

Wildwood,  
95 Kinchurdy Road, Boat of Garten



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& Parker

Land and property. Since 1885.

2,269 sq ft (211 sq m) | Freehold  
1 reception room | 5 bedrooms  
3 bathrooms] | Village

**Offers Over £750,000**



An exceptional contemporary home offering stylishly presented interiors located in a secluded setting in Boat of Garten.

#### Property

Wildwood is a sophisticated residence set in an enviable position within the sought-after village of Boat of Garten. The property effortlessly blends modern design with a traditional Highland aesthetic, offering a generous and versatile internal layout, further enhanced by several roof windows that flood the upper floors with natural light.

The accommodation flows from a central reception hall, which gives access to a spectacular open-plan space incorporating sitting, dining and kitchen areas. This light-filled environment features a fireplace with a wood-burning stove and direct access to the rear grounds. The stylish kitchen is fitted with elegant shaker-style cabinetry, a central island with breakfast bar seating and a range cooker. For those seeking dedicated leisure space, the expansive ground-floor games room and gym—complete with a built-in bar and rustic timber cladding—provides a superb setting for entertaining. A good-sized bedroom, a practical utility room and a WC complete the ground floor.

The upper floor features four well-proportioned bedrooms, including a principal suite. This enjoys an en suite shower room and the luxury of a private balcony. An additional bedroom also benefits from en suite facilities, while the remaining bedrooms are served by a contemporary family bathroom.

The property is approached via a gated entrance leading to a substantial driveway with ample parking. The grounds are a particular highlight, wrapping around the house to provide a variety of areas for relaxation. A large raised timber deck extends from the rear, offering an ideal space for al-fresco dining and entertaining. The grounds include mature trees, sloping lawns and seating areas that blend seamlessly into the surrounding landscape.

**Location**

The property is set within the highly desirable village of Boat of Garten, in the heart of the Cairngorms National Park. The village offers a Highland lifestyle with a local village store, café, hotel and restaurant, while nearby Aviemore provides a wider range of amenities including supermarkets, leisure facilities and a selection of dining and outdoor pursuit options. Granttown-on-Spey and Inverness further expand the choice of retail, cultural and professional services.

Local schooling is available at Aviemore Primary School and Granttown Primary School, with secondary provision at Kingussie High School.

Transport links are excellent for a rural setting, with the nearby A9 providing road access north to Inverness and south towards Perth and the Central Belt, while Aviemore railway station offers regular services on the Highland Main Line connecting to Inverness, Edinburgh and Glasgow. Inverness Airport offers a range of domestic and international flights.

Postcode region: PH24

**General**

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

Services: Mains water, electricity and drainage. Oil heating.

Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

Council Tax: Band G

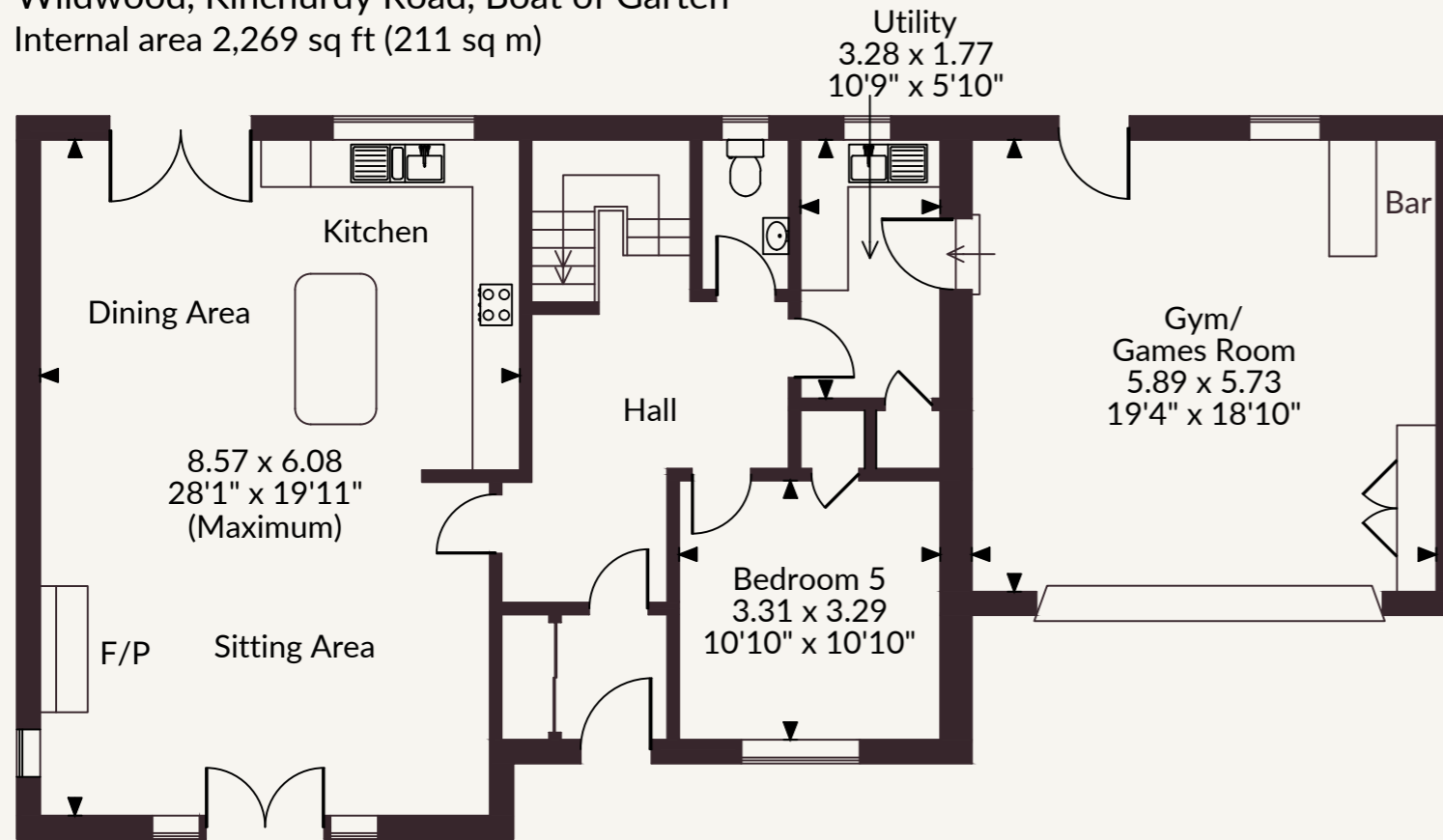
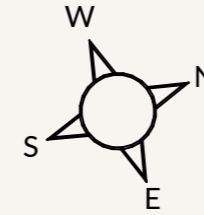
EPC Rating: C

