



**Smiddy Cottage, 2 Burn Place, MUNLOCHY, IV8 8NJ**

**Offers Over £210,000**

**REF: 60829**







Smiddy Cottage is a charming, semi-detached, two-bedroom cottage situated in the village of Munloch, a highly desirable area in the Black Isle. In good condition throughout, the property benefits from LPG gas heating complemented by a gas fire in the lounge, off-street parking and a private rear garden. With ample storage and well-proportioned rooms, this property represents a very desirable family home.

Viewing is highly recommended to fully appreciate this delightful property, set in a sought-after location.

The accommodation consists of: a welcoming entrance hall with stairs leading to the upper floor and understair storage cupboard with shelving; a bright, spacious, double aspect lounge with large windows allowing the room to flood with natural light, gas fire set in a stone surround providing a welcoming focal point, built in storage and patio doors leading to the rear garden; a modern, well-appointed kitchen/dining with a good selection of base and wall mounted units, complementary worktops, tiling to splashback, electric double oven, gas hob, extractor fan, integrated fridge freezer, integrated slimline dishwasher, ample room for dining and large dresser; utility room with base and wall mounted units, complementary worktops, washing machine, undercounter freezer, boiler and access to the rear garden; further dining area with large window which could easily be utilised as a home office/second living area; family bathroom comprising a wash hand basin, WC, bath with mains shower over and fitted storage.

On the upper floor; landing with three large storage cupboards, one with additional storage cupboard into the eaves; master bedroom with two large storage cupboards, one housing the hot water tank and generous en-suite comprising a large, walk-in mains powered shower, wall hung vanity unit with wash hand basin and WC; further double bedroom with fitted storage.

The generous rear garden is mainly laid to lawn with a selection of mature trees, shrubs and bushes. The property also benefits from a large paved patio area providing an ideal venue for alfresco dining or entertaining, garden shed and washing line. A car port to the side of the property provides off-street parking.

The property is within easy walking distance of all the facilities on offer in the village which include a general store which provides adequately for daily requirements, medical centre and a community hall offering an excellent range of village activities. Primary Education is available within walking distance while secondary education is provided at the acclaimed Fortrose Academy. The area is also a highly popular tourist destination with Rosemarkie beach, red rock hiking wood, Fortrose & Rosemarkie golf course and the historic

<b>Kitchen/Dining</b>	<b>6.98m x 2.96m (22'11 x 9'9)</b>	<b>Master Bedroom</b>	<b>3.76m x 3.59m (12'3 x 11'9)</b>
<b>Dining</b>	<b>3.28m x 2.55m (10'9 x 8'3)</b>	<b>En-suite</b>	<b>2.68m x 2.50m (8'9 x 8'2)</b>
<b>Utility</b>	<b>3.21m x 2.01m (10'6 x 6'6)</b>	<b>Bedroom 2</b>	<b>3.76m x 3.39m (12'3 x 11'0)</b>
<b>Lounge</b>	<b>5.51m x 5.07m (18'0 x 16'8)</b>	<b>Bathroom</b>	<b>2.71m x 1.98m (8'11 x 6'6)</b>



### General

All floor coverings, light fittings, curtains, blinds, integrated appliances, washing machine, undercounter freezer, dresser, shelving units and garden shed are included in the asking price.

### Services

Mains water, drainage and electricity. LPG gas. Solar Panel.

### Council Tax

Council Tax Band D

### EPC Rating

F

### Post Code

IV8 8NJ

### Entry

By mutual agreement.

### Viewing

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

### Reference

LB/EB/MEE-0001/0002

### Price

Offers Over £210,000

### Directions

Leaving Inverness, heading North over the Kessock Bridge, stay on the A9 until the right turn signposted for Fortrose & Cromarty. Turn right onto B9161 Bogallan Road and continue for 3 miles to the village of Munloch. Pass the Scotmid on your right and take the next left on to Station Brae. Take the first left on to Burn Place and the property is first on your right hand side.

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

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

