

**Auchenar
Tomich
IV18 0LF**



A four/five bedroomed detached and extended cottage located in Tomich that is fully double-glazed, has oil fired central heating, a detached double garage and has mature gardens from which views over the surrounding countryside taking in the Cromarty Firth can be enjoyed and which can only be fully appreciated by visiting the property.

OFFERS IN THE REGION OF £270,000

HSPC Reference: 57304

The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 **Fax:** 01463 225 165
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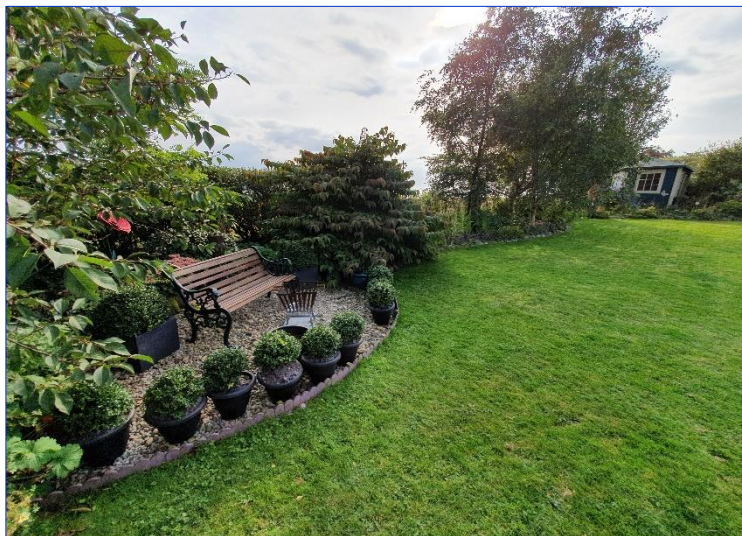


PROPERTY

The accommodation within this detached cottage is spread over one level and consists of an entrance vestibule, a lounge/dining room with living flame gas fire, a kitchen with utility room off and an inner hall from which a study, four bedrooms and a family bathroom can be found. Two of the four bedrooms have en-suite facilities and the master also boasts a walk-in wardrobe. The property also has a mature, fully enclosed garden from which views over the neighbouring countryside towards the Cromarty Firth can be enjoyed and in which a summer house and green house are sited, both of which having power. Off-street parking is provided by the way of a driveway which in turn gives access to a generous sized, detached double garage.

GARDENS

The fully enclosed, landscaped, mature garden lies to the front of the property and incorporates a block-paved courtyard, an area laid to grass and well stocked and tended flowerbeds planted with a number of trees, shrubs and flowers. Within the garden and included in the sale are a greenhouse and a summerhouse, both of which having power. Views from the garden can be enjoyed over the neighbouring countryside and beyond.



LOCATION

Tomich is situated on the hillside approx. 2 miles from Invergordon where local amenities include primary and secondary schools, supermarket shopping, restaurants, a medical centre and bus routes. More amenities can be found in Alness and include supermarket shopping and general High Street shops. The Highland Capital of Inverness is approximately 24 miles away, where a comprehensive range of amenities including Eastgate Shopping Centre, supermarkets, a Post Office, High Street shops, hotels, cafés, bars, restaurants as well as train and bus stations can all be accessed.



GENERAL DESCRIPTION

Double-glazed French doors give access to the entrance vestibule.

ENTRANCE VESTIBULE

Approx. 2.07m x 1.54m

The vestibule has a tiled floor, windows to each side elevation and a glazed door that gives access to the lounge/diner.

LOUNGE / DINING ROOM

Approx. 5.97m x 7.45m

An L-shaped room and measurements are taken at the widest points.

This room is carpeted, has two radiators and it is a double aspect room, having two windows to the front elevation and one to the rear. It has some recessed shelving, a storage cupboard with Louvre doors and a living-flame gas fire provides a pleasing focal point. The living room also has access to the loft and there is opaque glazing and a door through to the kitchen and a further door opens on to the inner hall.

KITCHEN

Approx. 4.04m x 2.68m

The kitchen has a tiled floor, a window that is to the side elevation, a radiator and comprises wall and base mounted units with worktops and splash-back tiling. It has a 1½ bowl sink with drainer and mixer



tap, space for an electric cooker that has an extractor fan over, plumbing and space for a dishwasher, space for a fridge-freezer and space for an under counter appliance. From the kitchen a glazed door gives access to the utility room.

UTILITY ROOM

Approx. 2.56m x 1.78m

The utility room also has a tiled floor, a window that is to the rear elevation and comprises base mounted units with worktops. It provides space and plumbing for a washing machine and space for both a tumble dryer and an under counter freezer. A glazed door gives access to the rear.



INNER HALL

The inner hall is carpeted, has two radiators and there are two glazed windows to the side and double-glazed French doors that open on to the patio area in the garden. The hall has doors to the study, the bathroom, all four bedrooms and a boiler /airing cupboard. It has two storage cupboards and there are double doors to a further shelved storage cupboard. Loft access can be found here.

STUDY

Approx. 3.44m x 1.71m

The study has a radiator, a window to the rear elevation, open shelving and is carpeted.

BATHROOM

Approx. 1.78m x 2.56m

The bathroom is a double aspect room having windows to both side and rear elevations. It has a tiled floor, the walls are partially tiled and it comprises a WC, a wash hand basin and a bath with shower mixer tap.

BEDROOM

Approx. 2.52m x 4.30m

This room is carpeted, has a radiator, a window to the side elevation and has a door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Approx. 1.50m x 1.91m

This shower room has a tiled floor and the walls



have been partially tiled. It has a ladder radiator, an extractor fan, a window that is to the side elevation and comprises a WC, a wash hand basin and a tiled shower cubicle.



BEDROOM

Approx. 3.44m x 3.15m

This bedroom has a window to the front elevation, a radiator, a cupboard with dual hot water tank and is carpeted.

BEDROOM

Approx. 3.50m x 3.10m

This room is carpeted, has a radiator and a window that is to the side elevation.

MASTER BEDROOM

Approx. 3.71m x 4.26m

The master bedroom is carpeted, has a radiator, a bay window to the rear elevation and has French doors to the side elevation that give access to the block-paved area in the garden. There is a door to the en-suite shower room and a further door to the walk-in wardrobe that measures approx. 1.18 m x 3.71 m and which has shelving and hanging rails.

EN-SUITE SHOWER ROOM

Approx. 1.77m x 3.09m

The shower room has a tiled floor and the walls have been partially tiled. It comprises a WC, a wash hand basin and a tiled shower cubicle. There is a radiator and loft access can be found here.



GARAGE

Approx. 5.75m x 7.51m

The detached double garage has two roller doors and has power and lighting.

EXTRAS

All carpets, fitted floor coverings, curtains and blinds.

SERVICES

Mains water and electricity. Drainage is to a septic tank. Bottled LPG.

HEATING

Oil fired central heating.

GLAZING

Double-glazed windows throughout.



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 ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland EU Directive 2002/91/EC		Scotland EU Directive 2002/91/EC	
	87		84
	57		55

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.

Munro & Noble

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.