

5 Osprey Drive Boat of Garten PH24 3AY

Offers Over £425,000 are invited

Beautifully Presented Three Bedroom
Detached Villa with Landscaped
Garden



Features:

- Contemporary Fitted Kitchen with Integrated Appliances and Adjoining Utility Room
- Porcelanosa Bathroom Suites
- Master En-Suite Bedroom With Fitted Wardrobes
- Biomass Heating with Room Thermostat Controls & UPVC Double Glazing
- Beautifully Landscaped & Enclosed Garden Grounds
- Off Street Parking for Two Cars & Integrated Garage
- Close to Local Woodland Walks & Bike Trails

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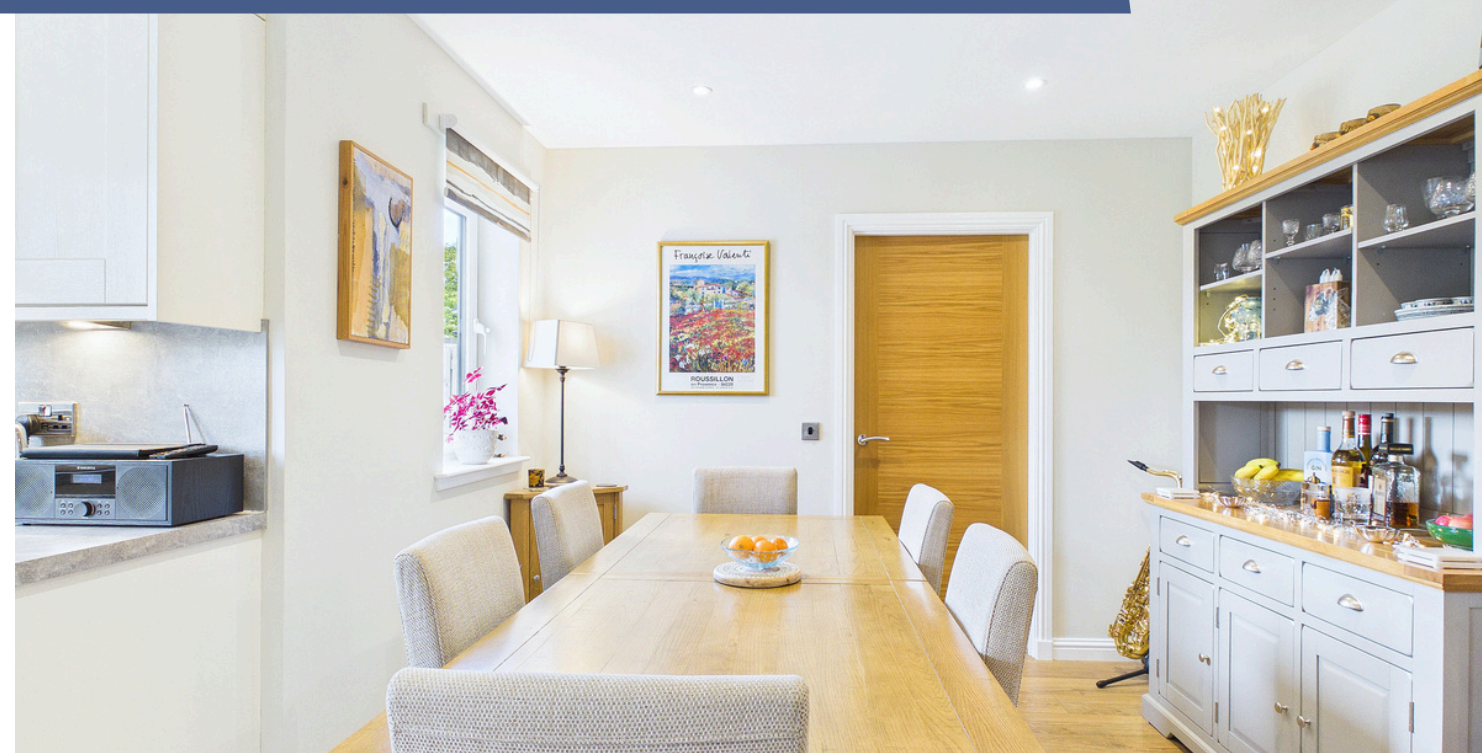
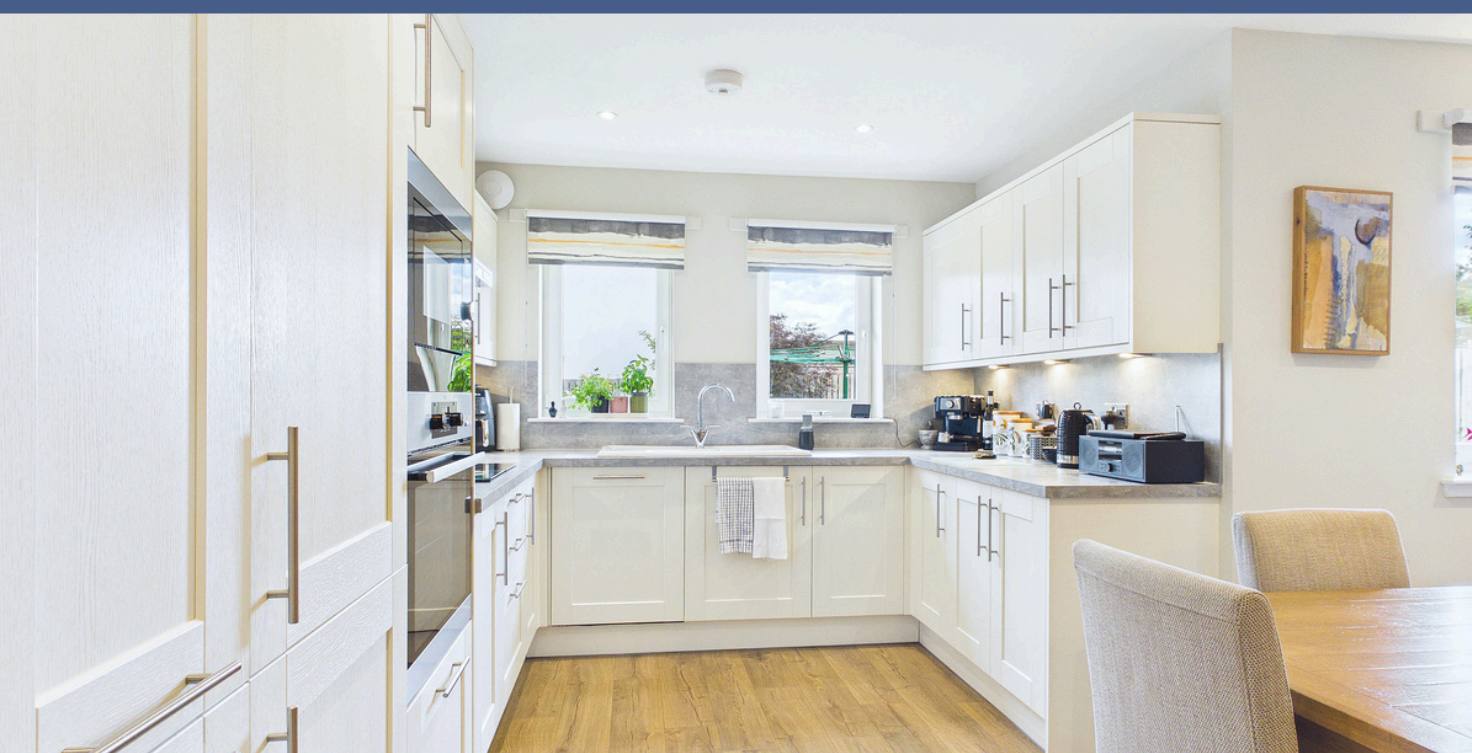


