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solicitors and estate agents

21 Birch Grove, Boat Of Garten, PH24 3BA
Offers over £250,000

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

An easily maintained and well presented detached three bedroom bungalow with well laid out accommodation conveniently situated in the centre of Boat of Garten within the popular Birch Grove development a few minutes walk from the golf course, Milton Loch and the River Spey. Offering walk in accommodation comprising of a lounge with feature wood burning stove, spacious and stylish kitchen with dining area, bathroom and 3 double bedrooms with integral wardrobes. Outside there is a superb deck area at the rear with a well stocked garden. There is ease of access to all the amenities of the Cairngorm National Park and good road, rail and air links to Inverness, Edinburgh, Glasgow and the South. The house is located centrally in the village with the Boat hotel, Anderson's restaurant and the active community events in the new Community Hall just minutes away by foot. The property would suit a variety of purchasers and is ideal for use as a family or second /holiday home in this popular and attractive village. Viewing essential. Energy Performance Certificate Rating D, Council Tax Band E

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

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Fax: 01479 874806

property@lawscot.com

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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 two excellent shops, post office, gallery, Strathspey steam railway, very active community hall and highly rated 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 Vestibule

1.33m x 1.06m 4'4" x 3'6"

From the side of the property access is through a timber door with glazed side panel. There is space to store boots and hang jackets and there is a door through to the hall.

Hall

The L shaped hall provides access to all rooms and there are two cupboards, one with shelved storage and the other housing the hot water cylinder. There is carpet flooring, ceiling lighting and a loft hatch.

Lounge

4.70m x 3.76m 15'5" x 12'4"

The spacious and airy lounge enjoys views over the front gardens through large picture windows which flood the room with natural light whilst remaining private due to the elevation of the property from the street. There is a wonderful wood burning stove which not only provides a superb heat but also offers a warming ambience.

Kitchen / Dining

3.74m x 3.18m 12'3" x 10'5"

This stylish and modern kitchen provides an excellent range of base, wall and drawer units with complementary worktops, stainless steel sink with chrome mixer tap, drainer and splash backs. The room enjoys good natural light from a twin window to the side and a timber and glazed door to the rear. There is an integral oven, ceramic hob with illuminated extractor, plumbing for a washing machine, plumbing for a slim line dishwasher and space for a fridge freezer. There is space for a dining table and chairs and there is vinyl flooring, ceiling lighting and a matwell at the back door.

Bedroom One

5.49m x 2.68m 18'0" x 8'10"

A fantastic double bedroom with triple windows to the front of the house and an integral wardrobe with hanging and shelved storage. There is carpet flooring and ceiling lighting.

Bedroom Two

3.11m x 2.71m 10'2" x 8'11"

Another double bedroom with a double and single integral wardrobe with hanging and shelved storage. There is ceiling lighting, carpet flooring and a large window to the side of the property.

Bedroom Three

3.18m x 2.71m 10'5" x 8'11"

A third double bedroom with integral storage wardrobe with carpet flooring, ceiling lighting and a window to the side of the home.

Bathroom

2.67m x 1.89m 8'9" x 6'2"

The fresh and modern bathroom enjoys a wc, pedestal wash hand basin and bath with electric shower and glazed screen.

There is full height tiling to two walls, an extractor fan, vinyl flooring, chrome towel radiator, recessed down lighting and an opaque window to the side.

Outside

The property is bounded by timber fencing and to the front there are gates which open out to paved off street parking. The front gardens are planted with a variety of mature trees and shrubs with grasses and decorative gravel areas. There is access down both sides of the property and the rear garden is particularly sheltered with a good mix of trees and planting to create privacy which can be enjoyed on the decked area to the rear of the house.

Services

It is understood that there is mains water, drainage and electricity. There is electric storage and panel heating and smoke detectors throughout the property.

Home Report

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

If viewing on Rightmove click the EPC link and the home report will download.

