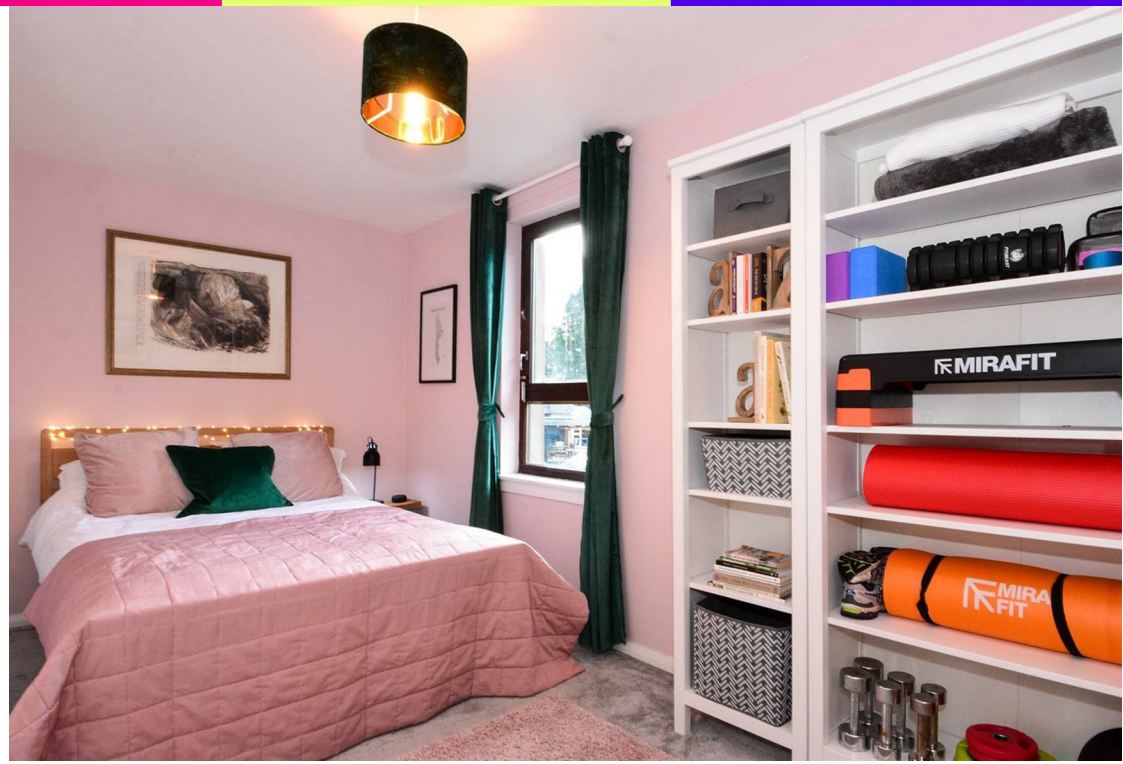
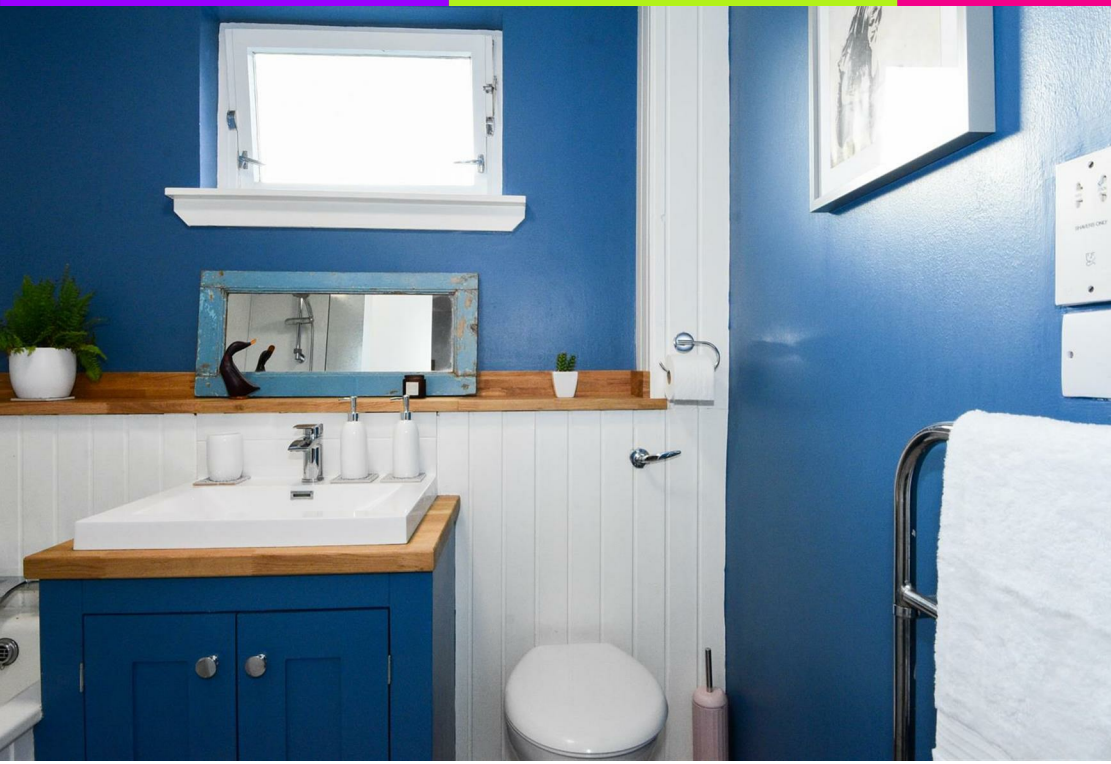
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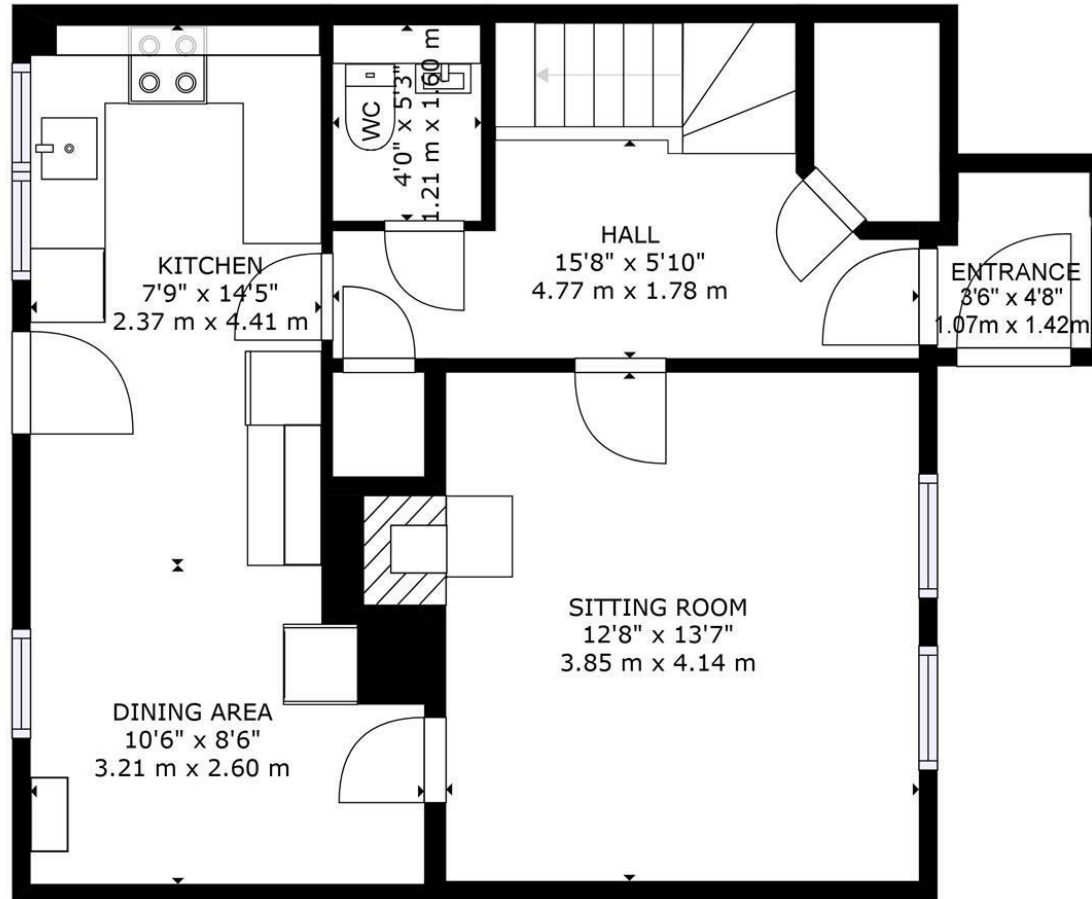












FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 567 sq. ft, 53 m², FLOOR 2: 544 sq. ft, 51 m²
