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solicitors and estate agents

Creag Beag, Kinchurdy Road, Boat Of Garten, PH24 3BP
Offers over £450,000

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

An exceptional home and location with bright and contemporary accommodation which exudes quality throughout. From the moment you walk into this amazing Siberian Larch clad property, the attention to detail and luxurious touches are immediately apparent. This combination offers a superbly finished home of distinction in this sought after location close to Aviemore and the other villages and towns of this desirable valley. This beautiful and warm home enjoys fantastic living spaces with an open plan lounge / kitchen and dining area which includes a bespoke kitchen with centre island and a Morso wood burning stove to the lounge. The dining area allows the perfect space for entertaining and panoramic views from the floor to ceiling windows in addition to direct access to the raised decking lets the outside in. The stylish bathroom comes complete with separate shower and there are three spacious double bedrooms (master en-suite shower room). The garage and utility room complete what is an attractive package complemented by the splendid surroundings. Creag Beag sits in wonderfully mature grounds of approximately 1/2 of an acre with superb decked areas and an impressive fire pit with seating and is bounded to the rear by native pine woodland. Energy Performance Certificate Rating D, Council Tax Band F

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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 is a 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

1.34m x 1.84m 4'5" x 6'0"

Entrance to the property is through a glass and upvc door where the entrance vestibule provides a further oak and glazed door with glass side panels to the hall. There is ceiling spotlight lighting, slate tiled flooring and radiator.

Hallway

The hallway has doors opening to all areas of the property. There are two large cupboards. One with shelving, central heating controls, power sockets and hot water cylinder. The second cupboard has coat hooks, shelving, ceiling lighting and power sockets. The hallway has carpet flooring

Kitchen / Dining Room

7.40m x 6.81m 24'3" x 22'4"

A stunning space with stylish kitchen and dining area on open plan with the lounge area. Providing a fantastic range of high quality white gloss base, drawer and cupboard units with polished grey Corian worktops. A sink with integrated draining board and mixer tap is placed at the large double windows to the rear overlooking the woodland behind the property. The kitchen also has full height grey gloss retractable cupboards creating storage and with integrated fridge / freezer, dishwasher and two Electrolux ovens (a steam combi and pyrolytic self-cleaning). A grey gloss island unit sits in the centre of the kitchen with a white Corian worktop, soft close drawers, power sockets, shelving and extra drawer storage. The island has integrated appliances including Electrolux four ring hob with Elica extractor above. There is engineered white oak Russwood flooring, spotlight ceiling lighting a door out to the rear garden and radiator.

Lounge

The beautifully light and airy lounge is open plan to the kitchen and dining area with a fantastic focal Morso stove with double oval display doors which allow for a fantastic display of crackling wood burning. Doors lead out to a wrap around decked area with views to the Cairngorms and large picture windows to the front and side allowing natural light to flood into the room and complement the high

quality Russwood engineered white oak flooring and recessed down lighting.

Master Bedroom

4.11m x 3.35m 13'6" x 11'0"

The master bedroom has a window to the front allowing the room to be filled with natural light and offers lovely views. A large double fitted wardrobe with sliding white glass panel doors allows for the perfect storage space and an oak door opens to the en-suite shower room. There is carpet flooring, recessed down lighting and two radiators.

En-Suite Shower Room

1.65m x 2.31m 5'5" x 7'7"

A contemporary en-suite shower room comprising of walk in shower with rainfall shower head and secondary moveable shower head, WC and wash hand basin with vanity drawer unit and mixer tap. There is a cylindrical chrome heated towel rail, slate tiled flooring, extractor fan and ceiling lighting.

Bedroom Two

3.40m x 3.35m 11'2" x 11'0"

A relaxing double bedroom benefitting from an integral wardrobe with wooden door and shelved and hanging storage space. There is a window to the front allowing natural light into the room, carpet flooring, spotlight ceiling lighting and a large radiator.



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Bedroom Three

2.89m x 2.54m 9'6" x 8'4"

A lovely, spacious double bedroom with large picture window to the rear, spotlight ceiling lighting, carpet flooring and radiator

Bathroom

2.89m x 2.63m 9'6" x 8'8"

A fresh, stylish and contemporary bathroom with doubled ended bath with chrome mixer tap, separate shower cubicle with integral chrome shower head, Ideal Standard wash hand basin with mixer tap within an integral vanity unit also housing the WC and a storage cupboard. There is an opaque window to the rear, heated towel rail, tiled flooring and walls.

Utility

1.65m x 2.68m 5'5" x 8'10"

The utility room has a washing machine, space for a tumble dryer and fridge / freezer with fitted worktop and storage cupboard. There is a lockable door accessed from the outside, oak flooring, ceiling lighting, radiator and the oil boiler is also located here.

