

Laogh Mor
12b Deshar Road
Boat of Garten
PH24 3BN

Offers Over £350,000 are invited

Bright & Spacious Three Bedroom
Detached Property in Central Village
Location



Features:

- Double Aspect Kitchen-Lounge-Diner with Adjoining Sunroom
- Off-Peak Electric Storage Heating & Timber Double Glazing
- Generous Garden Grounds
- Off Street Private Parking
- Close to Local Woodland Walks & Bike Trails

CONTACT US :
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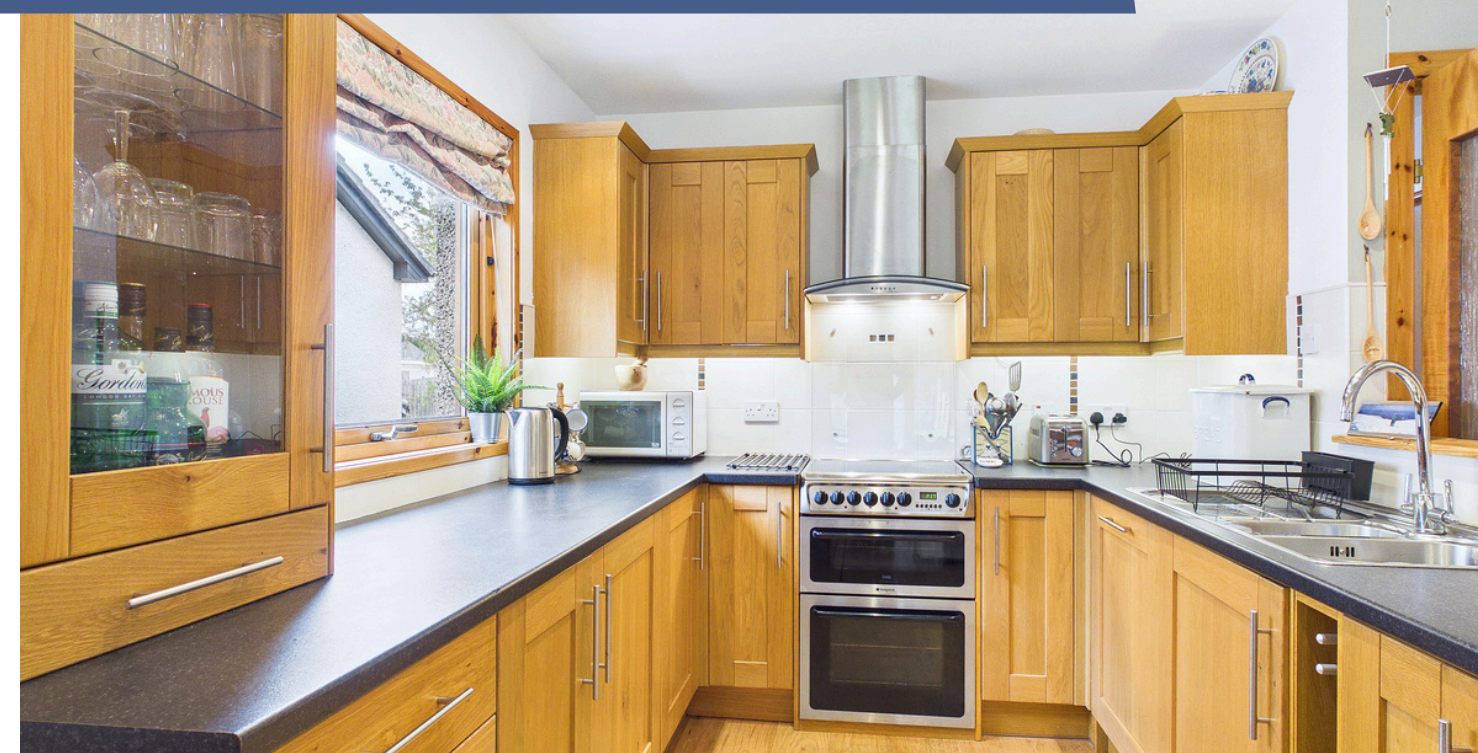
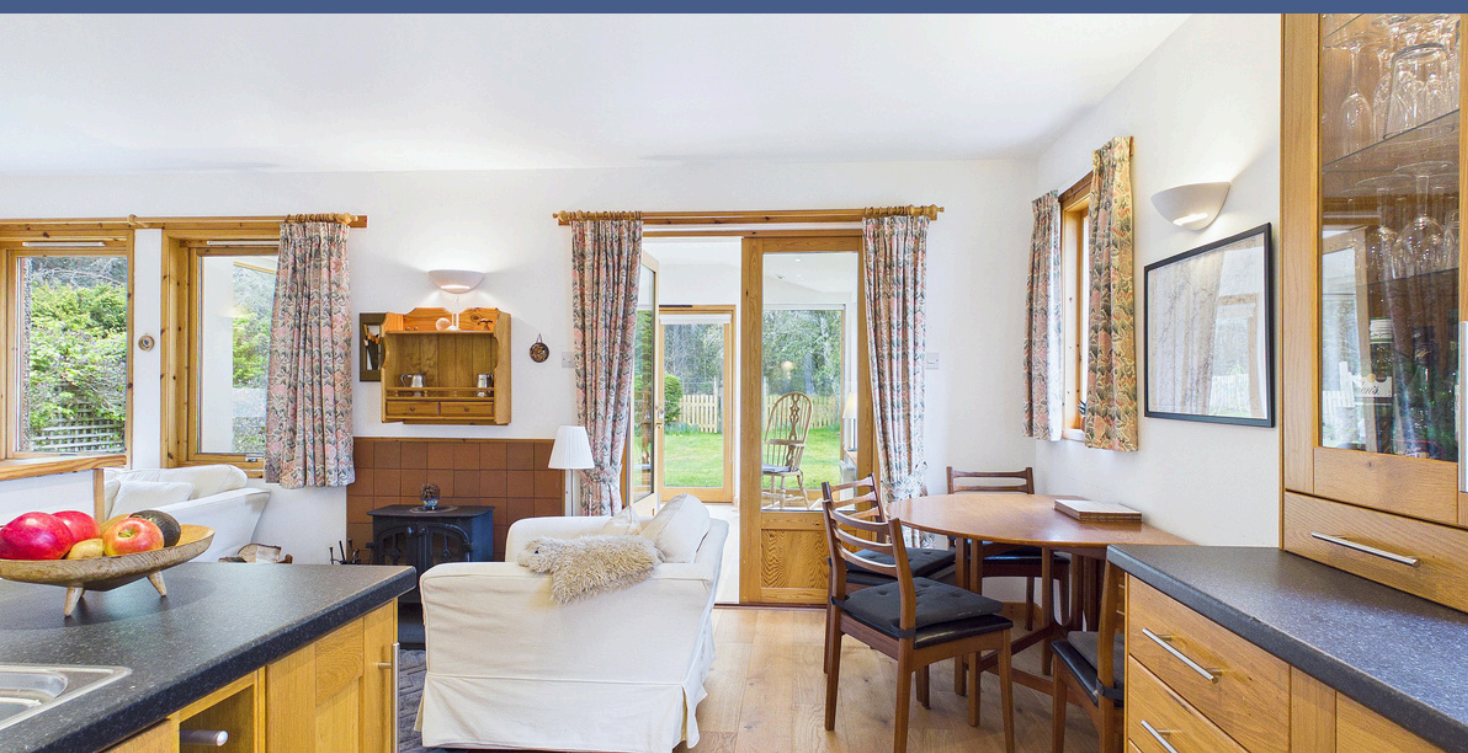


