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Roinn, Church Drive, Boat Of Garten, PH24 3BZ
Offers over £295,000

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An attractive light and spacious property with two separate living spaces set over two floors which are accessible from separate outdoor entrances. It is situated in a quiet residential area in the popular village of Boat of Garten in the heart of the Cairngorms National Park. On the first floor there is spacious and airy accommodation comprising of three double bedrooms (master en-suite), a spacious kitchen with room for a dining table, lounge with triple aspect windows and open views and a modern bathroom. The lower ground floor accommodation comprises of two bedrooms, lounge, shower room, kitchen with dining area and three store rooms. The property offers flexible accommodation which could be used for a variety of uses such as a family home with additional letting accommodation, granny /teen annexe, guest accommodation, office space and a number of other uses. Outside the grounds at Roynn back onto open fields with views to the hills beyond and are mainly laid to lawn and bounded with post and wire fence. There is space for parking several vehicles. This is a great property with great opportunity within this lovely highland village. Energy Performance Certificate Rating D, Council Tax Band E

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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.

Ground Floor Accommodation

Entrance Hall

A spacious and welcoming L-shaped hallway with doors leading to all rooms. There are three cupboards, one is an airing cupboard with the water cylinder and shelving space, one housing the electrics and the other is a double wardrobe with hanging and shelving space providing great storage. There are also hooks for storing outerwear. There is carpet flooring, ceiling lighting, smoke detector, night storage heater and access to the loft through a hatch.

Lounge

5.37m x 4.08m 17'7" x 13'5"

A comfortable and spacious lounge enjoying triple aspect views of the countryside from the large picture windows. Placed on the wall is electrics for a wall mounted TV and there is carpet flooring, ceiling lighting, smoke/co2 detector and a night storage heater.

Kitchen / Dining Room

3.81m x 3.13m 12'6" x 10'3"

This bright and spacious kitchen benefits from a large picture window overlooking the garden and a door providing access out to the garden. The kitchen enjoys a range of base, wall and drawer units with complementary black worktop over and a one and a half bowl sink with drainer and chrome mixer tap is placed at the window. Integrated appliances include a double oven and ceramic hob with illuminated extractor. There is space for washing machine, tumble dryer, dishwasher, fridge / freezer and a dining set. There is oak flooring, ceiling lighting, night storage heater and smoke detector.

Bedroom One

3.57m x 3.48m 11'9" x 11'5"

A charming double bedroom benefitting from a large integral wardrobe with hanging and shelving space and a large picture window with views across the surrounding countryside. There is a door to the en-suite shower room, carpet flooring, ceiling lighting and a panel heater.

En-Suite Shower Room

1.07m x 2.46m 3'6" x 8'1"

A delightful en-suite shower room comprising of WC, wash hand basin with twin taps and splash back, Tilgo shower cubicle with Mira Sport shower, bi-fold glazed screen and complementary tiling. There is an opaque window to the side. There is oak flooring, ceiling lighting and Dimplex warm air heater.

Bedroom Two

3.57m x 3.04m 11'9" x 10'0"

A peaceful double bedroom benefitting from a large picture window allowing excellent levels of natural lighting into the

room and a double integral wardrobe for storage space. There is carpet flooring, ceiling lighting and panel heater.

Bedroom Three

2.65m x 3.48m 8'8" x 11'5"

Located to the front of the property, is this spacious double bedroom enjoying a window with lovely views and allowing natural light to fill the room. An integral double wardrobe with hanging and shelving space allows excellent storage. There is carpet flooring, ceiling lighting and panel heater.

Bathroom

2.84m x 2.45m 9'4" x 8'0"

This modern bathroom has a three piece white suite comprising of WC, wash hand basin, bath and shower with glazed screen. Luxury tiling surrounds the bath and a chrome towel radiator and corner shelves are hung from the wall. An opaque window allows light into the room whilst keeping privacy. There is laminate flooring, ceiling lighting and an extractor.

Lower Ground Floor

Entrance Hall

A timber and glazed door provides entry into the hallway where doors open to all ground floor rooms. A cloak cupboard with hooks provides good storage and a further cupboard houses the electrical switchgear. Two mains wired smoke detectors are fitted in the hallway and there is carpet flooring, ceiling lighting, night storage heater and panel heater.

