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solicitors and estate agents

Morar, Kinchurdy Road, Boat Of Garten, PH24 3BP
Offers Over £575,000

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

Located on a prestigious road in the highly sought-after Osprey Village of Boat of Garten, within the heart of the Cairngorms National Park, this is a rare opportunity to acquire a substantial (circa 212sqm) and characterful home in a truly prime setting. This well presented property is rich in period features, with large rooms, high ceilings, ornate cornicing, bay windows, and fireplaces with attractive surrounds, all thoughtfully balanced with some modern comforts. Offering spacious bathrooms, generous family living areas, a spacious contemporary kitchen, and peaceful bedrooms, the accommodation is both practical and impressively proportioned, providing a sense of space and grandeur that is seldom available. Set within expansive, well-established grounds extending to approximately 0.6 acres, the home enjoys an exceptional position, with views over the Strathspey Steam Railway, the nearby golf course, and surrounding hills and Cairngorm Mountains. Just a short walk from the village's amenities, this remarkable property offers extensive accommodation across two floors, with the added benefit of useful outbuildings. A versatile home, it will appeal to a wide range of buyers, in this most desirable of Highland locations. Although this charming home offers immense potential, it may benefit from some modern upgrades to enhance its appeal and functionality. EPC F, Council Tax G

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

Ground Floor

Entrance Vestibule, Hallway, Sitting Room, Dining Room, Bedroom Five / Home Working Space, Kitchen, Rear Vestibule / Utility Room, and Shower Room.

Description

The entrance to the property is through a door into a sunlit vestibule, which ushers you into the home. The hallway is impressive boasting high ceilings, beautifully ornate cornicing, and a sweeping staircase that adds to the grandeur of the space. From this central hall, doors open into large dining and sitting rooms. These rooms are adorned with bay windows and feature decorative fireplaces that enhance their charm and warmth. Another door from the hall reveals a versatile home working space, designed with the flexibility to serve as a fifth double bedroom if needed. As you move further, a final door at the end of the hall opens to a rear hall, which leads to an adjacent kitchen space. The kitchen is equipped with a AGA, separate 4 burner

induction hob topped with an illuminated hood, integral oven, microwave, dishwasher and fridge freezer and a breakfast bar ideal for casual dining.

Moving beyond the kitchen, a door opens to a rear vestibule and utility area while the rear hall provides a gateway to the garden. The utility room and rear entrance provide a practical and well-designed space with coat hooks, and shelving, offering an ideal spot for outdoor gear while a large window allows natural light to flood in and also providing views of the garden. There is washing machine and tumble dryer, which will be included in the sale. Finally, there is a stylish shower room which is well-appointed. These spaces combine space and practicality, making it an ideal abode for both comfortable living and entertaining.

First Floor

Landing, Principal Bedroom with En-suite, Bedroom Two, Bedroom Three, Bedroom Four, Bathroom on Half Landing.

Description

On the first floor of this desirable residence, there are further bedrooms that beautifully combine period charm with modern comfort, each featuring architectural details that enhance their character. Many rooms showcase cast iron fireplaces set within decorative wooden surrounds, serving as striking focal points that reflect the home's rich history. Large sash windows allow natural light to flood the spaces, creating a bright and airy atmosphere, while the cornicing and original features add a touch of grandeur. Additionally, some rooms retain historical elements such as servant's bells, offering a rare glimpse into the home's heritage and enhancing its timeless appeal. The principal bedroom features large windows that offer open views, creating light filled space. It is equipped with a decorative fireplace and timber surround adding a focal point and



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character to the room. The principal bedroom also includes an en-suite shower room, which is designed with a three-piece suite, full height tiling and stylish finishes. The second bedroom, located at the front of the house, is equally impressive with natural light bathing the space through large picture windows and featuring its own decorative fireplace with cast iron surround and timber mantle.

The third and fourth bedrooms are both generously proportioned with decorative fireplaces, offering versatile and comfortable living spaces. Each room benefits from large windows to the rear, allowing for excellent natural light and peaceful views across the large gardens. With ample space for a variety of bedroom setups, these rooms provide flexibility to suit the needs of any homeowner, whether for family or guests. Lastly, on the half landing, the spacious bathroom features warm wooden dado panelling and includes a full-size bathtub with an overhead shower, a classic white ceramic sink set into a wooden vanity unit, and a matching WC with a solid wood seat. There are twin wall lights, a round mirror and two large frosted windows which allow natural light to flood the room.

