



The Glebe, Gorthleck, INVERNESS, IV2 6YS

Offers Over £95,000

REF: 60795





The Glebe comprises a charming wooden house and bothy located about a mile outside the village of Gorthleck, less than a five minute walk from the shores of Loch Mhor. It offers a peaceful, community lifestyle with nearby City and Airport facilities. The property comes with the original several hundred year old stone house/bothy, which could easily be developed to provide further accomodation or a separate letting unit given the necessary planning consents. The wooden house itself is approximately 100 years old and could do with slight modernisation, although as it stands offers unique holiday accommodation or could easily be adapted to create a lovely family home in a delightful countryside setting.

Only by viewing can you fully appreciate the extent of the living space and potential this property has to offer along with the tranquil location.

The accommodation consists of: an entrance vestibule; inner hallway; double aspect sitting room with an open fire providing a welcoming focal point; kitchen with a free standing electric cooker, fridge and ample room for dining; two good sized bedrooms and bathroom comprising a wash hand basin, bath with mixer tap and shower head and chemical WC. Accommodation in the bothy, which has light, power and water, comprises a fully fitted out sitting room with a wood burning stove and three storage/workshop areas.

A garden area surrounding the property is mainly laid to grass with some cobbled patio areas providing ideal venues for al fresco dining and entertaining. To the front of the property is a parking area which is in the process of being laid to tarmac and having a fence and double wooden gates installed.

Facilities nearest to the property can be found at Foyers, overlooking Loch Ness, which has a general store, Post Office, café, hotel, restaurant and medical centre. Primary education is available nearby while Secondary education is provided at Inverness Royal Academy to which pupils are transported by bus daily.

Inverness, the main business and commercial centre in the Highlands is approximately 22 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Entrance Vestibule	1.48m x 1.28m (4'9 x 4'2)	Bedroom 2	2.62m x 1.97m (8'6 x 6'6)
Hall	1.95m x 1.06m (6'5 x 3'6)	Bathroom	2.84m x 1.51m (9'3 x 4'11)
Kitchen	2.92m x 2.84m (9'6 x 9'3)	Bothy - Sitting Room	3.91m x 3.59m (12'9 x 11'9)
Sitting Room	3.80m x 2.74m (12'6 x 9'0)	Bothy - Store Rooms	5.40m x 3.93m (17'9 x 12'11)
Bedroom 1	3.78m x 2.32m (12'5 x 7'6)		



General

All curtains and white goods are included in the asking price. Most other items of furnishings can be made available by separate negotiation. The property is being sold as seen and no warranty will be given with regards to the existence or condition of any services. The purchaser is required to accept the position as it is and no testing of the services can be allowed.

Services

Mains water and electricity. Planning permission is being sought for the installation of a septic tank within the garden ground to connect up to the existing outflow piping under the road.

Council Tax

Council Tax Band E

EPC Rating

G

Post Code

IV2 6YS

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

RC/JD/STEW0417/1

Price

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Directions

From Inverness City take the B862 heading towards Dores. Take the left hand fork signposted Errogie & Gorthleck and continue along this road until you enter the village of Gorthleck. One mile outside the village, the property is located on your right.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

