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solicitors and estate agents

20 Craigie Avenue, Boat Of Garten, PH24 3BL  
Offers over £120,000

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)



Occupying a corner plot, this is an excellent opportunity to acquire a two bedroom home with great potential in this desirable Highland village with easy access to surrounding woodland walks through to Aviemore and the wider National Park. The well proportioned accommodation is arranged over two floors comprising of a bright lounge with fire place and on open plan with the dining room, two double bedrooms, kitchen with white goods included in the sale, bathroom and attic space which is fully floored and lined with a Velux window to the rear. The attic has been utilised as a study space or could be converted to a third bedroom subject to the necessary consents. The home benefits from double glazing throughout and there are easily maintained front and rear gardens with parking and timber garage. The property would suit a variety of purchasers and is ideal for a first time buyer or for use as an easily maintained family or investment property within this vibrant community. Energy Performance Certificate Rating E, Council Tax Band B

## Offers over £120,000



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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 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.

### Entrance Vestibule

0.90m x 2.41m 2'11" x 7'11"

Entered through a timber and glazed door to the front, this is a good space to store outerwear and shoes before entering the main house. There is a small window to the

front and a door into the hallway in addition to carpet flooring, ceiling lighting and the mains electric fuse board.

### Hall

The well proportioned hallway provides access to the lounge / dining room and kitchen with carpeted stairs leading to the first floor accommodation. There is ceiling lighting and an electric storage heater.

### Lounge / Dining Room

5.82m x 3.37m 19'1" x 11'1"

A comfortable and bright lounge with a large picture window to the front with open views and which allows natural light to flood in, centred around a homely open fire with a tiled surround, hearth and mantle. The lounge is on open plan to the dining area thus creating a spacious feel which is complemented by the natural light from both the windows to the front and rear which combine to create a bright and welcoming ambience. There is carpet flooring, ceiling lighting and two storage heaters.

### Kitchen

2.89m x 3.35m 9'6" x 11'0"

There is a good range of base and drawer units with complementary worksurfaces and tiling. White goods as seen are included in the sale although no guarantees can be provided, there is a Bosch washing machine, Amica cooker and Zanussi fridge freezer. A window

to the rear floods the room with natural light and looks out over the garden. There is a door to the hall and a separate external door leads to the side and rear garden.

### Landing

The bright first floor landing has a window to the side, carpet flooring, ceiling lighting and there are doors to the bathroom and both bedrooms. There is a loft hatch with ladder which leads to the useable attic space.

### Bedroom One

2.78m x 4.55m 9'1" x 14'11"

The larger of the two double bedrooms with a window to the front with fantastic views over the surrounding countryside and a large integral wardrobe with hanging and shelving space. There is ceiling lighting, carpet flooring, Dimplex storage heater and a decorative fireplace.

### Bedroom Two

2.91m x 3.57m 9'7" x 11'9"

With a picture window to the rear of the property, this is another well proportioned double room with an integral hanging wardrobe which also houses the hot water cylinder. There is carpet flooring and ceiling lighting.



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## Bathroom

1.68m x 2.25m 5'6" x 7'5"

There is a three piece suite in white comprising of bath with twin taps and an electric Miralec ts3 shower over. There is tiling to the bath, wall mounted vanity cabinet, WC and pedestal wash hand basin. There is ceiling lighting, a wall mounted Dimplex warm air heater, chrome wall mounted towel radiator and an opaque window to the rear.

## Attic Room

4.07m x 3.22m 13'4" x 10'7"

The very useful attic room is accessed via a Ramsey type ladder from the landing. The room is fully floored and lined with a Velux window to the rear providing glimpses of the woodland across the rooftops. There is a storage wardrobe, ceiling lighting and carpet flooring. Previously utilised as an office space this area could be converted into a third bedroom, as other similar properties have done, subject to the necessary consents.

## Outside

To the front and side of the house the gardens are mainly laid to lawn with some mature planting and have beautiful open views. There is a garden gate and path leading to the front door and there is a double gate and off street parking. A path leads around to the rear garden which is again laid to lawn with mature planting and

there is a timber garage measuring 4.81m x 2.59m which is accessed from Craigie Avenue and a timber garden shed measuring 2.83m x 1.90m. The property is bounded with a combination of high and low level timber fencing.