Garage

4.11m x 2.68m 13'6" x 8'10"

The garage adjoins the house and opens through an up and over electric door. There is concrete flooring, shelving, lighting and power.

Outside

Outside, landscaped and extensive grounds run to approximately one third of an acre and which surround the property. The gardens are interspersed with mature birch, native and specimen trees and a raised deck area runs around the lounge and kitchen to the front of the house offering an ideal space in

which to soak up this special Highland setting. To the front of the home is a particularly impressive fire pit with gabion seating and which is sheltered by raised beds offering a private and unique place to entertain family and friends. There is ample parking space to the front of the house on the gravel driveway.

There is security lighting, a secure vertically timber clad shed with electricity, an oil tank, wood store and a rotary dryer.

Services

It is understood that there is mains water, drainage and electricity. There is oil fired central heating. There is Icynene insulation system to the roof space and underneath house in addition to Lindab guttering.

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 £450,000 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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Fax: (01479) 874806

Email: property@lawscot.com

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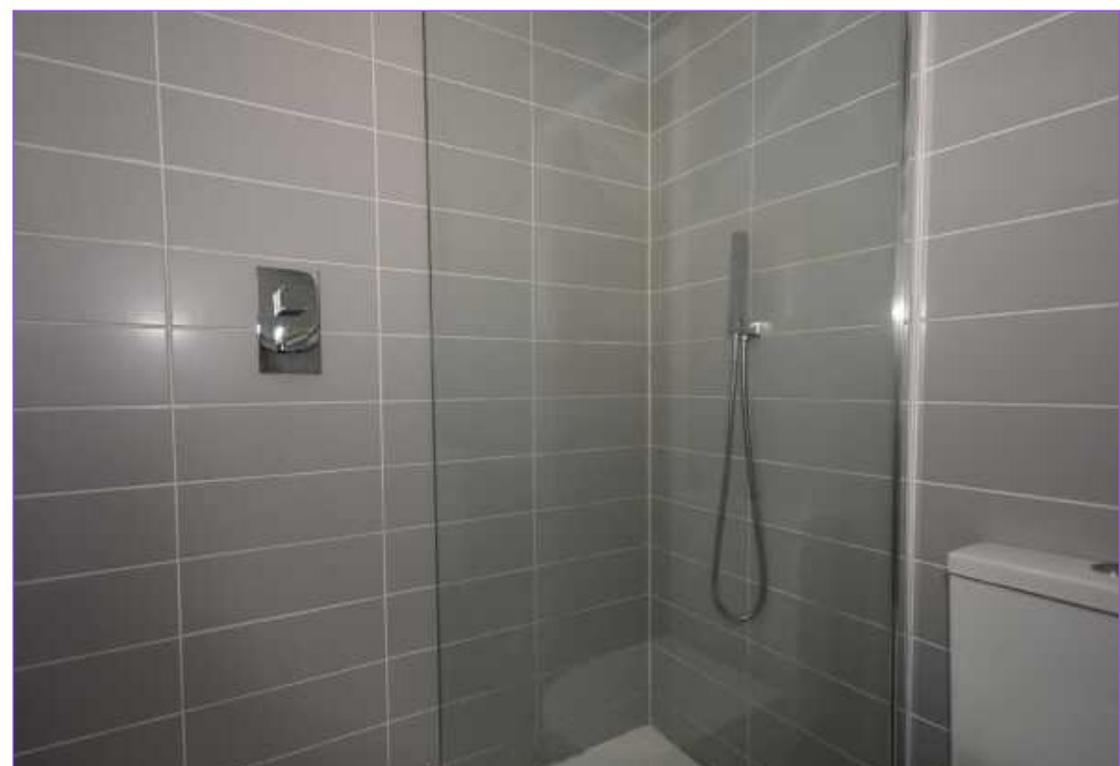