Laogh Mor is a three-bedroom detached home, ideally located in the heart of Boat of Garten while enjoying a peaceful and private setting. At the centre of the property is a spacious, dual-aspect open-plan kitchen, dining and living area, featuring a multi-fuel stove that creates a warm and inviting focal point. This bright living space opens onto a sunroom overlooking the garden.

The ground floor also offers a generously sized double bedroom with a built-in wardrobe, alongside a shower room with an adjoining drying room. Practical storage solutions include a deep under-stairs cupboard and a dedicated utility area plumbed for a washing machine.

Upstairs, there are two further double bedrooms, both with built-in wardrobes, and a well-appointed family bathroom.

Additional features include engineered oak flooring throughout the ground floor, timber double glazing, and off-peak electric storage heaters complementing the multi-fuel stove. A loft hatch provides access to a partially floored loft, offering excellent additional storage space.



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, in 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 predominantly laid to lawn and enjoy direct gated access to the woodland behind, which links to the Speyside Way. A patio area offers the perfect space for outdoor dining and garden furniture, while gravelled off-street parking provides ample space for multiple vehicles.

INCLUDED

Fitted floor coverings, curtains, blinds and light fittings. All integrated kitchen appliances will also be included.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Band E £2944.16 p.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:

- <https://app.onesurvey.org/Pdf/HomeReport>
- Postcode: PH24 3BN
- EPC Rating: D
- Home Report Value: £350,000

PRICE

Offers over £350,000 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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