## Services

It is understood the property is served by mains electricity, drainage and water.

## Home Report

To obtain a copy of the home report, please visit [www.massoncairns.com](http://www.massoncairns.com) where an online copy is available to download.  
EPC Band E

## Entry

By arrangement

## Price

Offers over £120,000 are invited

## Viewings and Offers

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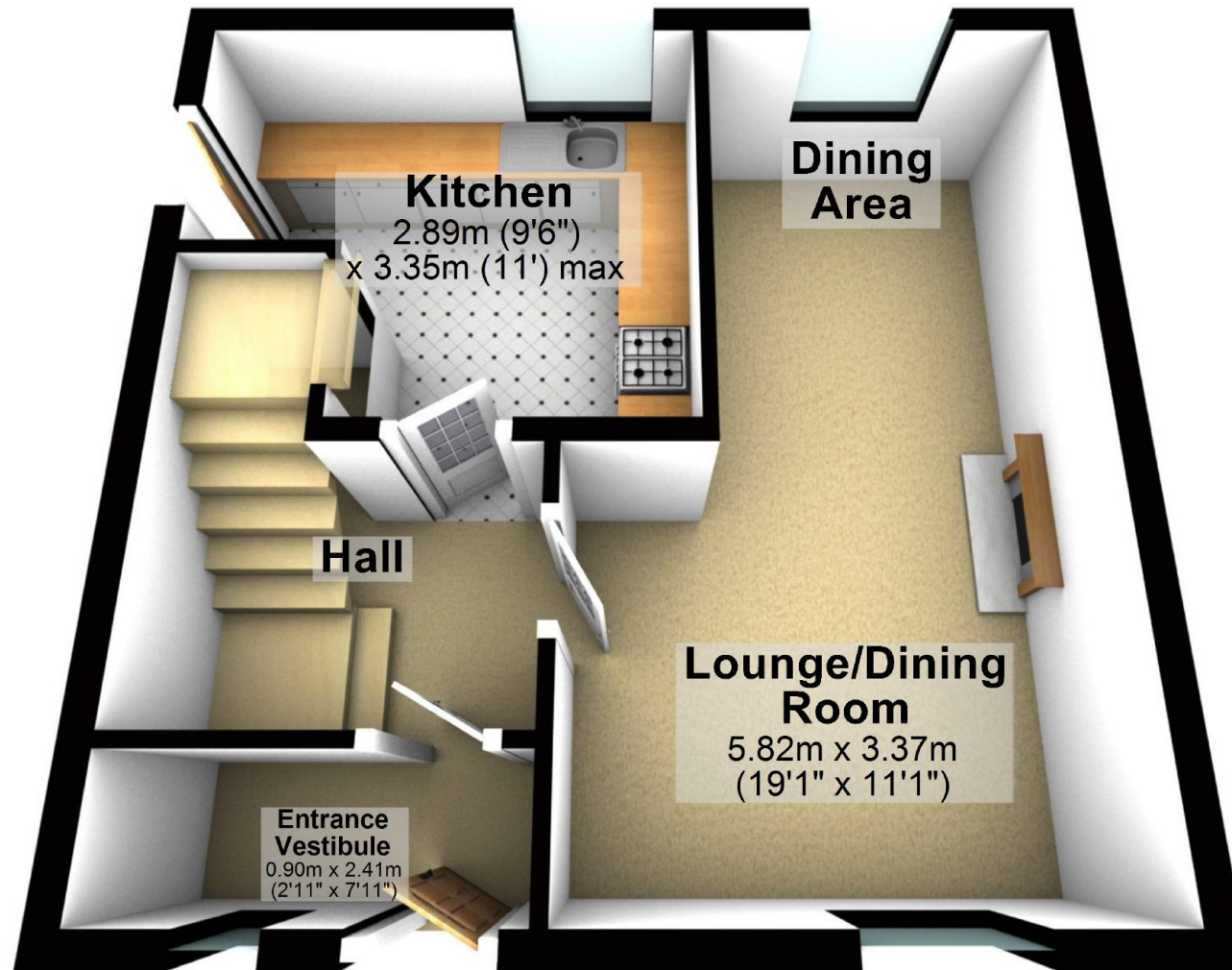








## Ground Floor



Plans not to scale, for illustration only



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## First Floor



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