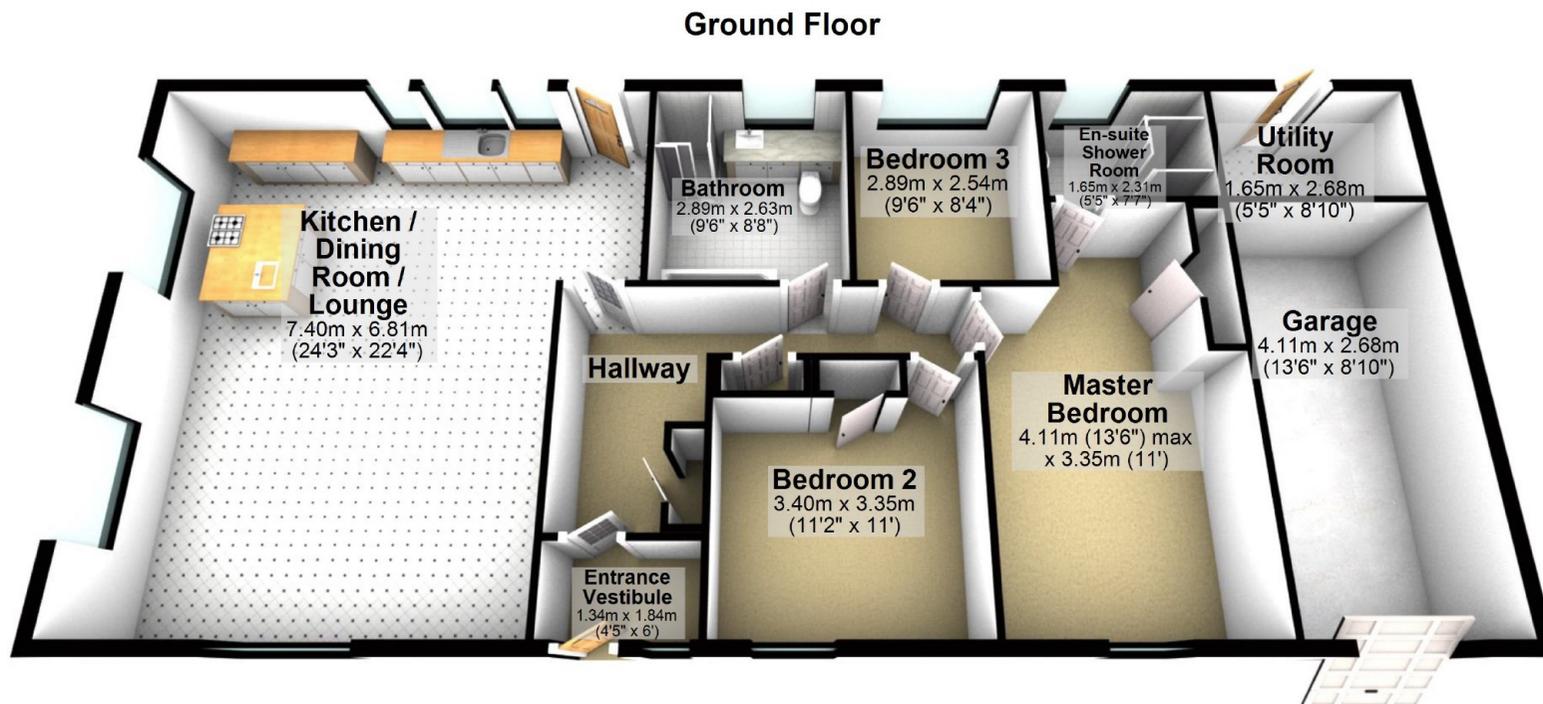












Plans not to scale, for illustration only



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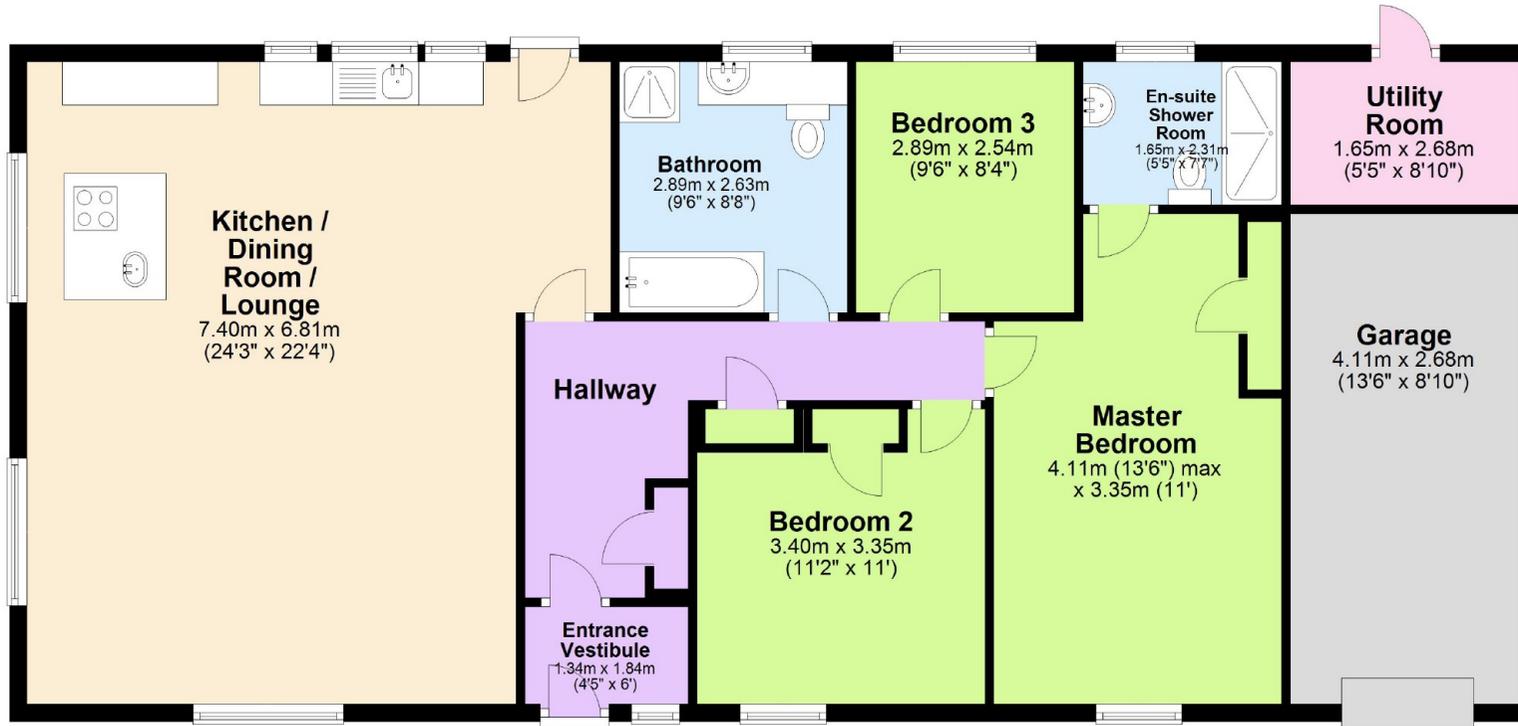
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Ground Floor



