masson cairns Ltd

solicitors and estate agents

**Strath A'an, Church Drive, Boat Of Garten, PH24 3BZ**

**POA**

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

UNDER OFFER - Strath A'an is a spacious five bedroom detached property, located in a quiet cul-de-sac in the desirable village of Boat of Garten, and enjoys excellent views of the surrounding Strathspey countryside. The spacious accommodation is set over two floors, with the ground floor featuring a bright lounge with fabulous scenic views, spacious kitchen with dining area, utility room, three double bedrooms (one en-suite), and a bathroom. The lower ground accommodation features a further two spacious double bedrooms, a shower room, a large and versatile room which is currently used as a media/ cinema/games room, and integral garage. The easily maintained private garden grounds are a mix of lawn and gravel, with an integrated garage, and space to park several vehicles. Strath A'an must be viewed to appreciate the spacious and exceptionally well appointed accommodation on offer in this easily maintained property which would make a great family home, retirement home or holiday home. Energy Performance Certificate Rating E, Council Tax Banding F.

# POA

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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.

## Entrance Hall

A timber and glazed door opens into the generous T-shaped hallway where doors provide access to the lounge, kitchen / dining room, bedrooms one, two and three and the bathroom. Carpeted stairs lead down to the lower ground floor accommodation. A low level cupboard houses the electrical switchgear and there is carpet flooring, a Creda Automatic storage heater, three ceiling lights and a loft access hatch.

## Lounge

4.50m x 4.73m 14'9" x 15'6"

A comfortable, bright and spacious lounge enjoying lovely scenic views from windows facing the front and side of the property. A pine dresser creates good storage and display options and there is warm carpet flooring, a Creda storage heater and ceiling lighting.

## Kitchen / Dining Room

3.60m x 5.45m 11'10" x 17'11"

A delightfully spacious kitchen / dining room with windows to the front and side allowing in fabulous levels of natural light and creating a wonderful bright space to cook and dine. The kitchen area features an extensive range of base and drawer units with complementary worktop and tiling. Integrated within the kitchen is a one and a half bowl stainless steel sink with mixer tap, chrome 4 ring hob and Belling multifunction oven / grill. There is a freestanding Siemens dishwasher and space for an under counter fridge. The spacious dining area provides space for a large dining table and chairs. There is tile effect laminate flooring, ceiling lighting and a Creda storage heater.

## Utility Room

1.69m x 2.70m 5'7" x 8'10"

A well proportioned utility room providing a larder and base unit with complementary worktop housing a stainless steel sink with twin taps, and an AEG washing machine underneath. A timber and glazed door and window to the side allow in lovely natural light and provides access out to a stairwell which leads down to the garden. The Heatrae Sadia water tank is located in a cupboard and there is tile effect laminate flooring, and ceiling lighting.

## Bedroom One

4.78m x 3.0m 15'8" x 9'10"

A light and inviting en-suite double bedroom enjoying a window to the side and benefitting from two large cupboards providing a magnitude of storage. There is carpet flooring, a Dimplex panel heater, and ceiling lighting.

## En-Suite Shower Room

2.71m x 1.19m 8'11" x 3'11"

A fresh en-suite shower room comprising of a Stelrad Doulton WC and pedestal wash hand basin with twin taps featuring a mirror and shaver point light above, and a large shower enclosure housing a Mira Sport shower with chic tiling surrounding. An opaque window to the rear allows in natural light and there is vinyl flooring, ceiling lighting and a chrome electric towel warmer

## Bathroom

3.52m x 1.79m 11'7" x 5'10"

The spacious bathroom provides a Stalrad Doulton WC, a Stalrad Doulton pedestal wash hand basin with twin taps situating a mirror and shaver point light above and a bath with twin taps housing a Triton electric shower. Smart tiling surrounds the wet areas, a tall wall hung cupboard allows great storage, and there is vinyl flooring, ceiling lighting and a chrome electric towel warmer.

## Bedroom Two

2.80m x 2.66m 9'2" x 8'9"

A double bedroom with a window to the rear, which benefits from an integral wardrobe with sliding doors allowing great shelving and hanging storage. There is carpet flooring and ceiling lighting.

## Bedroom Three

3.21m x 2.70m 10'6" x 8'10"

A welcoming double bedroom benefitting from a window to the side allowing lovely natural light and enjoying a large integral cupboard providing fabulous shelving and hanging storage. There is carpet flooring, ceiling lighting and a Dimplex panel heater.