Attic

The expansive attic space is partly floored and insulated.

Outside

Set within established grounds extending to approximately 0.6 acres, the gardens offer fantastic potential. There is a sweeping gravel driveway which offers extensive parking and leads to the garage and additional outbuildings including a timber bothy and double timber garage, while neatly maintained lawns and hedging create a welcoming approach.

To the rear, the sizable gardens open up to enjoy superb views across the Strathspey Steam Heritage Railway and towards the adjacent Boat of Garten golf course and surrounding mountains beyond. The grounds provide an ideal balance of open space and natural woodland, offering privacy and year-round interest in one of Scotland's most desirable village locations.

Double Timber Garage

5.0m x 5.8m (16'4" x 19'0")

A useful double timber garage with twin up and over doors, power and light.

Services

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

Entry

By mutual agreement.

Price

Offers over £575,000 are invited

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

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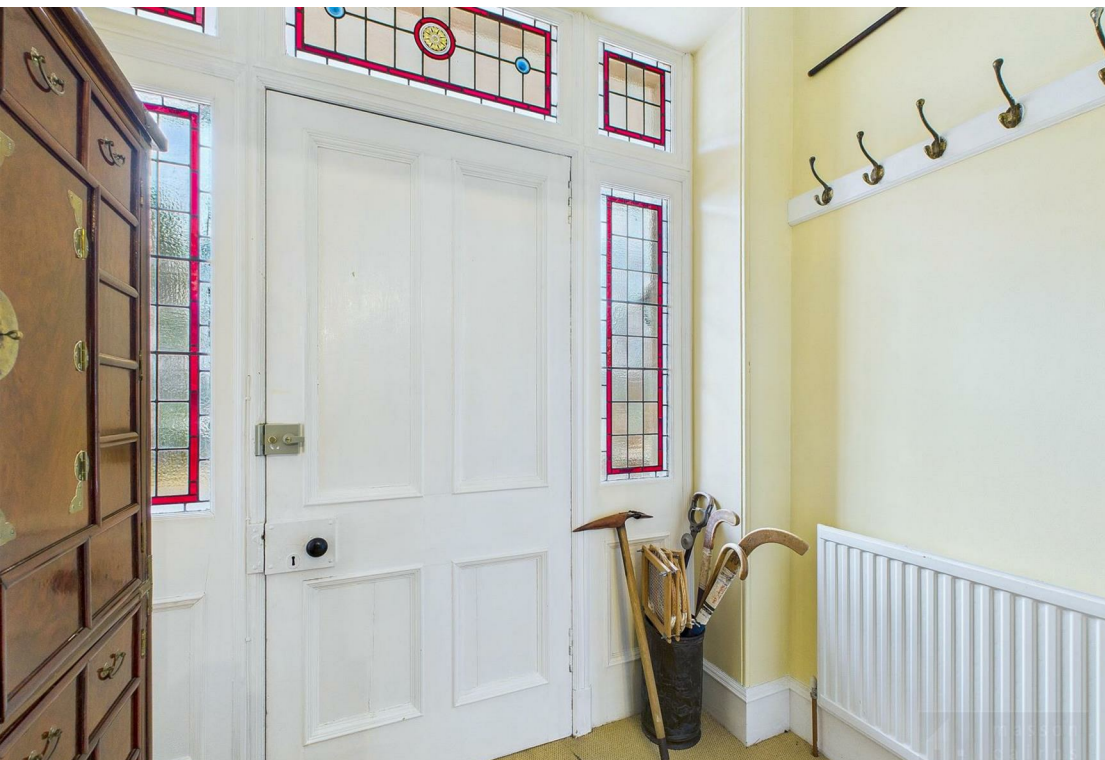


