



**Tigh n' Ulaidh, Alt Dubhag, TOMATIN, IV13 7YP**

**Offers Over £380,000**

**REF: 60858**







## *description*

Tigh n' Ulaidh is an impressive four bedroom property located just outside the village of Tomatin which is within easy commuting distance of Inverness City and the Airport. The property benefits from double glazing, oil fired central heating complemented by a wood burning stove in the family area and open fire in the lounge, and comes with a decent sized paddock, ideal for equestrian activities. Offering generous living space with well proportioned rooms and ample storage, this property represents an ideal family home for those looking for a village lifestyle with nearby City facilities.

Only by viewing can you fully appreciate this delightful property and tranquil countryside location.

The accommodation consists of: entrance vestibule; an inner hallway with large store cupboard; a very well appointed kitchen with a good selection of base and wall mounted units, complementary worktops and tiling to splashback, larder, Rangemaster Cooker with 5 gas burners and electric oven and grill, dishwasher, ample room for dining, patio doors opening to the garden and is open plan to the family area which has a wood burning stove providing a welcoming focal point; utility room with base units, sink, washing machine and ceiling suspended clothes dryer; cloakroom comprising a WC and wash hand basin; lounge with wood flooring, bay window taking advantage of the views overlooking the garden and an open fire set on a Caithness slate hearth with wood surround; double bedroom, currently utilised as an office. On the upper floor the landing gives access to the master bedroom with fitted wardrobes and en-suite facilities comprising a WC, wash hand basin and mains fed shower; two further double bedrooms with fitted storage and family bathroom comprising a three piece suite in white and free standing mains fed shower.

The property sits in approximately  $\frac{3}{4}$  of an acre of garden ground, mainly laid to grass with some mature shrubs and bushes along with various decked/patio areas providing ideal venues for al fresco dining and entertaining or where you can sit and appreciate your surroundings. There is also dog kennel, tack room and garage with fully floored attic, work bench, light, power and up & over door. A gravelled driveway leading to the property provides ample space for parking/turning. The fully enclosed paddock is adjacent to the property. An additional 4 acre paddock may be made available to rent from the landowner.

Facilities in Tomatin include a general store which caters adequately for daily requirements while nearby Inshes Retail Park provides additional facilities including a supermarket, petrol station, restaurant/takeaway and a small selection of retail outlets. The village also has a Café and community centre offering a range of village activities. Both primary and nursery education are provided in Tomatin, while secondary education is provided at Millburn Academy to which bus transportation is provided daily. Also close by is Aviemore, famous for its ski locations & winter sports.

Inverness, the main business and commercial centre in the Highlands is approximately 15 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.





<b>Entrance Vestibule</b>	<b>2.37m x 1.71m (7'9 x 5'6)</b>
<b>Hall</b>	<b>6.74m x 2.35m (22'0 x 7'9)</b>
<b>Kitchen/Diner</b>	<b>6.80m x 5.37m (22'3 x 17'6)</b>
<b>Utility</b>	<b>2.99m x 2.09m (9'9 x 6'9)</b>
<b>Lounge</b>	<b>6.80m x 4.53m (22'3 x 14'9)</b>
<b>Family Room</b>	<b>3.89m x 3.87m (12'9 x 12'8)</b>
<b>Master Bedroom</b>	<b>5.34m x 3.91m (17'6 x 12'9)</b>
<b>En-suite</b>	<b>2.59m x 0.89m (8'6 x 2'11)</b>

<b>Bedroom 1</b>	<b>3.87m x 2.92m (12'8 x 9'6)</b>
<b>Bedroom 2</b>	<b>3.59m x 3.10m (11'9 x 10'2)</b>
<b>Bedroom 3</b>	<b>4.29m x 3.76m (14'0 x 12'3)</b>
<b>Bathroom</b>	<b>2.21m x 2.07m (7'3 x 6'9)</b>
<b>Cloakroom</b>	<b>2.01m x 0.83m (6'6 x 2'9)</b>
<b>Garage</b>	<b>6.20m x 4.43m (20'3 x 14'6)</b>
<b>Tack Room</b>	<b>4.77m x 1.90m (15'8 x 6'3)</b>











## General

All floor coverings, light fittings, blinds, Range, dishwasher, washing machine and out buildings are included in the asking price.

## Services

Mains water & electric. Septic tank drainage and oil tank.

## Council Tax

Council Tax Band F

## EPC Rating

D

## Post Code

IV13 7YP

## Entry

By mutual agreement

## Viewing

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

## Reference

RC/JD/CARS0038/2

## Price

Offers Over £380,000

## Directions

Leaving Inverness, travel South on the A9 towards Perth for 15 miles, turn right at the signpost for Tomatin and take the right at the top of the slip road. Take the next left sign posted Glenain Lodge, then 2nd right and the property is the 2nd on the left.

If you are thinking of selling your property, we offer a FREE Valuation.  
Please call our Property Department on 01463 235559 for further details.





