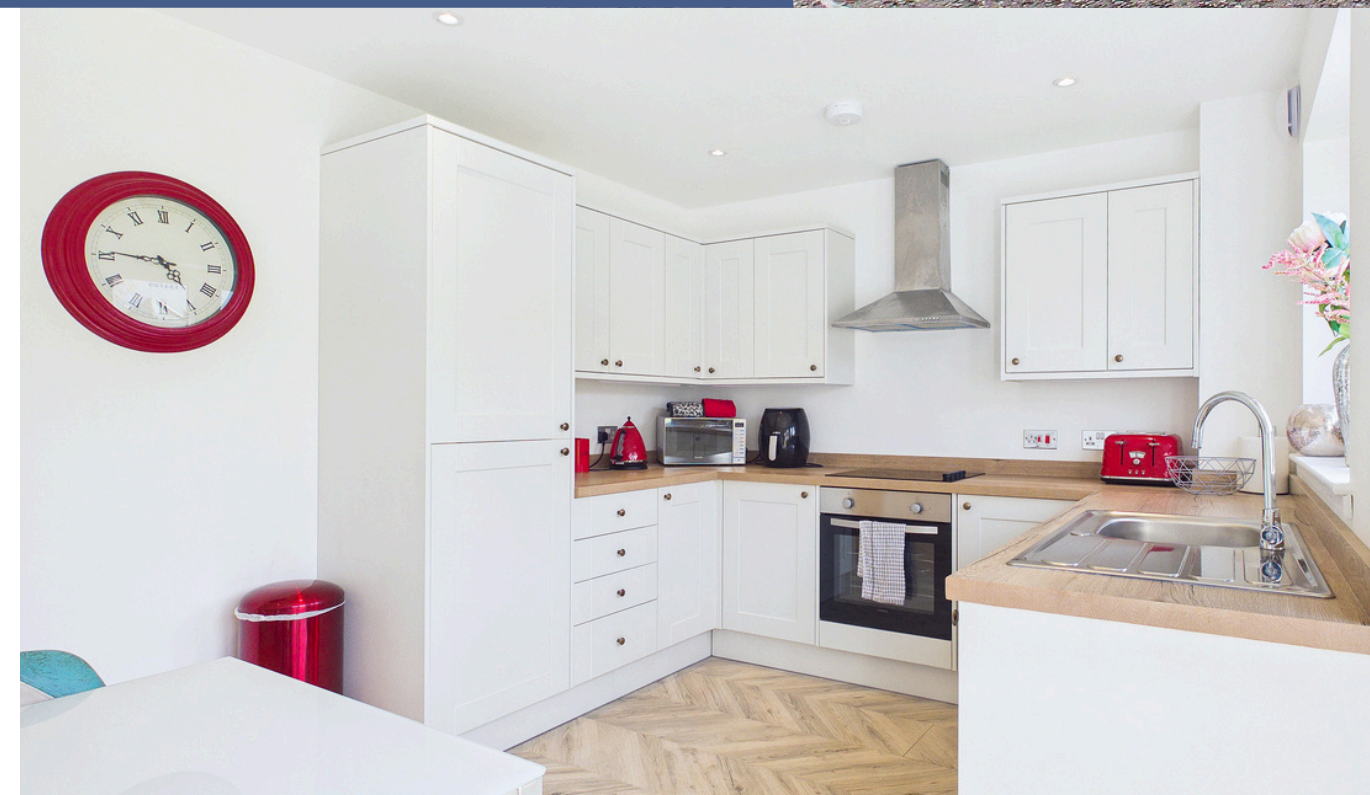


# 3 Osprey Drive Boat of Garten PH24 3AY

Offers Over £280,000 are invited

Bright & Modern Three Bedroom, Semi-Detached Property



## Features:

- Modern Fitted Kitchen and Bathrooms
- Bedrooms with Inbuilt Storage & Two En-Suites
- Electric Economy Heating with Heatmiser Controls & UPVC Double Glazing
- Enclosed Private Garden Grounds
- Off Street Parking for Two Cars
- Close to Local Woodland Walks & Bike Trails

CONTACT US :  
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Osprey Drive forms part of a sought-after 2017 residential development, offering contemporary living within a popular village setting in the heart of the Cairngorms National Park.

Number 3 Osprey Drive is an immaculately presented and thoughtfully designed semi-detached home, featuring three generous bedrooms and three stylish Porcelanosa bathrooms. The ground floor comprises a welcoming and cosy lounge, a modern fitted kitchen-diner with integrated appliances and patio doors opening directly to the garden, a well-proportioned double bedroom with integrated wardrobe, and a family bathroom.

Upstairs, there are two further double bedrooms, each benefiting from ensuite shower rooms; one also features a walk-in wardrobe, while the other offers excellent built-in storage.

The property is fitted with electric economy heating and uPVC double glazing throughout. With its practical layout and high-quality finish, 3 Osprey Drive would make an ideal family home or an attractive buy-to-let investment opportunity.



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

To the front of the property there is an attractive open-plan garden laid to lawn. The garden grounds are fully enclosed by timber fencing with a gated entrance, providing a safe and private outdoor space, and are mainly laid to lawn. There is a large wooden shed ideal for storing outdoor equipment. A patio area creates an ideal spot for outdoor dining and garden furniture, while off-street parking is available for two 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 D £2286.31 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 3AY

·EPC Rating: C

·Home Report Value: £280,000

## PRICE

Offers over £280,000 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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