EPC Rating D

Entry

By arrangement

Price

Offers Over £250,000 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

Tel: (01479) 874800

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Email: property@lawscot.com

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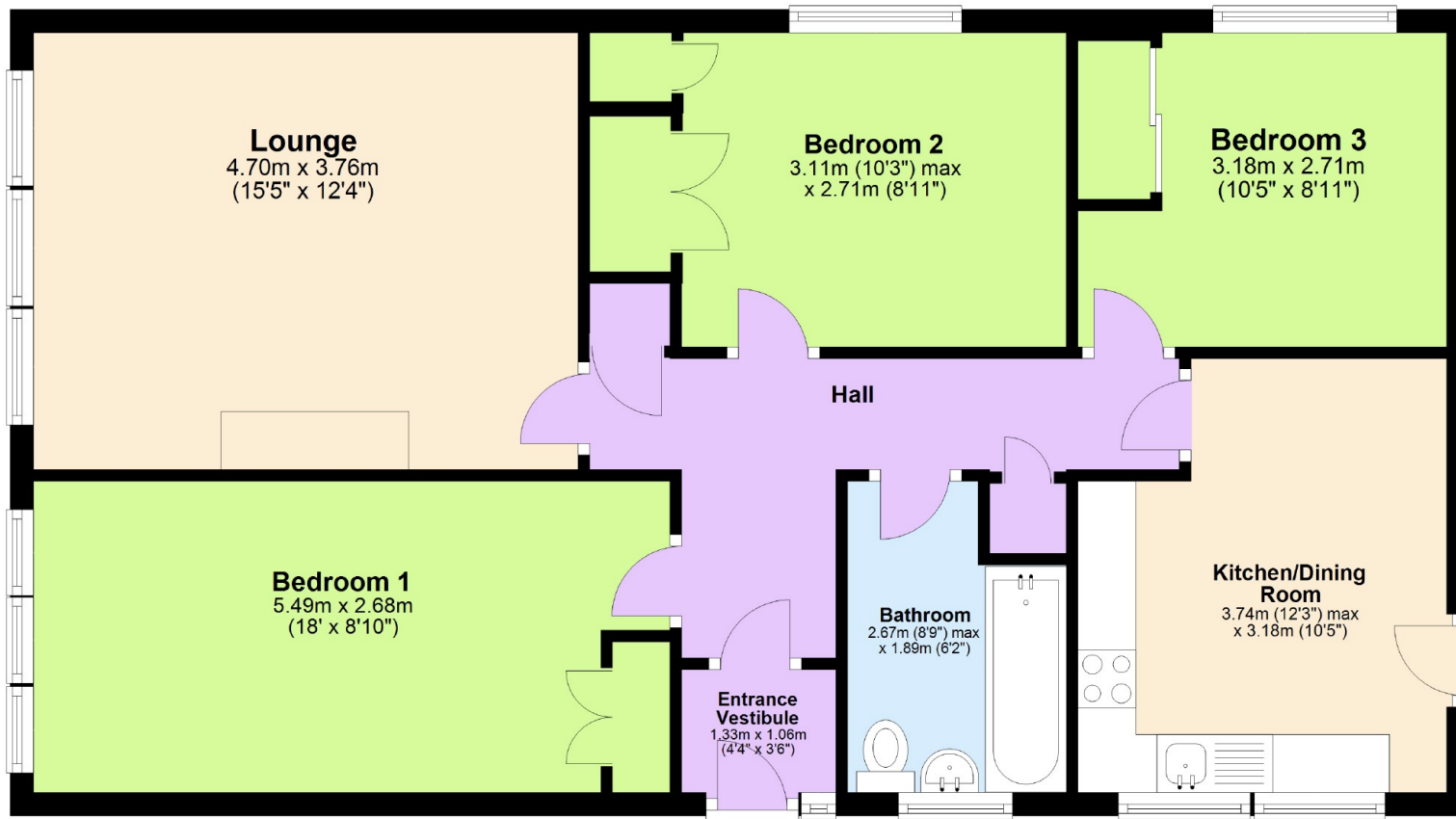
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Ground Floor



