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32 Birch Grove, Boat Of Garten, PH24 3BA
Offers Over £235,000

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

Discover a delightful two-bedroom detached bungalow in the heart of Boat of Garten, located within the desirable Birch Grove development. This well-presented home is just a short walk from the golf course, Milton Loch, and the River Spey, blending convenience with the beauty of nature. The home welcomes you with an inviting entrance, leading to a spacious sitting room with a cosy open fireplace. The kitchen is well equipped and has space for dining, making it ideal for family meals. Two bright bedrooms, each with built-in wardrobes, offer comfortable spaces while a family bathroom completes the layout. Outside, there is a drive to the side providing off street parking and which leads to a large timber shed, ideal for vehicle, garden and sports equipment storage while the easily maintained and sunny gardens to front and rear await, perfect for outdoor relaxation. The property's prime location offers easy access to local amenities, including dining at the Boat hotel, Anderson's restaurant, and community events at the new Hall, all within walking distance. Situated in a vibrant village within the Cairngorms National Park and with excellent connections to major cities, this bungalow is perfectly suited for a variety of buyers. Viewing is essential to appreciate its charm and location. Energy Performance Certificate Rating E Council Tax Band D.

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

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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 a shop, post office, gallery, Strathspey steam railway, very active community hall and highly rated primary school with education to secondary standard at Grantown on Spey.

Transport Links

From Boat of Garten, you can conveniently access various transportation options to explore the wider UK:

Airports: Inverness Airport (INV): Approximately 31 miles away, this regional airport offers domestic flights and some international connections. Aberdeen International Airport (ABZ): Roughly 83 miles away, providing a wider range of domestic and international flights.

Train Stations: Boat of Garten Railway Station: Located within the village, it is part of the Strathspey Steam Railway, which connects to Aviemore.
Aviemore Railway Station: Approximately 6 miles away, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes: A95: This arterial road connects Boat of Garten

to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A939: This scenic route connects Boat of Garten to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Boat of Garten serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Home Report

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EPC Rating E

Entrance Vestibule

Enter through a high-performance timber door, complete with a stylish glazed insert and side panel, into the welcoming entrance vestibule. The space is laid out with carpet flooring and a practical matwell, ensuring a warm welcome. To your convenience, twin low-level cupboards provide discreet storage solutions, with one housing the electrical consumer board. Illuminated by tasteful ceiling lighting, the vestibule creates an inviting ambiance that leads through a further opaque glazed door into the hallway, setting the tone for the rest of the home.

Hallway

The T-shaped hall is an inviting space characterised by carpet flooring and is well-lit by ceiling lighting, offering a warm introduction to the home. Doors branch off to various rooms, establishing a smooth flow throughout the accommodation. An accessible loft hatch leads to an insulated loft area, enhancing the home's storage solutions. Within the hall, three strategically placed cupboards serve multiple storage needs: offering hanging and shelved options for organisation, with one specifically designed to house the water cylinder, seamlessly integrating utility and design.

Sitting Room

4.03m x 3.68m (13'2" x 12'0")

The sitting room, airy and filled with natural light, boasts triple aspect windows that offer views to the front, creating a welcoming and bright atmosphere. At its heart, an open fireplace with a slate hearth, stone surround, and timber mantle adds warmth and character to the space. The room is complemented by plush carpet flooring and ceiling lighting, enhancing its cosy ambiance. Practicality is woven into the design, with recessed low-level storage cupboards on either side of the fireplace providing convenient spaces to keep belongings neatly tucked away.