Lounge

5.37m x 3.70m 17'7" x 12'2"

A spacious bright lounge enjoying two windows to the front and one to the side allowing wonderful views over the stunning countryside. The lounge is open plan to the kitchen / dining room creating a sociable space for the entire family to gather together. There is carpet flooring, ceiling lighting, smoke detector and two night storage heaters.



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Kitchen / Dining Room

3.29m x 2.94m 10'10" x 9'8"

A generous kitchen / dining room benefitting from a range of base, wall and drawer units in a u-shaped continuation featuring a one and a half bowl sink with drainer. There is plumbing for a washing machine and space for a cooker and fridge / freezer. This comfortable room provides space to situate a dining table and chairs and there is tile effect vinyl flooring, ceiling lighting and smoke detector.

Bedroom One

3.57m x 3.60m 11'9" x 11'10"

A large and spacious double room enjoying a picture window with open views across the lovely garden and beyond into the countryside. The room benefits from a double integral wardrobe with shelving and hanging making the perfect storage space. There is carpet flooring, ceiling lighting and panel heater.

Bedroom Two

2.57m x 3.24m 8'5" x 10'8"

A generous double bedroom benefitting from triple integral wardrobes with both hanging and shelving storage space. Windows overlook the beautiful countryside surrounding the property and there is carpet flooring, ceiling lighting and a panel heater.

Shower Room

1.97m x 1.97m 6'6" x 6'6"

A well proportioned shower room comprising of WC, wash hand basin with mirror with light and shaver socket above and a shower cubicle housing an electric Mira Vie shower. There is tile effect vinyl flooring, ceiling lighting, extractor fan and night storage heater.

Store One

1.97m x 2.76m 6'6" x 9'1"

The first of three spacious and useful stores perfect for a variety of uses. A door opens to store two and there is wall lighting and carpet flooring.

Store Two

1.59m x 3.09m 5'3" x 10'2"

Another store holding the water cylinder and benefitting from concrete flooring, ceiling lighting and an extractor fan.

Store Three

1.11m x 3.12m 3'8" x 10'3"

The store has laminate flooring, ceiling lighting and an extractor fan.

Outside

A gravel drive leads up to the property where there is parking space for several vehicles. The grounds are currently divided into two separate areas of lawn with, one for each residence. There is mature tree planting and both gardens enjoy a fantastic outlook over open fields, the golf practice fairways and are interspersed with mature trees with a timber, post and wire fence surrounding.