## Lower Ground Hall

Carpeted stairs lead down to the spacious lower ground floor where doors provide access to bedrooms four and five, the media / cinema / games room, shower room and garage. A handy cupboard situated underneath the

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stairwell allows great storage, and there is carpet flooring, a Creda storage heater and ceiling and wall lighting.

## Bedroom Four
3.38m x 5.41m 11'1" x 17'9"
A fabulous light and airy spacious double bedroom enjoying windows to the side and rear allowing in excellent levels of natural light and benefiting from a generous integral wardrobe with sliding doors providing fabulous storage. There is a lovely six point ceiling light, an electric Glen panel heater and carpet flooring.

## Bedroom Five
3.33m x 5.28m 10'11" x 17'4"
An attractive double bedroom benefitting from twin windows to the rear and enjoying units which surround the bed which provide good storage. There is carpet flooring, ceiling lighting and a Glen electric panel heater.

## Media, Cinema, Games Room
3.04m x 6.51m 10'0" x 21'4"
This wonderful private room has previously been used as a child's play room but would be perfect as a media, cinema or games room. This generous room enjoys carpet flooring, a Creda storage heater, Primeline extractor and recessed ceiling lighting.

## Shower Room
2.0m x 1.73m 6'7" x 5'8"
A delightful shower room enjoying a tiled shower cubicle housing a Mira Supreme electric shower, a Stelrad Doulton WC and a timber vanity unit with storage underneath housing a Stelrad Doulton wash hand basin with twin taps featuring a mirror and shaver point light above. There is carpet flooring, ceiling lighting, a chrome electric towel warmer and an O'Erre extractor.

## Garage
5.78m x 4.62m 19'0" x 15'2"
This spacious integral garage with up and over door to the front can also be accessed from the lower ground floor hallway and provides a fabulous place for vehicle, sports and gardening equipment storage. A window to the side allows in natural light and there is concrete flooring, power and ceiling lighting.

## Outside
The private, attractive and easily maintained garden grounds are partly laid to lawn, and interspersed with mature conifers and shrubs. The garden grounds allow views of the beautiful surrounding Strathspey countryside. The property is accessed via a large gravel driveway which offers parking for several vehicles, and also features an integral garage.

## Services
It is understood that the property is served by mains electric, water and drainage.

## Home Report
To obtain a copy of the home report, please visit www.massoncairns.com where an online copy is available to download.
EPC Rating E

## Entry
By arrangement

## Price
UNDER OFFER

## Viewings and Offers
Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns
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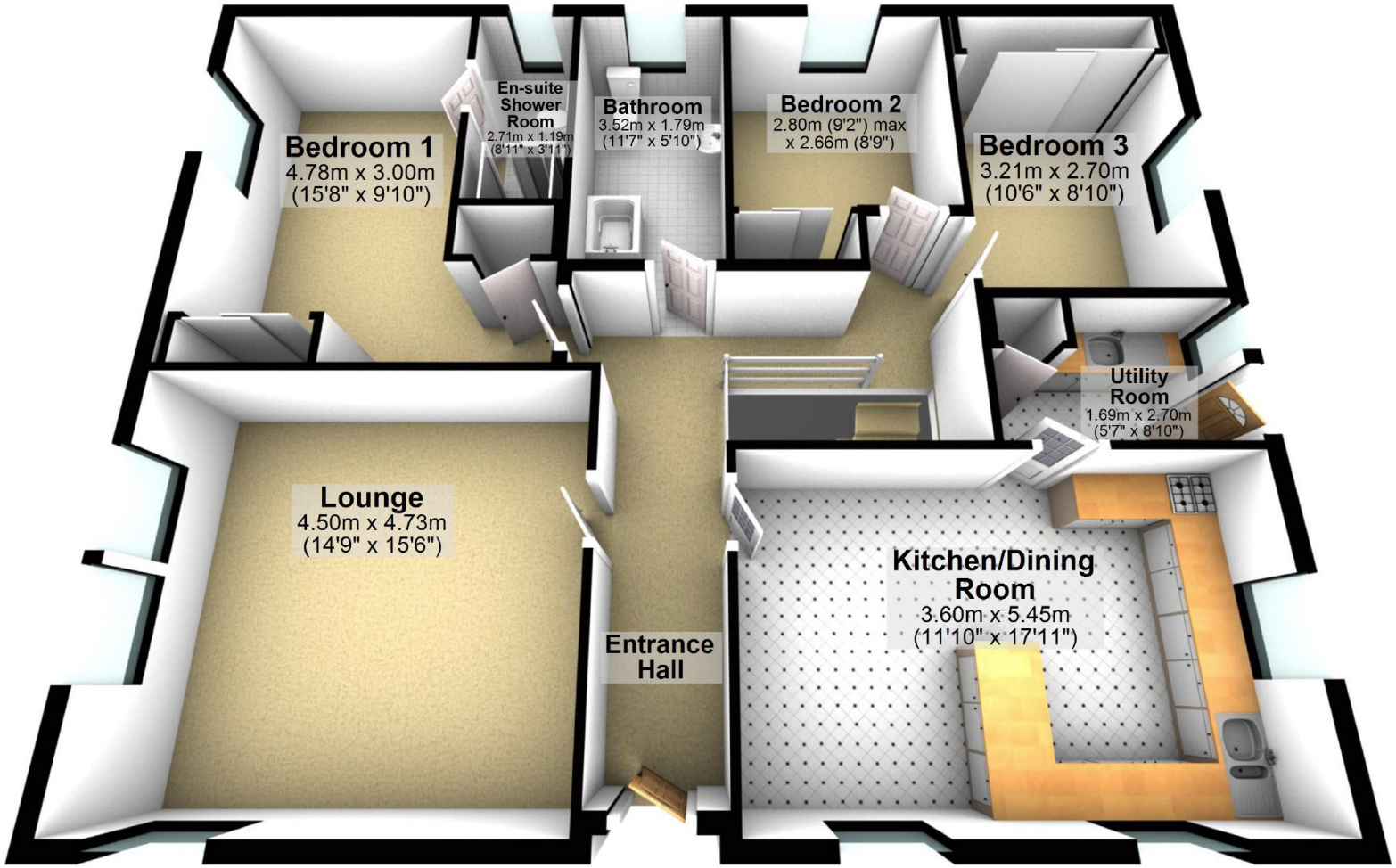
STRATH A'AN