Kitchen / Diner

2.72m x 4.14m (8'11" x 13'6")

The kitchen offers a comprehensive array of base, wall, and drawer units, perfectly complemented by matching worktops and splash back tiling for a blend of style and practicality. Central to the kitchen is an integral stainless steel sink with a drainer and chrome mixer tap, situated under a double window that floods the space with natural light. The culinary setup is complete with an oven featuring a grill, a ceramic hob, and a concealed illuminated extractor hood. Designed for convenience, there's plumbing for a washing machine and space allocated for both a larder fridge and freezer. Additionally, the kitchen comfortably accommodates space for a small dining table and chairs, making it an ideal spot for casual meals or morning coffee. Vinyl tile-effect flooring provides a stylish yet durable surface, and the area is well-lit by recessed down lights and ceiling spotlights, ensuring a welcoming atmosphere. A practical matwell at the rear timber and glazed door, leading out to the back garden, helps keep the space tidy, rounding off this kitchen's thoughtful design.

Bathroom

1.94m x 2.61m (6'4" x 8'6")

The bathroom is thoughtfully designed for comfort and functionality, featuring a WC and a pedestal wash hand



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basin equipped with a sleek chrome mixer tap. Above the basin, a mirrored cabinet and a display shelf offer convenient storage and display options, complemented by a handy shaver socket. The bath area is enveloped in full-height tiling and includes an electric shower while an opaque window to the rear allows for privacy while inviting in natural light. The space is kept comfortable with a warm air heater and ceiling lighting illuminates the room, creating a bright and inviting space.

Principal Bedroom

3.09m x 3.68m (10'1" x 12'0")

The principal bedroom features a large front-facing window that floods the room with natural light. An integral storage wardrobe provides ample space with hanging and shelved storage, ensuring organisation and tidiness. Soft carpet flooring adds comfort underfoot, while recessed ceiling lighting illuminates the room.

Bedroom Two

3.55m x 3m (11'7" x 9'10")

Another double bedroom, currently configured as a twin room, offering versatility and comfort. Double windows overlook the serene rear garden, providing a picturesque view and inviting natural light into the space. An integral wardrobe offers convenient storage solutions, keeping belongings organised and out of sight. Soft carpet flooring adds warmth underfoot, while ceiling lighting illuminates the room.

Outside

Outside the property, a charming picket fence bounds the front, leading to a gated entrance and paved path guiding visitors to the front door. Double gates offer convenient vehicle access to the paved driveway, offering off street parking. The front garden boasts a low-maintenance gravel layout, adorned with mature ornamental trees and shrubbery, adding natural beauty to the surroundings. To the rear, a lawn extends, providing ample space for

outdoor activities and relaxation. A large timber shed offers storage for tools and equipment in addition to an attached wood store to the rear. Completing the outdoor amenities is a rotary clothes airer, perfect for drying laundry in the fresh air. Privacy is ensured with timber vertical fencing, creating a secluded retreat for enjoying the outdoors in peace and tranquility.

Services

It is understood that there is mains water, drainage and electricity.

Entry

By mutual agreement.

Price

Offers over £235,000 are invited

Furniture and white goods available by separate negotiation.

Viewings and Offers

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

Strathspey House
Granttown on Spey
Moray

PH26 3EQ

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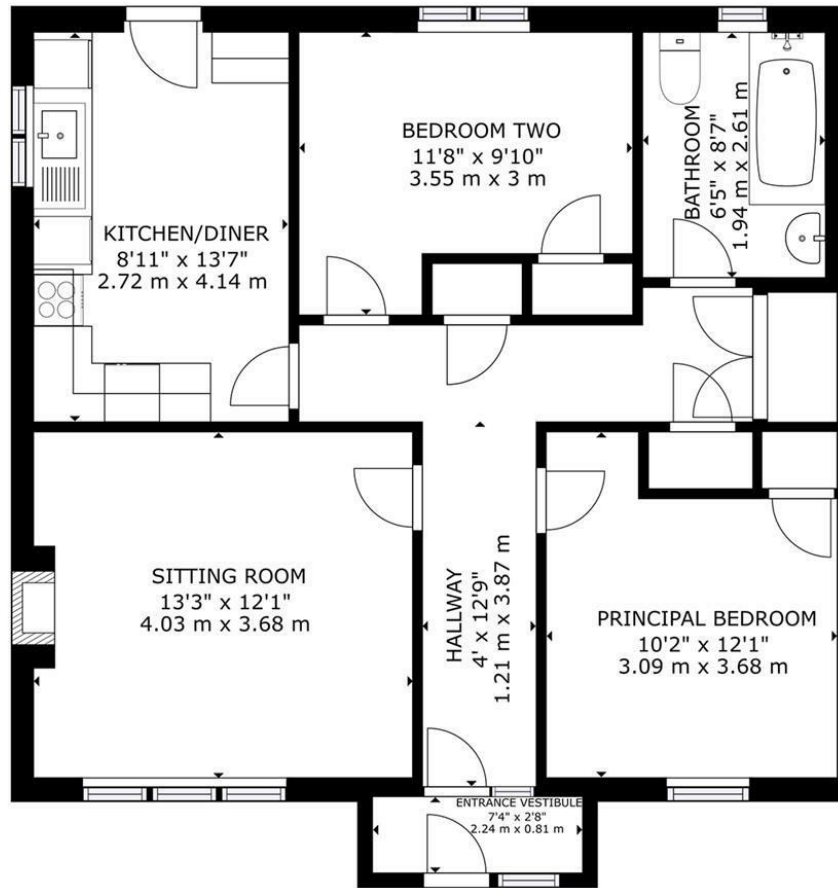












