

**Easter Cotterton
Lethen
IV12 5QH**



An isolated detached four bedroom cottage on approx. 0.75 acre plot, surrounded by fields. Close to amenities with spectacular views over neighbouring countryside. Comprises a one and a half storey, stone built cottage situated in a rural location. The cottage is made up of two self-contained, two bedroomed wings and will appeal to a wide range of prospective purchasers. Viewing is highly recommended.

OFFERS OVER £265,000

HSPC Reference: 57266

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



PROPERTY

Situated in a rural location with spectacular views over neighbouring countryside, the Cairngorms and the Moray Firth. This stone cottage is currently split into two cottages, but with the relevant permissions and warrants could be easily reinstated into two separate dwellings. The West Wing comprises of an entrance porch, a conservatory, hallway, lounge, kitchen, rear porch, downstairs bathroom, landing and two bedrooms. The East Wing comprises of a kitchen, hall, lounge, two bedrooms and a bathroom. The property benefits from oil fired central heating, double-glazed windows, a double garage and has garden grounds extending to approximately 0.75 acres. The accommodation is well-proportioned throughout and will appeal to a wide range of prospective purchasers. Only by viewing can one fully appreciate the location and accommodation within.

GARDENS

The front garden is mainly laid to grass with a selection of wild-flowers, shrubs, conifers and small trees including three mature apple trees and is enclosed by a combination of hedging and stone walling. It is enclosed by a combination of hedging and stone walling and a paved pathway gives access to the front door. To the rear of the property there is ample off-road parking and a driveway that leads to a detached double garage. There is a vegetable



garden and three large raised beds with further uncultivated land to the rear, which is bordered by a selection of trees and hedging.

LOCATION

Lethen is located approx. 6 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. There is a primary school in Auldearn approx. 1.5 miles away and new school in Cawdor. The Royal Burgh of Nairn is a Victorian seaside 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, a community centre, a sports centre and a swimming pool. There are also two championship golf courses to choose from. Inverness Airport is located at Dalcross approx. 16 miles from Lethen. The city of Inverness approx. 20 miles away offers all the amenities you would expect from a modern city, with a variety of cafés, restaurants, shopping, activities and amenities.

GENERAL DESCRIPTION

WEST WING

FRONT PORCH

The front porch is accessed via the double-glazed front door, has a large window overlooking the garden and access to the conservatory and the hallway.

CONSERVATORY

Approx. 3.81m x 1.88m

The conservatory overlooks the front garden and is accessed from the porch.

HALLWAY

The hallway has a double cupboard, a coat cupboard, an airing cupboard, stairs that rise to the first floor landing and doors to the lounge, kitchen and bathroom.

LOUNGE

Approx. 4.48m x 4.29m

The lounge has a tiled floor, a window to the front elevation and a radiator. There is an option for an open fireplace to be shared with the East Wing. There is a temporary partition separating the two wings that can easily be reinstated to give access to the West Wing lounge.

KITCHEN

Approx. 4.47m x 3.59m

The kitchen is fitted with both base and wall mounted units and has worktops, tiled splash-backs, a sink with drainer, space for a cooker, plumbing for a washing machine, a feature Rayburn cooker, windows to the sunroom and rear elevation and a door that gives access to the rear porch.

UTILITY ROOM

Approx. 2.82m x 2.26m

The utility room has a window to the side elevation, a Belfast style sink, plumbing for a washing machine, a radiator and a cupboard which houses the boiler.

DOWNSTAIRS BATHROOM

Approx. 2.09m x 1.80m

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

LANDING

The landing is accessed via stairs from the ground floor, has a window to the front elevation, loft access and doors that give access to two bedrooms.

BEDROOM ONE

Approx. 3.47m x 3.50m

Bedroom one has a built-in double wardrobe, a radiator, a dormer window to the front and a Velux window to the rear.



BEDROOM TWO

Approx. 5.14m x 3.83m

Bedroom two has a window to the front elevation, a radiator, a built-in double wardrobe, a low window overlooking the Moray Firth and a dormer window to the rear.

EAST WING

KITCHEN

Approx. 3.61m x 2.17m

The kitchen is fitted with both base and wall mounted units, has worktops, a breakfast bar, an integrated electric oven, hob and extractor fan, has plumbing for a washing machine and a dishwasher, a double-glazed window with sliding door leading to a paved courtyard area, a window to the rear and a door through to the hallway.

HALLWAY

The hallway has doors to the lounge, the downstairs bedroom and the bathroom.

LOUNGE

Approx. 3.48m x 4.40m

The lounge has a window to the front elevation, stripped wooden floors, a radiator and a feature wood-burner set in a stone surround. Stairs rise from here to the upstairs bedroom.

BEDROOM ONE (Main Bedroom)

Approx. 4.36m x 3.50m

The downstairs bedroom has a radiator and a large window to the front with distant views of the Cairngorms and a window to the rear.

BEDROOM TWO

Approx. 4.30m x 3.48m

Bedroom two is accessed via stairs from the lounge and has a window to the front elevation, a built-in wardrobe and a Velux window to the rear. Loft access is located here.

LOFT

Approx. 4.30m x 5.50m

The large walk-in loft area has a dormer window to the front elevation, a wooden floor that is ideal for storage, with an option to convert to a further bedroom subject to gaining the relevant warrants and permissions.

BATHROOM

Approx. 2.74m x 1.48m

The bathroom has a window to the front elevation



and is fitted with a three-piece suite comprising of a pedestal wash hand basin, a WC and a bath with shower over.

EXTRAS

All fitted carpets and floor coverings.

SERVICES

Mains water and electricity. Septic tank drainage.

HEATING

Oil fired central heating.

GLAZING

Double-glazed windows.

VIEWING

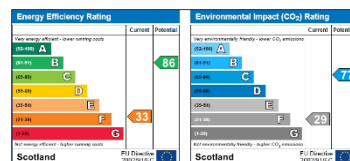
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

ENTRY

By mutual agreement.

HOME REPORT

A Home Report is available for this property.



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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