

Shennachie Deshar Road Boat of Garten PH24 3BN

Offers Over £210,000 are invited

Two-Bedroom Detached Bungalow
Situated in a Central Position in the
Heart of Boat of Garten



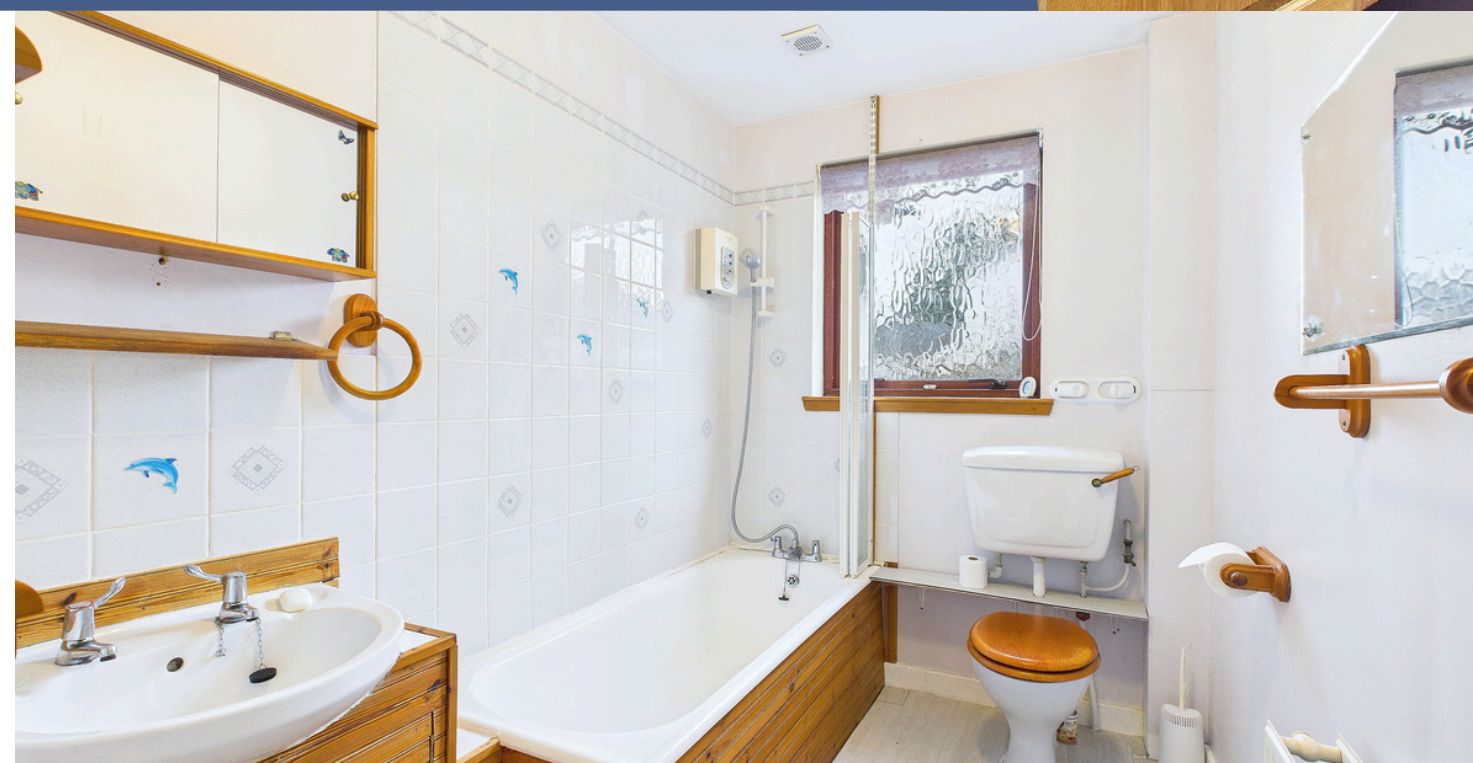
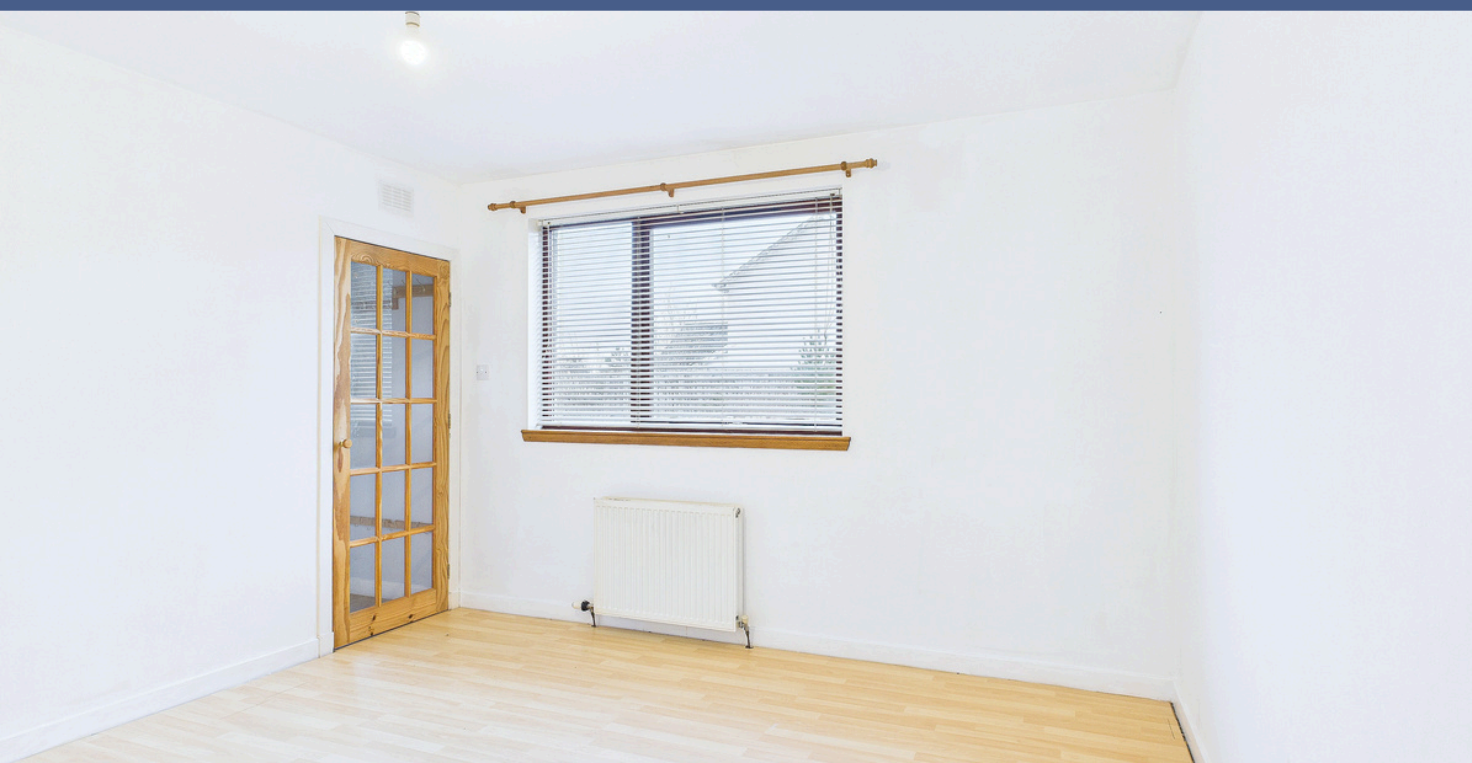
Features:

- Two Bedroom Bungalow Close to all Local Amenities
- Spacious Double Aspect Lounge
- Oil Fired Central Heating & Full Double Glazing
- Generous Garden Grounds with Two Timber Sheds
- Off Street Private Parking
- Close to Local Woodland Walks & Bike Trails

CONTACT US :
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Shennachie is a two-bedroom detached bungalow situated in a central position in the heart of Boat of Garten. The property consists of a spacious double aspect lounge, extended kitchen, two good sized double bedrooms and a three-piece family bathroom suite. The property offers amazing potential for a young family or retiree looking at downsizing. The property requires minor refurbishment but benefits from oil fired central heating and full timber double glazing. Other benefits include generous garden grounds and off-street parking.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



The Cairngorms National Park, known as the outdoor capital of the North, is one of the most accessible parts of the Highlands having excellent links to both North and South via the A9 trunk road and the main line railway. The airport in Inverness gives access to all the main English cities and further afield. The surrounding countryside is a haven for wildlife, with red deer, badgers and squirrels amongst some of the abundant inhabitants. There is a wealth of excellent rural sporting facilities, such as stalking and grouse shooting, along with trout and salmon fishing. There are also many outdoor pursuits available within the National Park, such as hill walking, climbing, mountain biking, wind surfing, ski-ing and snowboarding. The village of Boat of Garten provides a post office/store, hotel with bar and restaurant, coffee shop, gallery, excellent restaurant, primary school, community hall and parish church. Leisure facilities include an 18 hole golf course and tennis courts.

OUTSIDE

The well-established garden grounds offer a mix of lawn, gravel and landscaped areas with a variety of plants, trees and shrubs. There are numerous timber garden sheds and plenty of space for additional outbuildings, future development or off-street parking. The external oil tank and outside tap can also be found to the rear.

INCLUDED

All floor coverings, curtains, and blinds.

SERVICES

Mains electricity, Septic tank and mains water.

COUNCIL TAX

Band D £2127.48 p.a. (2025/26) including water rates.
Discounts are available for single person occupancy.



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HOME REPORT

A Home Report is available for this property. Please use the following link:

· <https://app.onesurvey.org/Pdf/HomeReport>

· Postcode: PH24 3BN

· EPC Rating: D

· Home Report Value: £210,000

PRICE

Offers over £210,000 are invited. The seller reserves the right to accept a suitable offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is strictly by appointment only through the Selling Agents.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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