GROSS INTERNAL AREA
 FLOOR 1: 772 sq ft, 71.76 m²
 TOTAL: 772 sq ft, 71.76 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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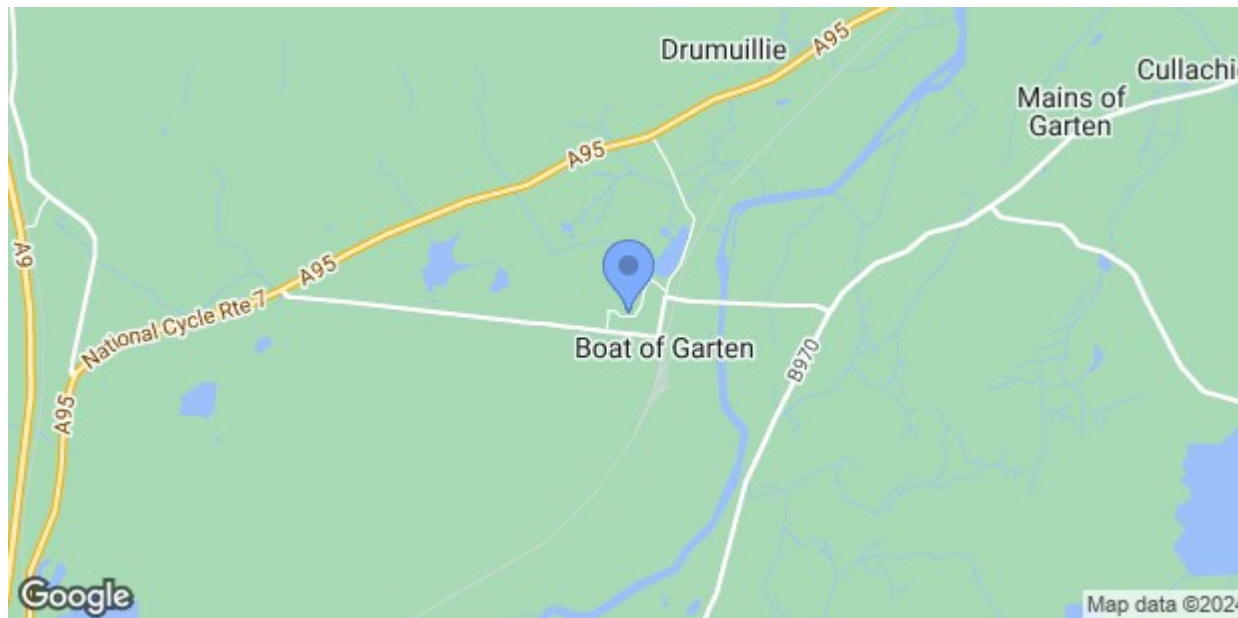
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	



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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