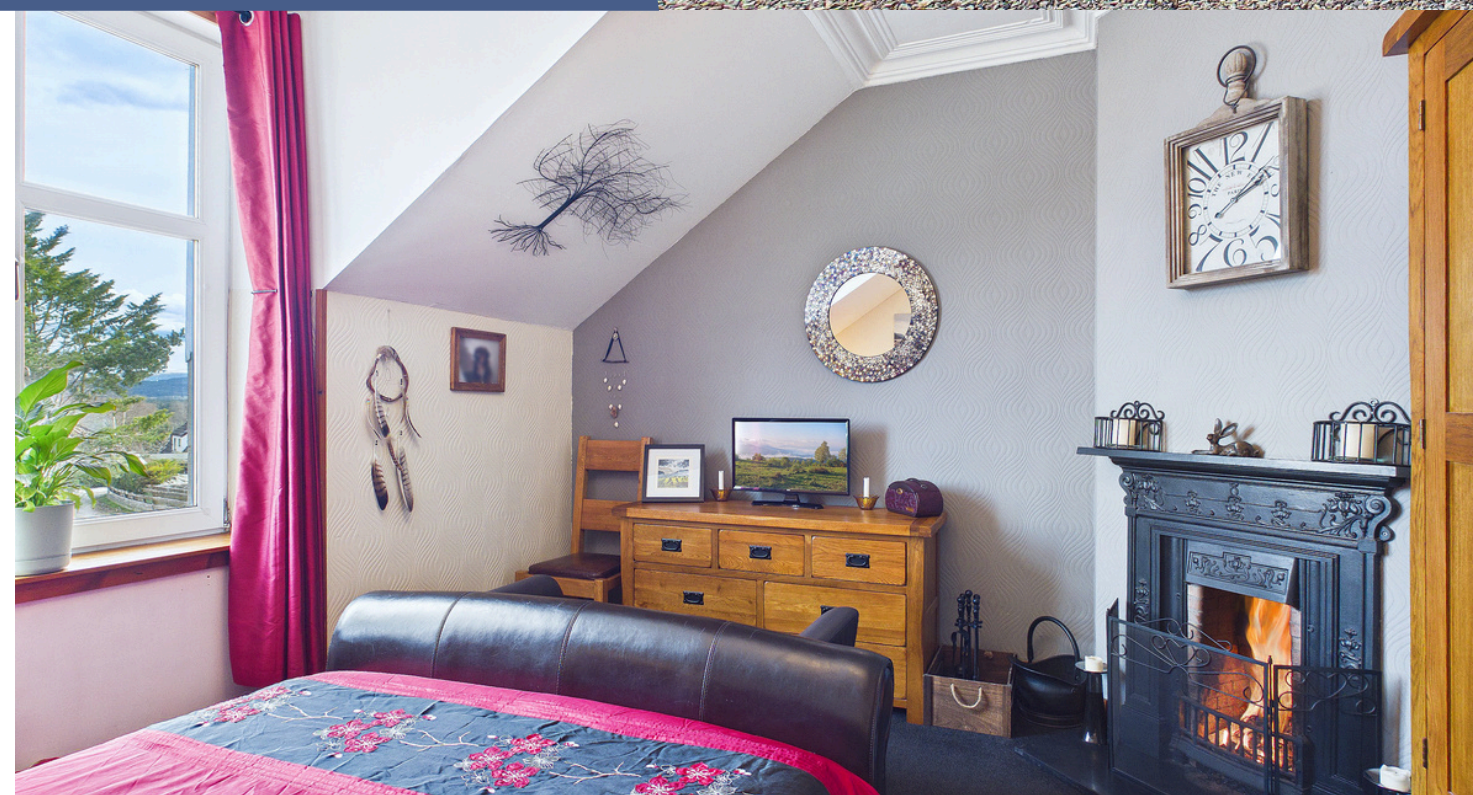


6 High Terrace Boat of Garten PH24 3BW

Offers Over £210,000 are invited

Two Bedroom First Floor Apartment in
Desirable Village Location



Features:

- Feature Stone Wall and Original Wooden Flooring in Living Area
- Open Fire in Master Bedroom
- Electric Economy Heating & Full UPVC Double Glazing
- Generous Garden Grounds with Timber Shed & Wooden Decking
- Off Street Private Parking for Multiple Cars
- Close to Local Woodland Walks, Bike Trails & Golf Course