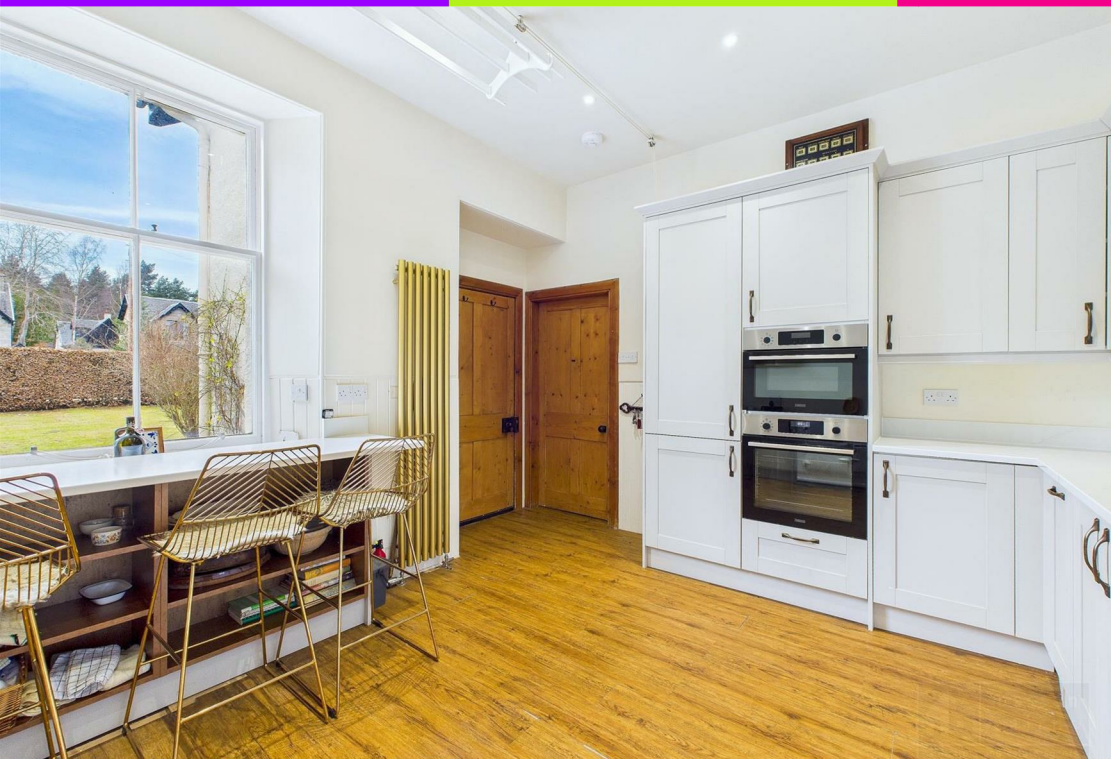










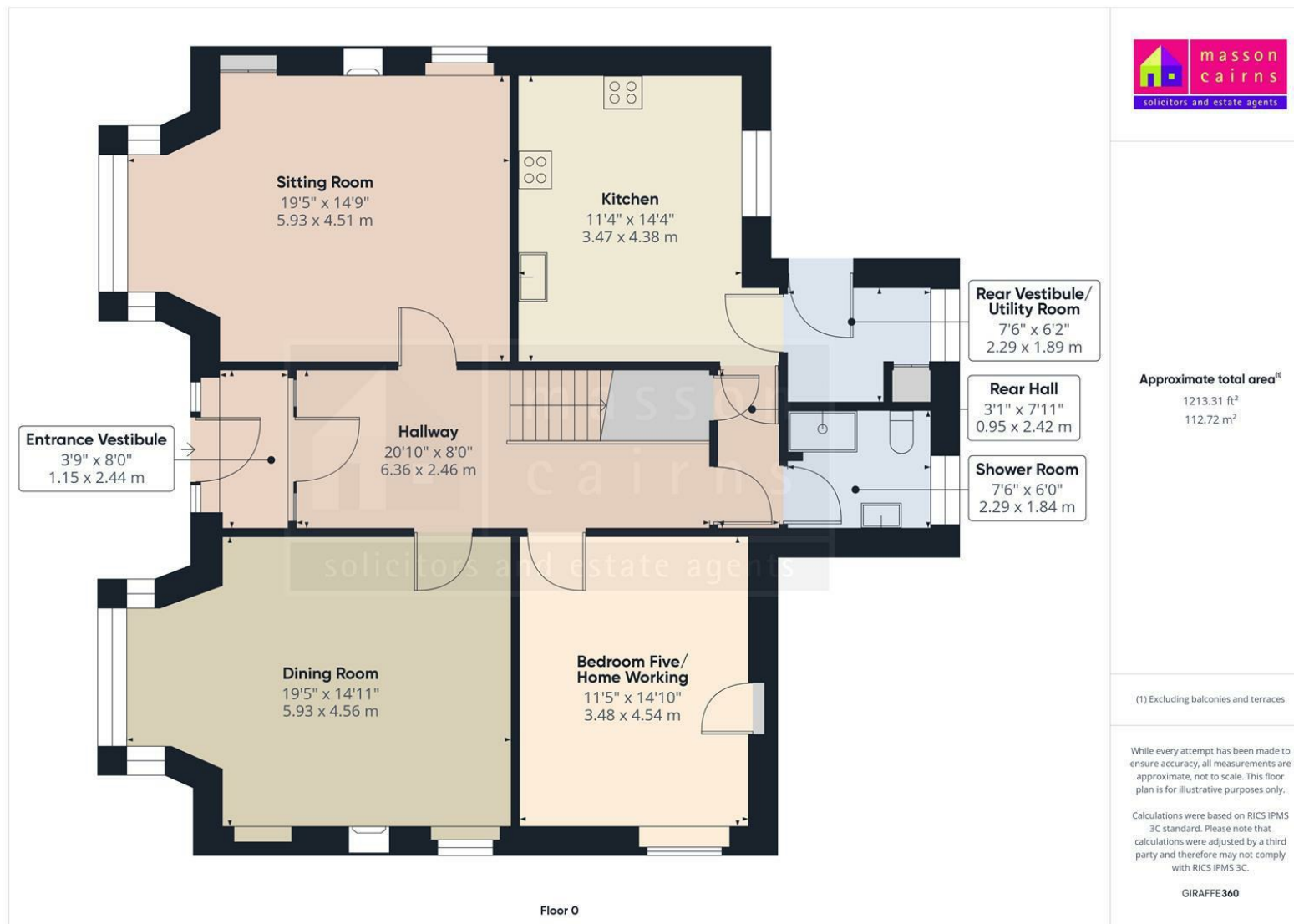












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Floor 1



Approximate total area⁽¹⁾

1063.03 ft²
98.76 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