Welcome to
Boat of Garten
...the Osprey Village

Loch
Garten

## Ground Floor




**Plans not to scale, for illustration only**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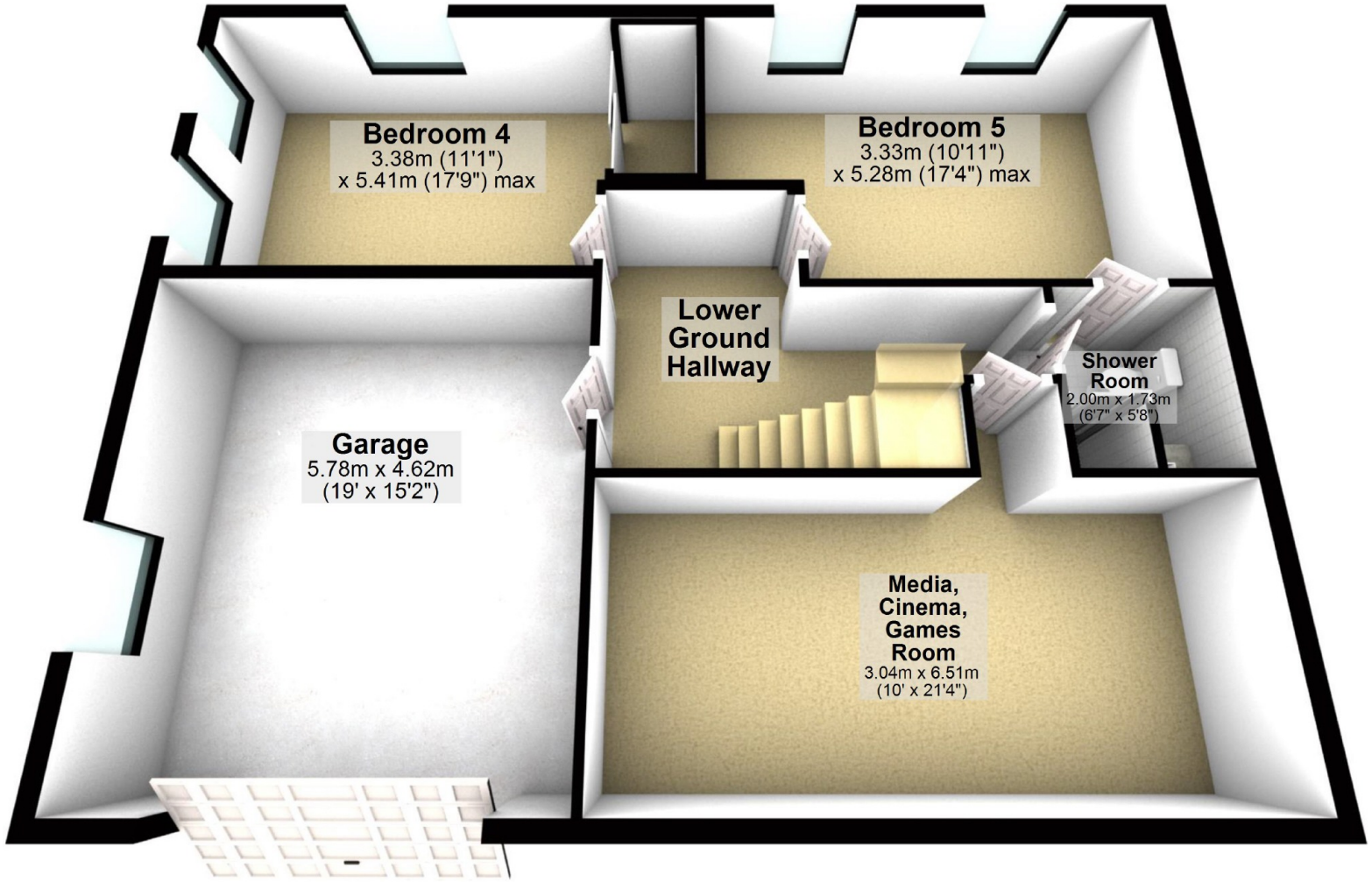
## Lower Ground Floor