No. 5 Osprey Drive is a beautifully presented three-bedroom detached villa, finished to an exceptionally high standard throughout. The heart of the home is a stylish, contemporary kitchen/dining area complete with integrated appliances and a useful adjoining utility room, which provides access to both the integrated garage and the rear garden. A spacious and light-filled dual aspect living room features patio doors opening directly onto the garden, while the ground floor is further enhanced by a welcoming entrance hallway and a modern shower room.

Upstairs, there are three generously proportioned double bedrooms, all benefiting from built-in storage, with the master bedroom also enjoying a private en-suite shower room. A well-appointed family bathroom completes the first-floor accommodation.

The property further benefits from biomass central heating, with underfloor heating on the ground floor and radiators on the first floor, alongside UPVC double glazing. High-quality flooring is fitted throughout, including Quickstep Impressive Classic Oak Natural laminate and Kahrs French Provence Collection oiled oak flooring.

5 Osprey Drive represents an excellent opportunity to acquire a superb family home in an outstanding Highland setting.



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 property is approached via an attractive open-plan front garden, mainly laid to lawn, with a paved pathway leading to the front door. There is off-street parking for two vehicles and access to the integrated garage via an up-and-over door.

To the rear, the beautifully landscaped and fully enclosed garden is bordered by timber fencing and features a gated entrance. Designed for both relaxation and practicality, it offers patio areas ideal for outdoor seating, raised beds for growing fruit and vegetables, planted borders, and a neatly maintained lawn. A timber shed provides excellent storage for outdoor equipment, and an outdoor tap adds further convenience.

INCLUDED

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

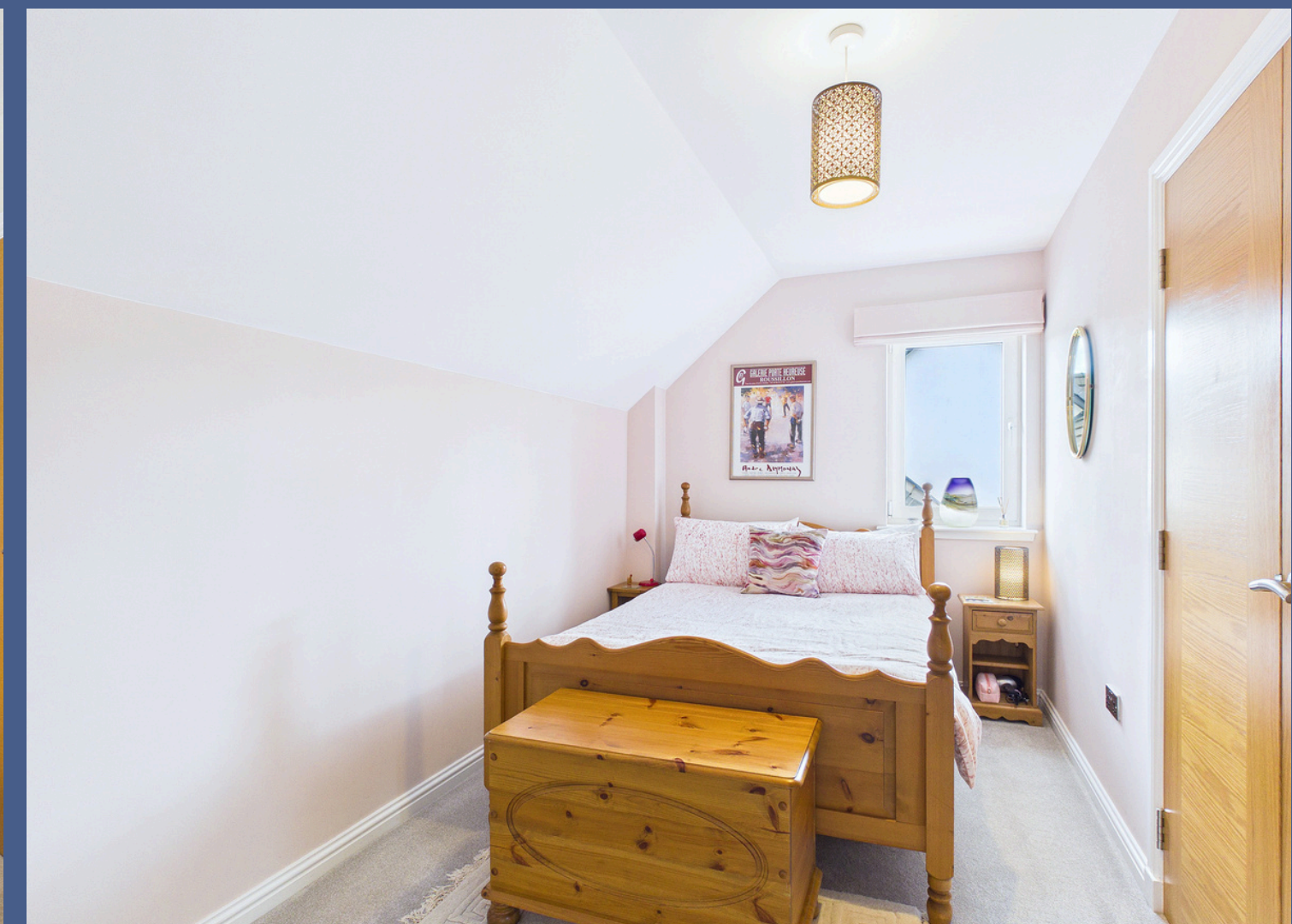
SERVICES

Mains electricity, water and drainage.

COUNCIL TAX

Band F £3597.47p.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: £425,000

PRICE

Offers over £425,000 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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