Plans not to scale, for illustration only



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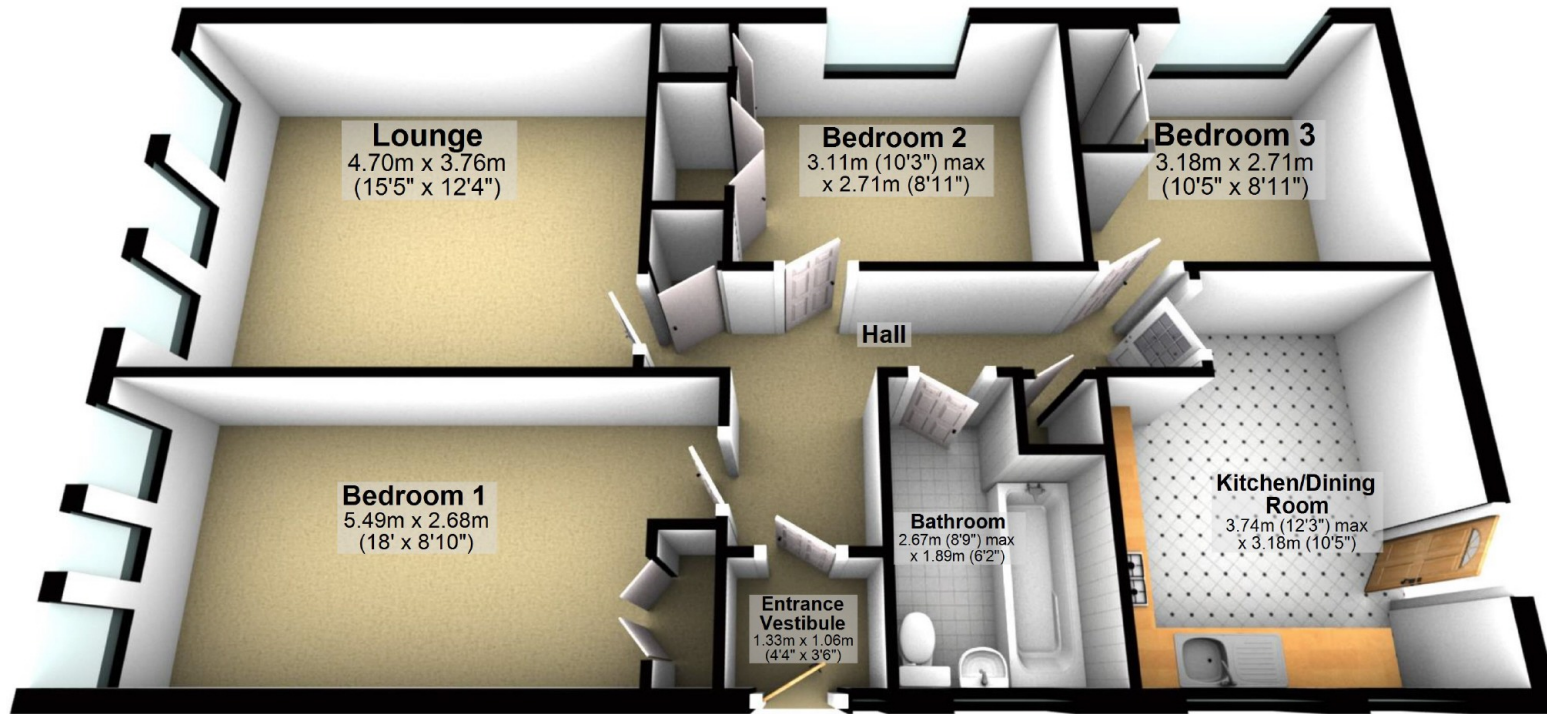
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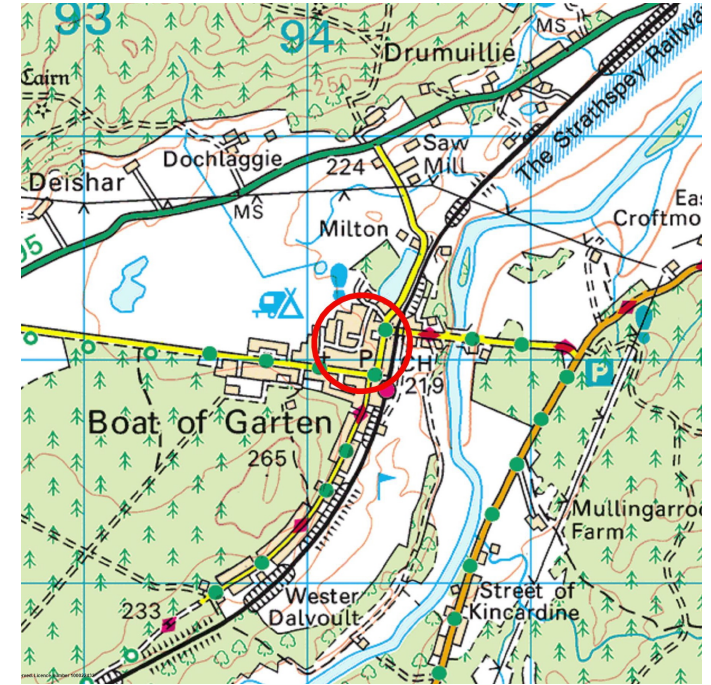
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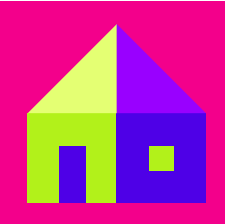
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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