

**Caorach Loch Ruthven Cottages
Inverness
IV2 6UA**



A deceptively spacious three/four bedroom terraced cottage within a steading conversion which is fully double glazed, has partial electric heating, a private garden and a designated parking space.

OFFERS OVER £178,000

HSPC Reference: 58275

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



PROPERTY

Located within easy commuting distance of Inverness, this three/ four bedroom dwelling has accommodation spread over two floors. On the ground floor can be found an entrance hall, a sitting room/fourth bedroom, the family bathroom and an open plan kitchen/lounge/diner which gives access to the garden. On the first floor can be found a landing that is large enough to be able to be utilised as a study and off which are three bedrooms. The property is fully double glazed, has partial electric heating supplemented by a wood burning stove located in the open plan kitchen/dining/lounge and has superfast broadband delivered via a community-wide fixed wireless broadband network.

GARDENS

From the open plan kitchen/lounge/diner the private garden can be accessed which is laid to grass and is fully enclosed by



wood and wire fencing. Located within the rear garden is a timber shed that is included in the sale. To the front of the property is a walled area laid to grass which is communal. The property also has one designated parking space.

LOCATION

The property is pleasantly situated in a quiet rural location above the shores of Loch Ruthven approximately 5 miles from the village of Farr. Locally there is a primary school and village shop for day to day necessities. Inverness, the Highland capital, with it's wide range of amenities and facilities,

is approximately 16 miles distant. There is a regular bus service to and from Inverness.

GENERAL DESCRIPTION

The double glazed front door opens onto the entrance hall.

ENTRANCE HALL

The hall has laminate flooring, a door to a storage cupboard and glazed doors to the sitting room/ fourth bedroom, the bathroom and the open plan kitchen/ diner/lounge. Carpeted stairs rise from here to the first floor landing.

SITTING ROOM/BEDROOM FOUR

Approx 3.19m x 4.67m

This room is currently being used as a music room, is carpeted, has an electric storage heater and there is a window to the front elevation

BATHROOM

Approx 3.72m x 2.14m

The family bathroom comprises a bath with shower mixer tap, a wash hand basin and a WC. It has vinyl flooring, a ladder radiator and the water cylinder is located here.

OPEN PLAN KITCHEN/DINER/ LOUNGE

Approx 7.84m x 4.62m

This area has laminate flooring throughout, an electric storage heater and the lounge/diner area has a wood burning stove and double glazed double doors that open onto the garden. The kitchen area comprises wall and base mounted units with wooden worktops, a sink drainer with mixer tap and has space for an electric cooker, space for a fridge freezer and plumbing for both a washing machine and a dishwasher.

LANDING/STUDY AREA

Approx 5.64m x 1.96m

Carpeted stairs rise from the hall to the carpeted landing. The stairwell has a Velux window to the rear elevation and the carpeted landing has an electric



storage heater, a Velux window to the front elevation and has doors to all three bedrooms. All first floors areas have coombed ceilings.

BEDROOM ONE

Approx 4.08m x 4.71m
The principal bedroom is carpeted and is a double aspect room having a window to the side elevation and a Velux window to the rear elevation. Loft access can be found here.

BEDROOM TWO

Approx 4.65m x 3.00m
This bedroom has a Velux window to the front elevation and is carpeted.

BEDROOM THREE

Approx 3.67m x 2.67m
The third bedroom is carpeted and has a Velux window to the rear.

SERVICES

Mains electricity, private water supply and drainage is to a septic tank.

HEATING

Partial electric heating.

GLAZING

Double glazed windows throughout.

EXTRAS

All carpets, fitted floor coverings and blinds.

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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		101	Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	77	
(55-68) D	65		(55-68) D		
(39-54) E			(39-54) E	42	
(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	

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 rely on the grounds of an alleged mis-statement herein or in any advertisement.