

**Old Post Office House  
Littlemill, Nairn  
IV12 5QL**



**A rare opportunity to purchase a three bedroom detached cottage and Post Office buildings located in the rural hamlet of Littlemill. Accommodation: Entrance porch, hall, lounge, kitchen, downstairs bathroom and three bedrooms. The property benefits from oil fired central heating, partial double glazed windows and gardens to the front, side and rear.**

**OFFERS IN THE REGION OF £230,000**

HSPC Reference: 54975

**The Property Shop, 47 Church Street, Inverness**  
**Telephone:** 01463 225 533      **Fax:** 01463 225 165  
**Email:** [property@munronoble.com](mailto:property@munronoble.com)



### PROPERTY

This traditional three-bedroom detached cottage and Post Office buildings are located in a rural Hamlet approximately 5 miles from Nairn. The cottage offers many pleasing features including a wood burner in the lounge, oil fired central heating and a modern kitchen with built-in oven, hob and extractor fan. The property also features an out-building which was the former Post Office/house, which subject to the correct planning permissions has development potential. The cottage accommodation is well-proportioned throughout and will appeal to a wide range of prospective purchasers and only by viewing can one fully appreciate the accommodation on offer.



### GARDENS

The garden grounds extend to the front, side and rear elevations, are mainly laid to grass and are enclosed by a combination of fencing, stonewalling and hedging. To the front is an outbuilding which is the former Post House and Post Office. To the rear there is a paved patio/drying area.

### LOCATION

The small hamlet of Littlemill is approx. 5 miles from the popular coastal town of Nairn. The rural location is a major attraction of the property and yet it is only a short distance to the facilities in Nairn and Inverness. Nairn is a vibrant Victorian town and a popular holiday destination. The town provides a variety of shops and services including primary and secondary schools, hotels, supermarkets, banks and restaurants. The town also has a library, community centre, sports centre and swimming pool. There are also two championship golf courses to choose from. Inverness airport is located approx. 12 miles

away. The city of Inverness is only a short drive away and offers all the amenities you would expect from a major city, with a variety of restaurants, shopping and services.

### GENERAL DESCRIPTION

#### ENTRANCE PORCH

The entrance porch is accessed via the front door and has a door to the hallway.

#### HALLWAY

The hallway has stairs rising to the first floor landing and doors to the lounge, downstairs bathroom and bedroom.

#### LOUNGE

Approx. 4.32 m x 4.64 m

The lounge has two windows to the front elevation, a radiator and a feature wood burning stove. A door gives access to the kitchen.





#### **KITCHEN / DINER**

Approx. 4.68 m x 2.37 m

The kitchen is fitted with base level units and has worktops, complementary tiling, a 1½ bowl sink with drainer, an integrated electric Neff hob, and oven and extractor fan. There is plumbing for an automatic washing machine, a Velux window, a radiator, a window to the side and a door leads to the rear porch.

#### **REAR PORCH**

The rear porch has two walk-in storage cupboards and has a door to the rear garden.

#### **DOWNSTAIRS BATHROOM**

Approx. 2.45 m x 2.80 m

The downstairs bathroom is fitted with a three piece suite comprising of a pedestal wash hand basin, a WC and a bath with shower over. There is a radiator and a window to the rear.

#### **BEDROOM ONE**

Approx. 4.31 m x 3.67 m

Bedroom one is located on the ground floor, has a radiator and windows to the front and side elevations.

#### **LANDING**

The landing is reached via stairs from ground floor.

#### **BEDROOM TWO**

Approx. 4.06 m x 3.74 m

Bedroom two has a window to the front, stripped floorboards, a radiator and built-in wardrobes.





### BEDROOM THREE

Approx. 3.69 m x 3.72 m

Bedroom three has a window to the front elevation and a radiator.

### POST HOUSE / OFFICE

The Post House/Office is in need of renovation and any prospective purchaser would need to contact the planning office to discuss any development potential.

### SERVICES

Mains electricity, water and drainage.

### EXTRAS

All fitted carpets and floor coverings.

### HEATING

Oil fired central heating.

### GLAZING

Partial double glazing.

### VIEWING

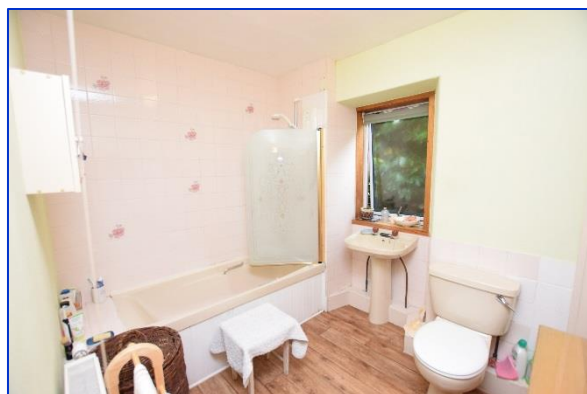
Strictly by appointment through Munro and Noble Property Shop - Telephone (01463) 22 55 33.

### ENTRY

By mutual agreement.

### HOME REPORT

A Home Report is available for this property.



Energy Efficiency Rating			Environmental impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A		88	A		77
B			B		
C			C		
D			D		
E			E		
F			F		
G	23		G	20	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC			Scotland EU Directive 2002/91/EC		

**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.

