

**3 Station Road  
Garve  
IV23 2PS**



**A two bedroom traditional end-terraced cottage located in the village of Garve. The property has double-glazed windows, oil fired central heating and boasts an enclosed garden to the front, a garage and workshop to the rear, as well as off-street parking.**

**OFFERS OVER £148,000**

HSPC Reference: 57721

**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 terraced cottage has accommodation spread over two floors that consists of an entrance hall, a lounge with multi-fuel stove, a bathroom and a kitchen/breakfast room, all of which being found on the ground floor. Two bedrooms are located on the first floor, one of which having a fitted wardrobe and the master having access to storage space within the eaves. To the front of the cottage lies its enclosed garden and to the rear is a terrace of outbuildings belonging to the terrace of cottages, of which a garage and a workshop belongs to number 3. The garage has both vehicular and pedestrian access and is currently used as an entertainment space/artist's studio. The workshop has pedestrian access only and both have power and lighting.

#### **GARDEN**

The enclosed garden lies to the front of the property and is mainly laid to grass whilst there is an area accessed directly from the front door that is laid to patio. Located within the garden and included in the sale is a timber shed that has power and lighting, but which is not currently connected. To the rear of the terrace of outbuildings that lie behind the terrace of cottages is a gravelled area that provides space for off-street parking for a number of vehicles.

#### **LOCATION**

Garve is surrounded by beautiful scenery with access to hill and forestry walks and there is an 18-hole golf course in nearby Strathpeffer. Garve also has a hotel and a primary school. The market town of Dingwall approx. 14 miles away has a number of local amenities including a train station, secondary education, High Street shops, cafés, a museum, supermarket shopping, a Leisure & Community Centre with library, banks, a Post Office, two medical practices and a Hydrotherapy Pool. The Highland Capital of Inverness approximately 27 miles away can also be reached via the local station and offers a comprehensive range of amenities including Eastgate Shopping Centre, High Street shopping, hotels, cafés, bars, restaurants and train and bus stations.

#### **GENERAL DESCRIPTION**

The main door of the property is a single glazed stable style door that opens on to the entrance hall.

#### **ENTRANCE HALL**

The hall has been fitted with laminate flooring, has a radiator, a doorway to the lounge and carpeted stairs rise to the first floor landing. There are also doors to the kitchen/breakfast room, the bathroom and a storage cupboard that houses the boiler.





### **LOUNGE**

Approx. 4.37m x 3.02m

The lounge has a window to the front elevation, a radiator and laminate flooring. There is a multi-fuel stove set within a brick fireplace that has recessed shelving to one side.

### **BATHROOM**

Approx. 2.32m x 1.63m

This room comprises a WC, a wash hand basin with storage under and a bath with both a shower mixer tap and with an electric shower over. It has an extractor fan and a radiator.



### **KITCHEN / BREAKFAST ROOM**

Approx. 2.65m x 3.44m

The kitchen/breakfast room has tile effect laminate flooring, a radiator and there is a window to the front elevation. It comprises wall and base mounted units with worktops, a stainless-steel sink with drainer and mixer tap and included in the sale are the fridge-freezer, the electric cooker that has an extractor above, the washing machine and the slimline dishwasher.

### **LANDING**

The landing is carpeted, has a window to the front elevation and has doors to both bedrooms.

### **BEDROOM ONE**

Approx. 3.46m x 3.18m

The master bedroom is carpeted, has a radiator, a window that is to the front elevation and has storage within the eaves. The ceiling of this room is partially coombed.

### **BEDROOM TWO**

Approx. 3.22m x 3.04m

The second bedroom is currently used as a dressing room. It has a partially coombed ceiling, a window to the front elevation, a radiator and is carpeted.





## GARAGE / WORKSHOP

**GARAGE** Approx. 6.89m x 3.02m

The garage is currently utilised as an entertaining space/artist studio. It has power, lighting, two single glazed skylights and a single glazed window. There are doors that give vehicular access and a door that give pedestrian access.

**WORKSHOP** Approx. 2.74m x 3.51m

The workshop has pedestrian access, is carpeted and has power, lighting, a single glazed skylight, open shelving and wall and base mounted units with worktops.

## SERVICES

Mains water, electricity and drainage.

## GLAZING

Double-glazed windows.

## HEATING

Oil fired central heating.

## EXTRAS

All carpets, fitted floor coverings, curtains, blinds and white goods.

## VIEWING

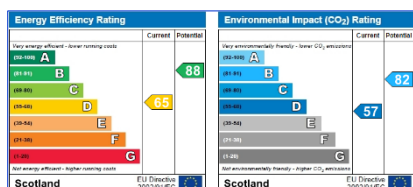
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

## 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.

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.