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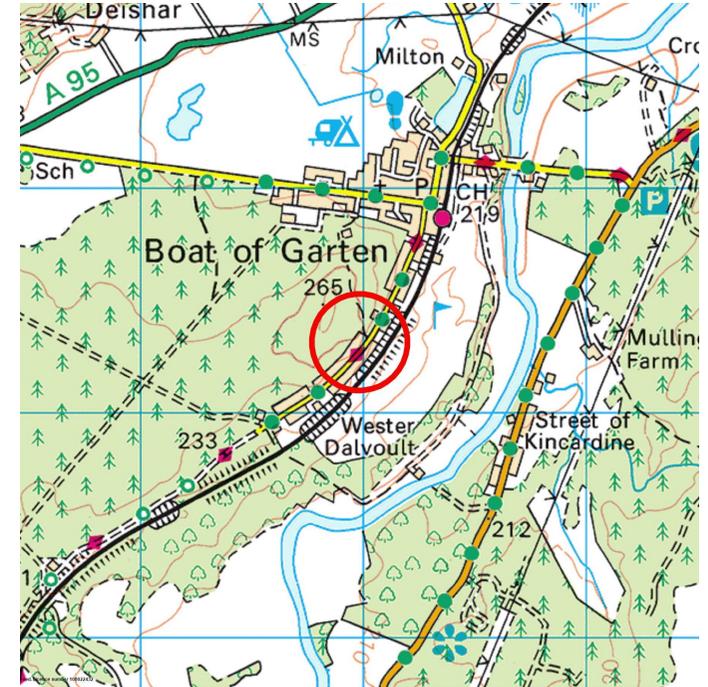
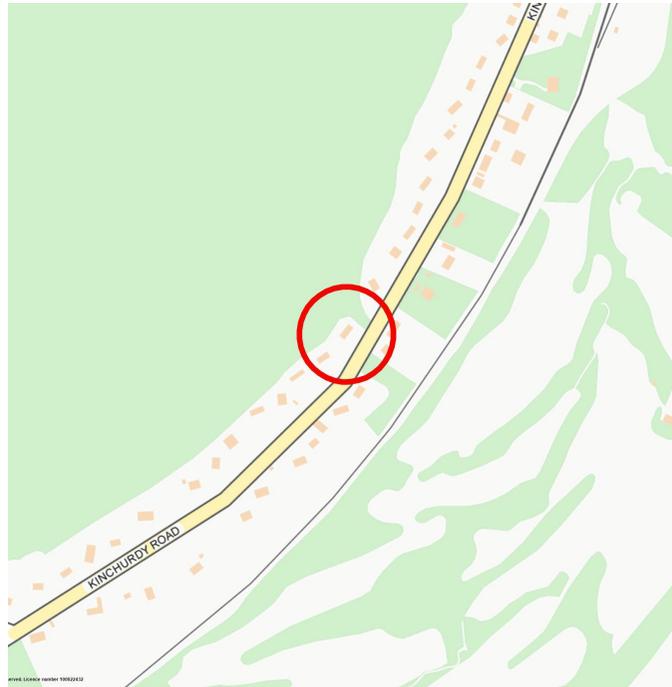
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While the above particulars are believed to be correct they are not guaranteed and all offerors must satisfy themselves on all matters



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