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



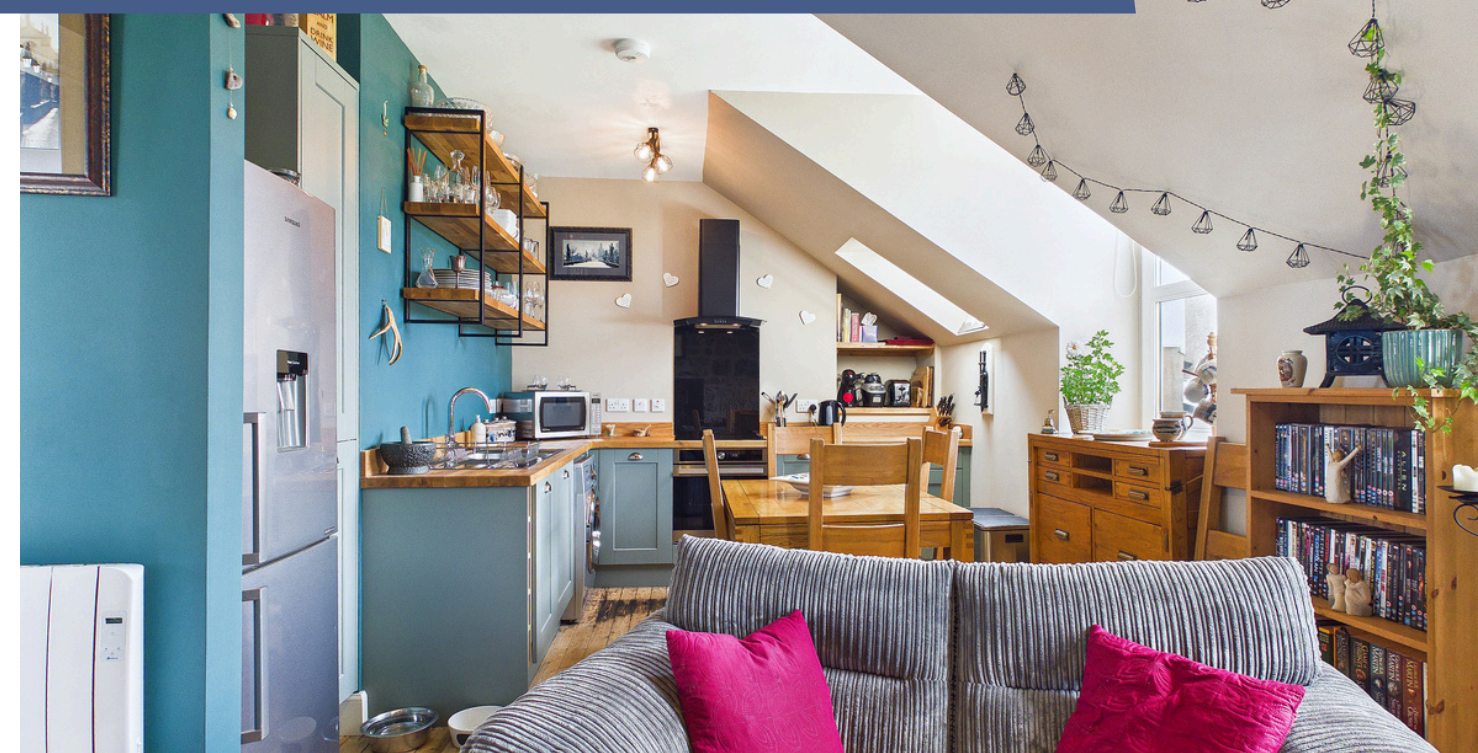
6 High Terrace is a charming two-bedroom first-floor apartment, ideally located in the heart of the popular village of Boat of Garten. The property is rich in character, featuring a striking stone feature wall in the lounge and original wooden flooring. There is also an existing chimney, offering the option to install a wood-burning stove if desired.

The attractive shaker-style kitchen is well equipped with an integrated oven, hob, extractor fan and dishwasher and space for dining.

The spacious master bedroom enjoys elevated views and retains an open fireplace, adding to the apartment's traditional appeal. The bathroom comprises a bath with shower over and benefits from built-in storage.

Additional features include electric economy heating, full uPVC double glazing, and access via a loft hatch to a fully floored loft space, providing excellent additional storage.

The property is being sold in great condition and offers the perfect opportunity to buy a home in Boat of Garten.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807965.

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, skiing and snowboarding. There are also a number of renowned golf courses in the area - including the championship Spey Valley course in Aviemore - all within stunning countryside settings. 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 generous garden grounds are laid to lawn with timber fencing and gate. There is a timber shed, wooden decking and seating area. There is off street parking on a gravel driveway for multiple cars. The apartment is accessed up an external stairway and offers great views across the village and the surrounding countryside from the landing at the front door.

INCLUDED

All floor coverings, curtains, and blinds. Integrated kitchen appliances will also be included.

SERVICES

Mains electricity, water & drainage.

COUNCIL TAX

Band A £1524.21p.a. (2026/27) 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:

·[6 High Terrace.pdf](#)

·Postcode: PH24 3BW

·EPC Rating: F

·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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