Services

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

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 D

Entry

By arrangement

Price

Offers over £295,000 are invited

Viewings and Offers

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

Masson Cairns
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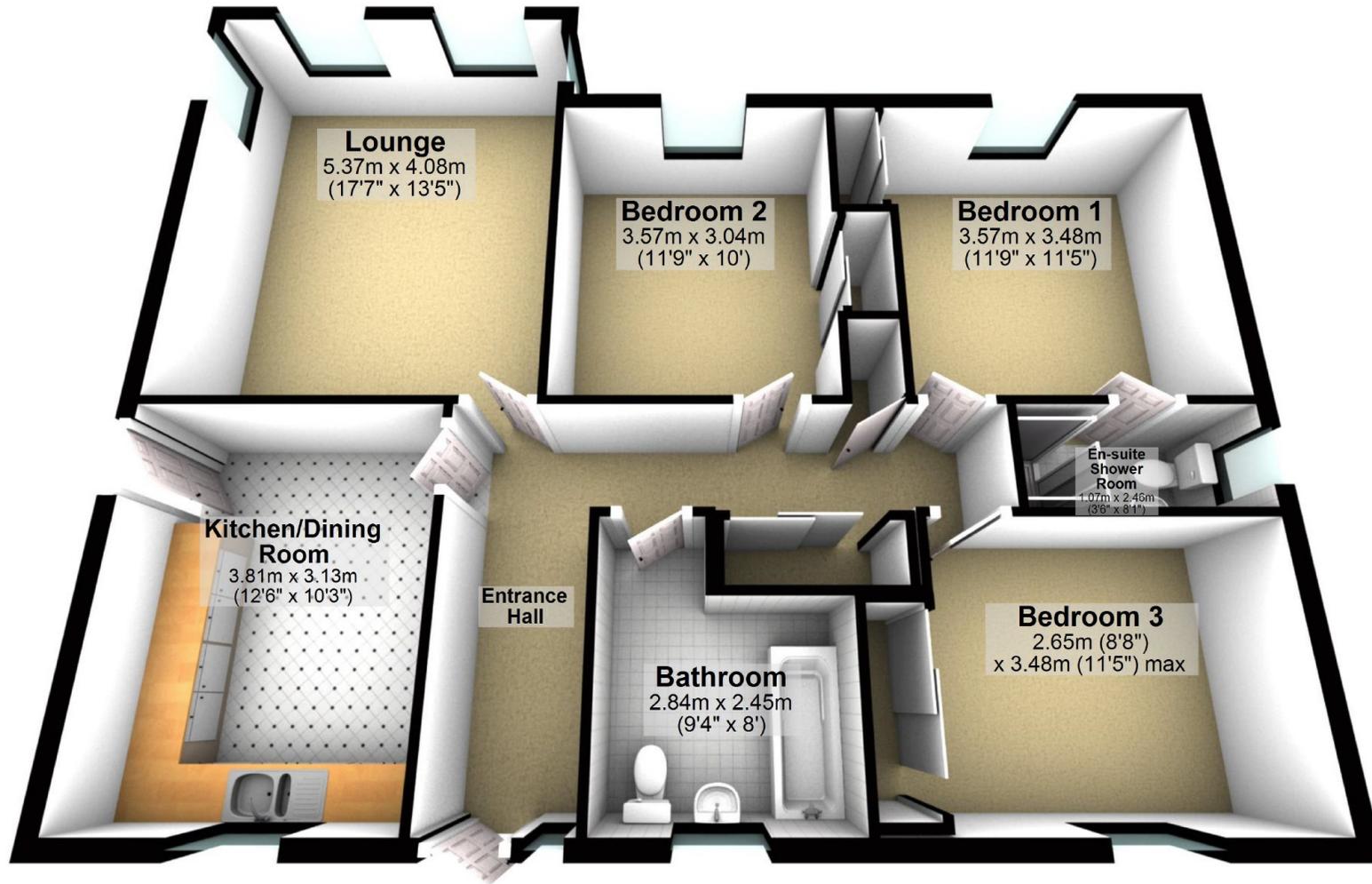
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Ground Floor



Plans not to scale, for illustration only



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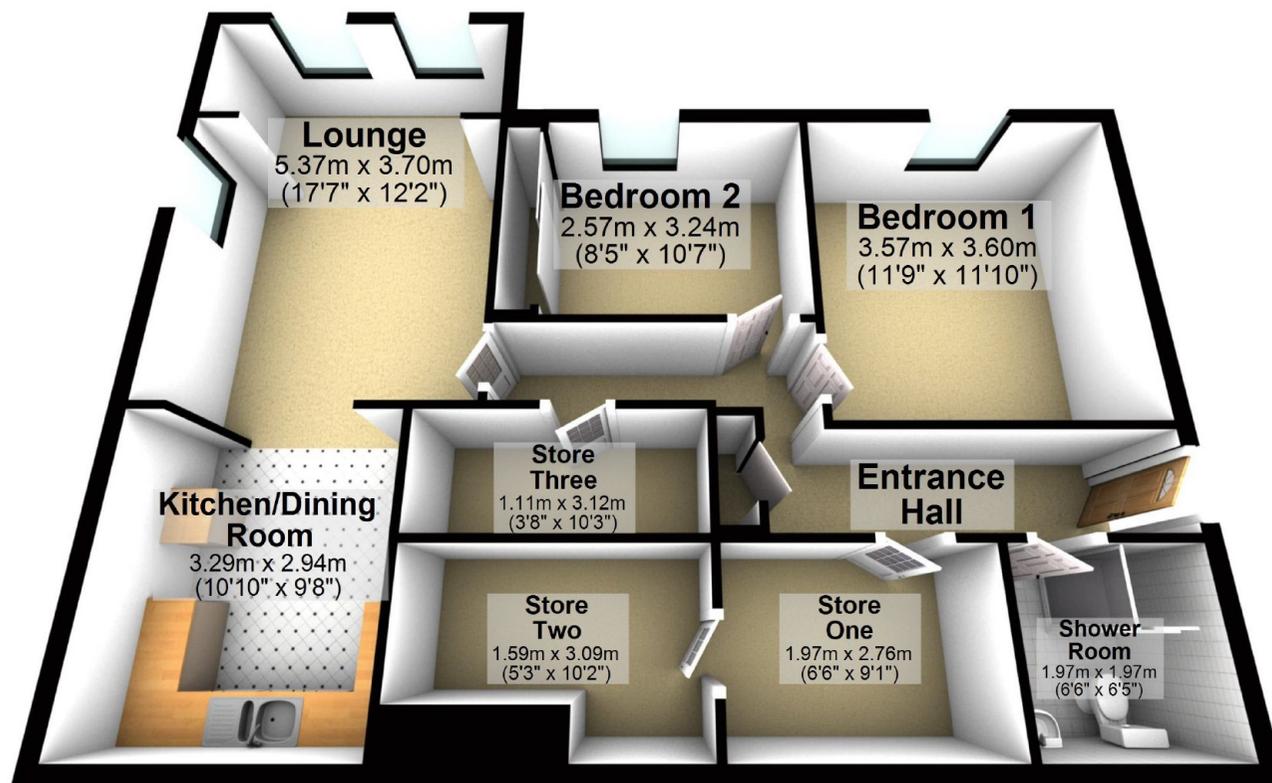
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Lower Ground Floor