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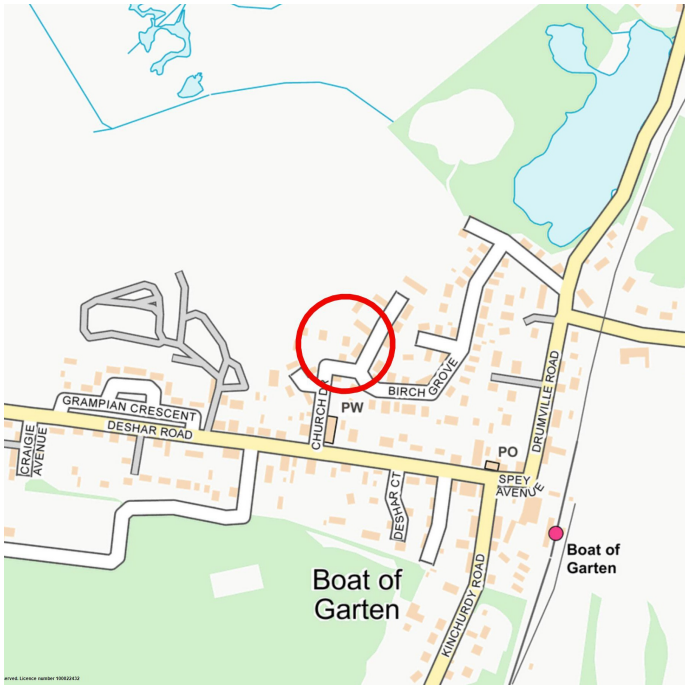


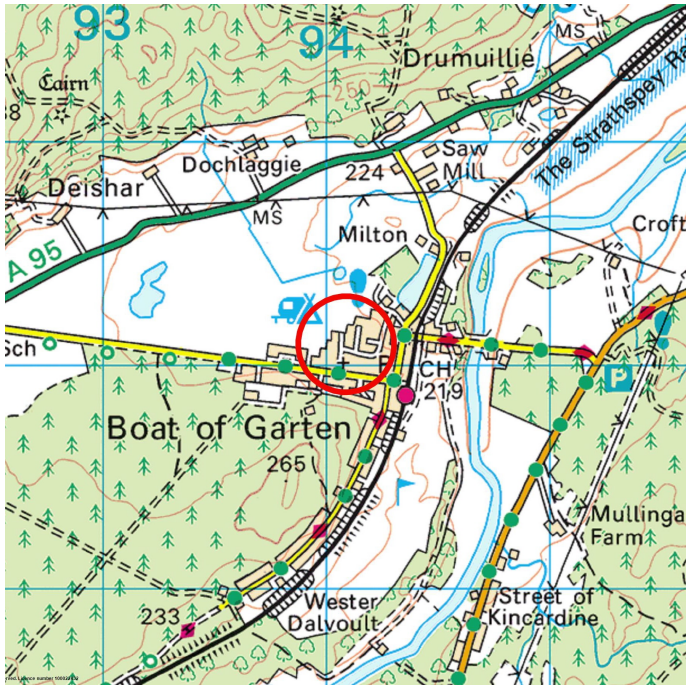


**While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters**

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