

**The Long House, Gollanfield
Inverness
IV2 7QP**



This modern individually architect designed detached cottage is situated in a rural location with views over countryside and benefits from a detached garage, oil fired under-floor central heating, solar panel hot water heating system and double-glazed windows. The gardens to the front and rear elevations extend to approx. $\frac{3}{4}$ of an acre and provide off-street parking for several cars.

OFFERS OVER £295,000

HSPC Reference: 57460

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



PROPERTY

The Long House is located in a rural setting approx. 10 miles from the Highland capital of Inverness and offers many pleasing features including a modern kitchen with two built-in stainless steel cookers, an induction hob and extractor, a fridge/freezer, a dishwasher and a four piece contemporary bathroom suite. The property also benefits from oil fired under-floor heating, Amtico flooring, a feature multi-fuel burner in the lounge and a detached garage measuring 6.46m x 4.88m. The accommodation is well-proportioned throughout and will appeal to a wide range of prospective purchasers. Only by viewing can one fully appreciate the space and quality within.

GARDENS

The front garden is laid to grass and has a partitioned decked area with Pagoda and a paved path leading to the Conservatory. The front garden is enclosed by garden fencing and has a pathway that leads to the rear. The rear garden is also mainly laid to grass with stones and has a raised shrubbery edged by sleepers and planted with a variety of trees and shrubs. There is gated access to a gravel driveway providing ample off-street parking and that gives access to a detached garage.

LOCATION

The property is conveniently located for easy access to the A96 and is within commuting distance by car to Inverness which is approx. 10 miles from the property. Local amenities can be found in Nairn which is approx. 4 miles from the property. Nairn has a good range of shops and services including primary and secondary schooling, a medical centre, banks, shops, cafés, hotels and bars. The area has two championship golf courses, a beach and a harbour. Inverness Airport is located approx. 4 miles from the property.

DIRECTIONS

From Inverness take the A96 out of Inverness signposted for Nairn. Continue on this road past the airport roundabout. Stay on the A96 until you see the Highland Food Stop on the right. Continue past it for approx. ¼ of a mile and look for the turning on the left signposted Gollanfield. Turn left and follow the road over the bridge where the property is located on the left.

GENERAL DESCRIPTION

ENTRANCE HALL

Approx. 3.06m narrowing to 2.00m x 9.20m

The entrance hall is accessed via the double doors from the front, has Amtico flooring and is open plan with the dining room via an archway. Doors provide access to the utility room, both bedrooms and the bathroom and there is a window to the rear elevation. The conservatory is accessed via an archway.



CONSERVATORY

Approx. 3.90m x 2.94m

The conservatory has under-floor heating and the double-glazed windows are fitted with internal blinds.



DINING ROOM

Approx. 4.07m x 3.17m

The dining room is accessed via the archway from the hallway, has a window to the rear elevation and an archway through to the lounge and the kitchen.

LOUNGE

Approx. 4.92m x 6.59m

The lounge is accessed via an archway from the dining room, has windows to both front and rear elevations, Amtico flooring and a feature multi-fuel stove set on a tiled hearth with brick surround and a wooden mantle.



KITCHEN

Approx. 3.45m x 3.24m

The kitchen is open plan with the dining room and is fitted with base, wall mounted and full length units. The kitchen has Amtico flooring, a feature preparation island with a stainless-steel sink unit, a breakfast bar and an integrated dishwasher. There are granite worktops, an induction electric hob with an extractor fan over, drawers with slow closing doors, two stainless-steel electric ovens and French doors giving access to the rear garden.

is plumbing for a washing machine and a door giving access to the rear garden. The room is divided by sliding doors.

UTILITY ROOM

Approx. 2.66m x 3.40m

The utility room is accessed via the hallway and houses the hot water tank and the boiler. There

BEDROOM ONE

Approx. 5.72m x 4.15m

Bedroom one is carpeted and has a window to the front elevation and two fitted wardrobes.



BEDROOM TWO

Approx. 3.19m x 4.47m

Bedroom two has a window to the rear elevation and is carpeted.

BATHROOM

Approx. 4.49m x 2.88 m

The bathroom has been fitted with a contemporary four piece suite comprising of a double walk-in shower cubicle, a free-standing bath, a wall mounted sink unit and a fitted WC. There is a dressing area, a tiled floor, complementary tiling, an extractor fan and a window to the rear elevation.

GARAGE

Approx. 4.88m x 6.46m

The detached garage has front and side doors, power and light.

SERVICES

Mains water, electricity and drainage.

HEATING

Oil fired underfloor central heating. Solar panel hot water heating system.

GLAZING

Double-glazed windows throughout.





EXTRAS

All fitted carpets and floor coverings.

VIEWING

Strictly by appointment through Munro & 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	
Current	Potential	Current	Potential
94	94	87	87
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G		

For energy efficient - lower ranking costs
For energy efficient - higher ranking costs
For environmentally friendly - lower CO₂ emissions
For environmentally friendly - higher CO₂ 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.

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.