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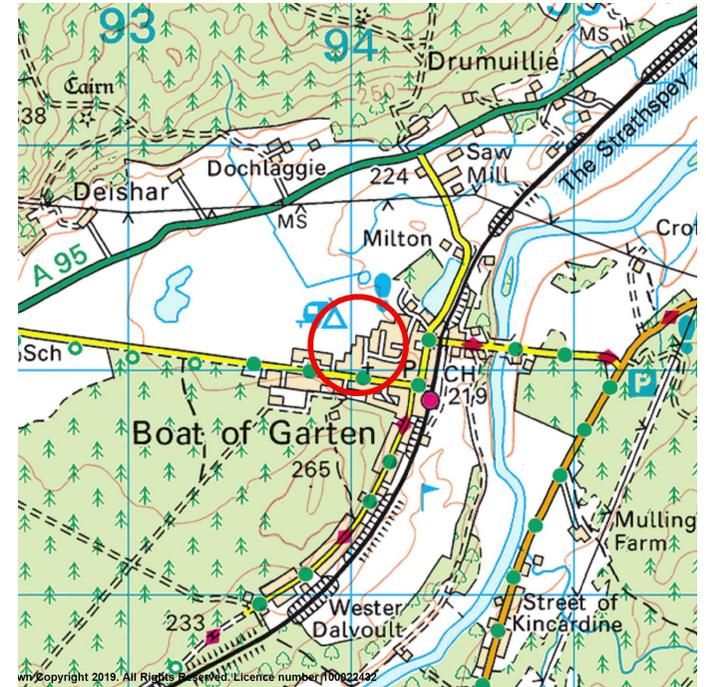
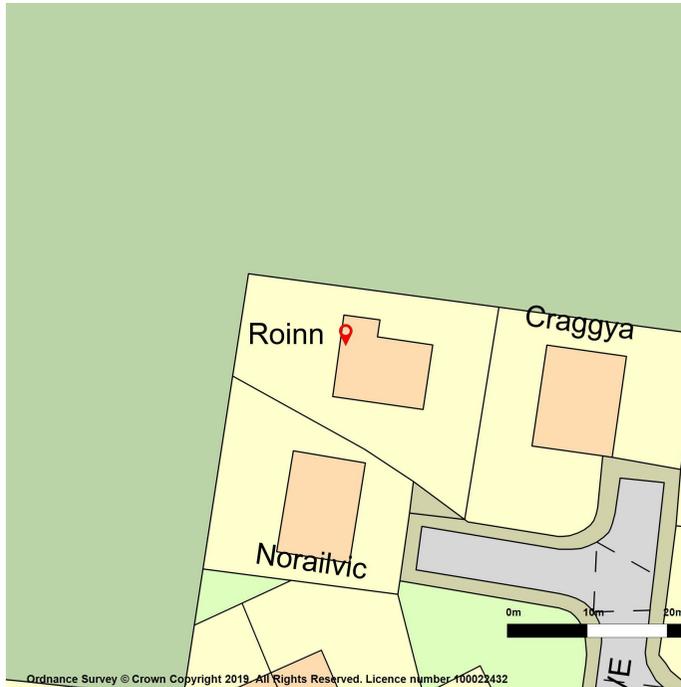
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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