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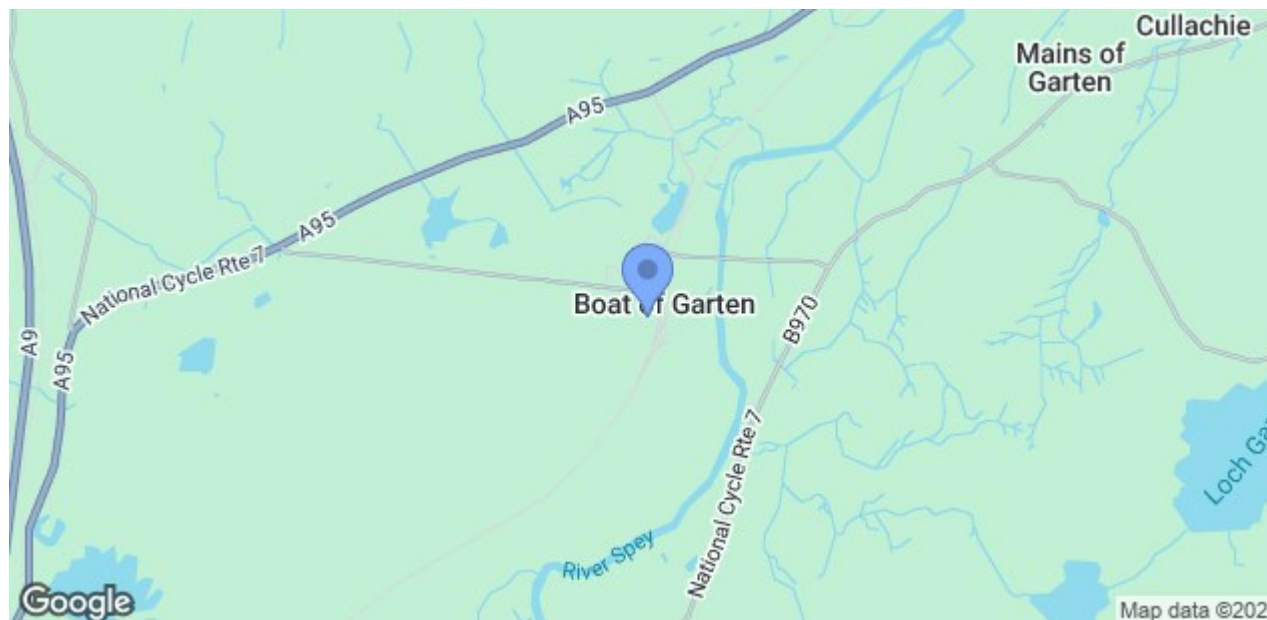
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 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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