 TOTAL: 1111 sq. ft, 103 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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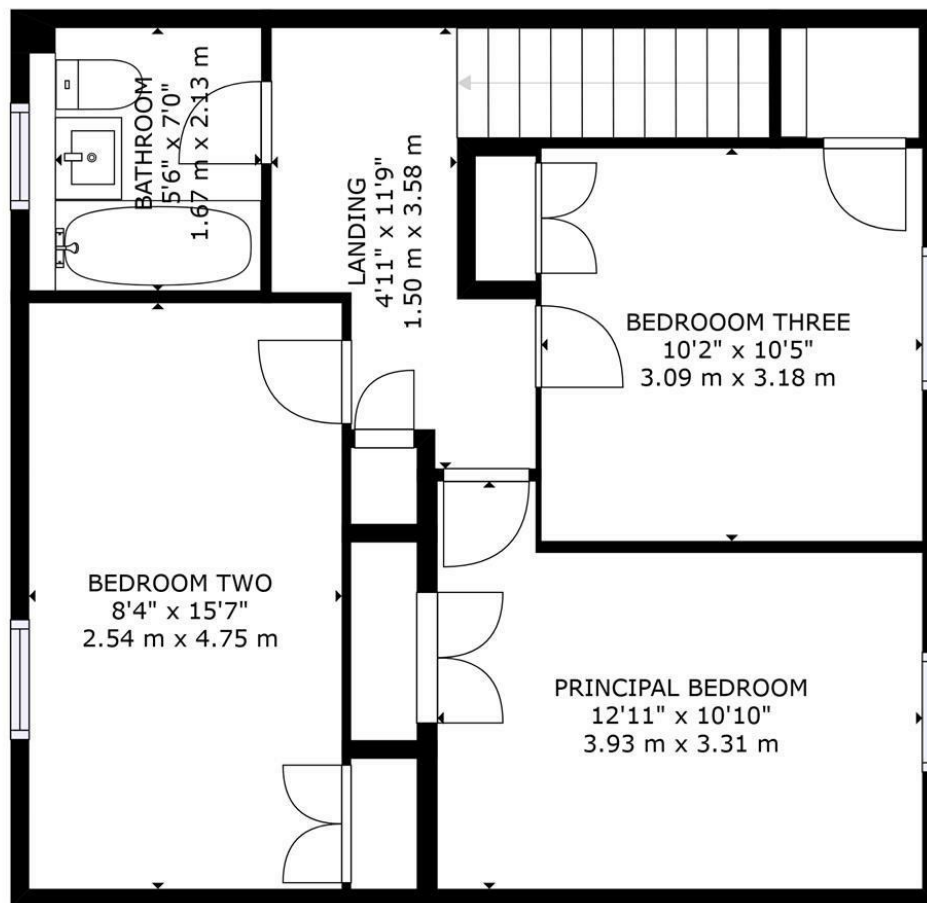
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FLOOR 2

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 FLOOR 1: 567 sq. ft, 53 m², FLOOR 2: 544 sq. ft, 51 m²
 TOTAL: 1111 sq. ft, 103 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(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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