

## The Cairn, Deshar Road Boat of Garten, PH24 3BN



Well presented, two bedroom detached Bungalow in good condition throughout next to the centre of this popular village. The property is offered for sale as an ideal starter home or has investment potential with previous holiday rentals and has the added benefit of all local amenities nearby.

- Entrance hallway
- Bright open plan kitchen / sitting room
- Utility room / *appliances\**
- Family shower room / WC
- One double bedroom
- One twin bedroom
- Electric heating
- Double glazed
- Small patio area & parking
- Single garage

03

STATION SQUARE GRAMPIAN ROAD  
AVIEMORE PH22 1PD  
T: (01479) 811 463 / 810 020

**OFFERS OVER £170,000 ARE INVITED**

[sales@highlandpropertyservices.co.uk](mailto:sales@highlandpropertyservices.co.uk)  
[www.highlandpropertyservices.co.uk](http://www.highlandpropertyservices.co.uk)

**BOAT OF GARTEN** is a popular quiet village, well located on the river Spey and within the Cairngorms National Park. It is set amidst hills and native woodland with abundant wildlife, and magnificent scenery and offers varied sporting and leisure activities with a renowned 18-hole golf course and salmon fishing. There are superb bird watching opportunities and varied woodland treks with a cycle track to Aviemore and scenic steam railway. The village has general shops, post office and primary school with education to secondary standard at Grantown on Spey. The A9 offers access to the south and north with main line rail services from Aviemore and regular flights to London Airports 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.

## THE PROPERTY

**PH24 3BN**

Centrally located two-bedroom detached Bungalow presented in good order throughout. This compact Property is set back from the road in the centre of the village with all local amenities nearby.

There is a small patio area and single garage with a dedicated off-road parking area. Electric heating and mostly double glazed (excludes shower room).

Includes wood effect floor panelling throughout, carpets, fitted blinds, curtains, and lights fittings. *\*Denotes appliances and furnishings not included but maybe available separately by private agreement with the Seller.*

## ENTRY HALL

**(1.1m x 3.55m)**

Through high security timber and glass panelled door into hallway. Coat rack. Water tank / linen cupboard, radiator. Smoke alarm. Attic hatch.

## UTILITY ROOM

**(2.2m x 1.75m)**

to side. Stainless steel sink & worktop. Beko w/machine & tumble dryer\*. Radiator. Extractor. Fuseboard cupboard.

## OPEN PLAN: KITCHEN/SITTING ROOM

Bright room with windows / blinds to front and side.

### Kitchen area

**(3.85m x 2.15m)**

Fitted floor and wall units with electric wall oven / hob with extractor over. Stainless steel sink. Beko dishwasher. Fridge / Freezer.

### Sitting area

**(3.85m x 3m)**

Dining area and seating for 4. Fireplace with electric fire, suite, radiator, lamp and coffee table. Tv point.





## BEDROOM 1

at widest (3.1m x 2.5m)

Window to side, double bedroom with vanity area\*. Twin bedside cabinets\*. Radiator.



## BEDROOM 2

at widest (3.1mx 2.5m)

Window to side, single / twin bedroom with dressing table, mirror, twin bedside cabinets\*. Double wardrobe. Radiator.

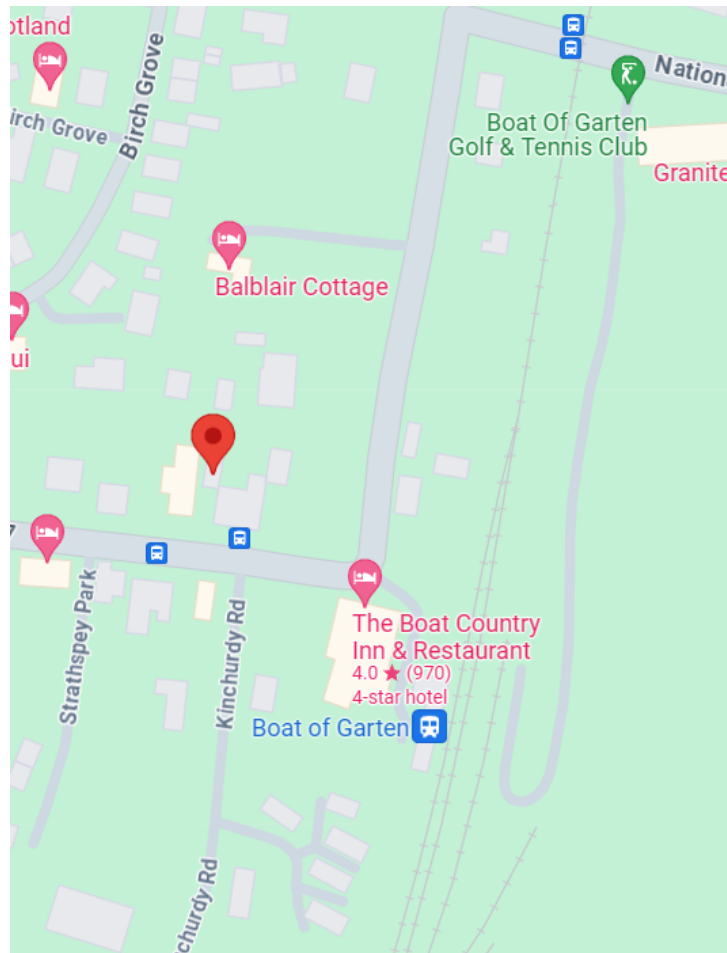


## SHOWER ROOM

(2.6m x 1.45m)

.Opaque single glazed window to rear. Mains shower / glass doors / canopy. Wash basin and W.C. Complementary wall tiling. Mirror & shelf. Extractor fan. Wall cabinet. Electric chrome towel rail. Vinyl flooring.





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### COUNCIL TAX & EPC

We understand this property is rated in Band C for council tax approx. £1750 t/b/c.

The energy efficiency E.P.C. rating for the house is band E (52).

### DATE OF ENTRY

The seller is seeking a prompt settlement date.

### VIEWING

Viewings are strictly by arrangement with the selling agents by minimum 48 hour pre-appointment only. To avoid disappointment when travelling, please always confirm any viewing with our office prior to setting off.

### HOME REPORT

Linked from our website or available on request from our offices.

### ADVICE & PROPERTY MANAGEMENT

Our office can also offer guidance and advice to any prospective purchaser regarding residential letting/rental rates and a comprehensive property management service is available on request. Our sister company, Highland Holiday Homes, specialising in holiday rentals can offer holiday letting advice, they manage a range of high quality privately owned holiday properties in the Aviemore area and throughout the Cairngorms National Park

### PATIO

Adjoining patio area to side.

### PARKING

Dedicated space outside the Property.

### SINGLE GARAGE

(5.5m x 3.35m)

Garage next to the patio and property.



### SERVICES

Mains electricity, water and drainage.

### OFFER / SERVICES

Highland Property Services are pleased to provide any potential purchaser of this property with a full legal service from an established Scottish solicitor to act in the purchase. All offers from your solicitor in the standard Scottish style must be made direct to Highland Property Services. Our client reserves the right to accept an offer at any time. In the event that a closing date is set, we are only able to liaise with clients who have instructed their solicitor to note interest on their behalf. Where an offer is accepted in principle, it is the responsibility of the purchaser's solicitors to do all ID checks under the 2017 AML Regulations (Anti Money Laundering).

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the selling agents have not tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc. included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.



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Monday - Friday 9.00 am - 5.00 pm