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

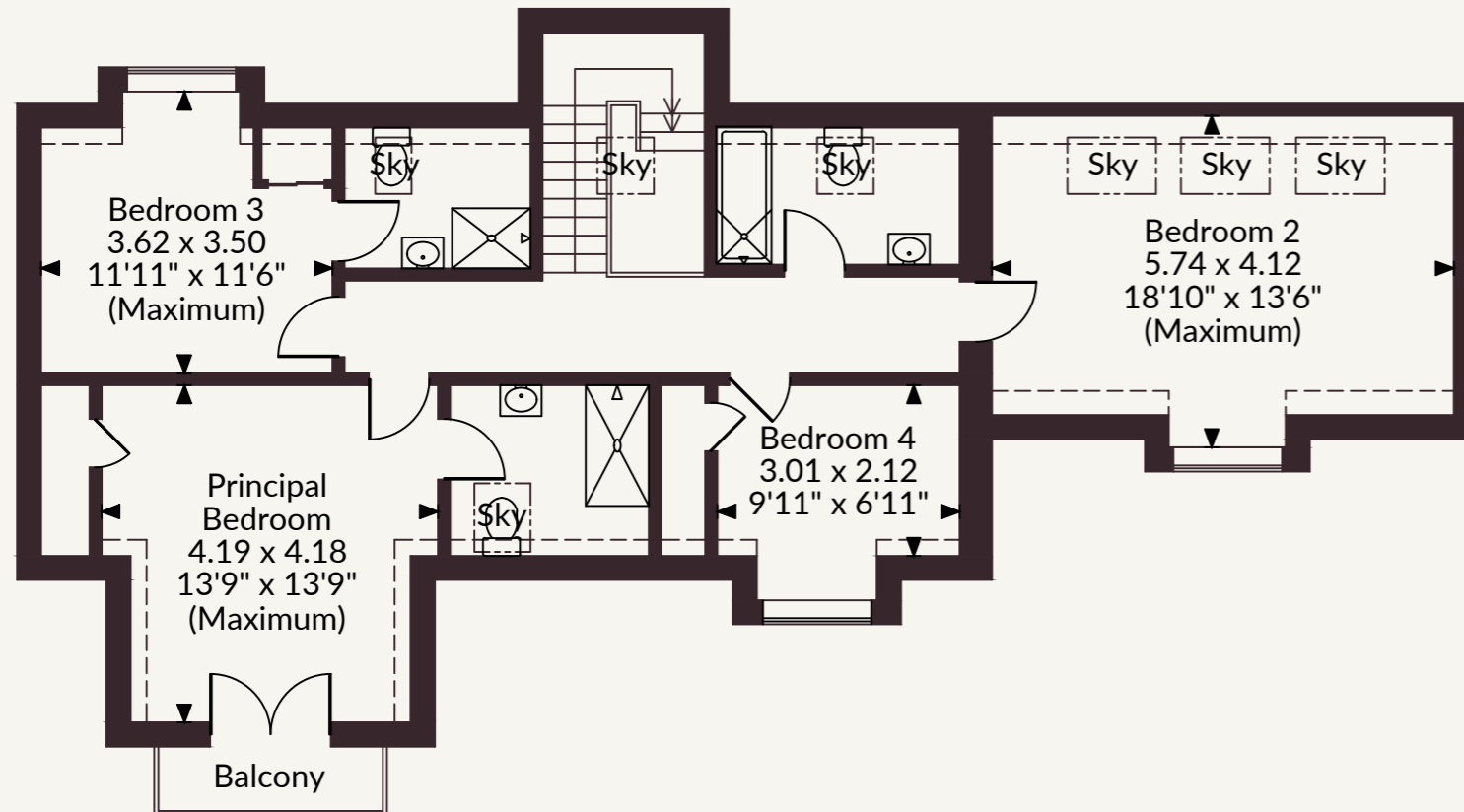


Wildwood, Kinchurdy Road, Boat of Garten

Internal area 2,269 sq ft (211 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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**Strutt & Parker Inverness**

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