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3 bedroom detached house for sale, Grotaig, Drumnadrochit, Inverness IV63 (1300 GE

Location **Scotland, Inverness-Shire**
https://www.freeadsz.co.uk/x-166518-z

Desirable, traditional, stone built croft cottage with accommodation laid out over two floors comprising: sun porch, entrance hall, living room/dining room, modern fitted kitchen and one double bedroom on the ground floor. The bathroom/WC with shower, and two further bedrooms are located off the upper landing which has a balustrade and picture window with views over Loch Ness to the hills beyond. The property benefits from electric storage/panel heating and an open fireplace in the living room. Attached to the North gable of the cottage is a useful store room/work shop which has electric light. To the front of the house is an enclosed garden offering lawn areas, plants, shrubs, flowering borders and maturing trees. Off road parking is available to the side of the house. Viewing is highly recommended.ExtrasIncluded in the sale are all carpets and fitted floor coverings, all curtains and blinds, all light fittings and kitchen appliances to include washing machine, tumble dryer, convection oven, four ring hob and fridge/freezer.LocationThe property enjoys a pleasant rural setting at Grotaig, which is located at the far end of Bu high over Loch Ness. The property which has an outlook over the loch is on the left hand side of the road some seven miles from the village of Drumnadrochit which offers shops, hotels and tourist related attractions. There is a local primary school and the modern Glen Urquhart High School is located adjacent to the primary school. Inverness, the Highlands capital city, is approximately 15 miles north of Drumnadrochit where city amenities and shopping facilities, including many national chain stores, are available.Sun Porch 11' 1" x 6' 8" (3.38m x 2.04m)South East facing sun porch glazed on three sides. Venetian blinds. Part glazed entrance door and glazed door to hall.Entrance HallStairs to upper floor. Cloaks recess. Under stair storage cupboard. Panelled door leads to ground floor bedroom. Part glazed door to living room/dining room. Pine lined ceiling.Sitting Room 13' 9" x 12' 8" (4.2m x 3.86m)Bright and spacious front facing room with parquet flooring and carpet centrepiece. Feature inglenook style open fireplace with copper surround, hearth and canopy over. Storage heater. TV aerial point. Telephone point. Built in cupboard houses the hot water cylinder. Part glazed door leads to kitchen.Kitchen 11' 6" x 6' 1" (3.5m x 1.85m)Rear facing modern fitted kitchen offering a good range of base and wall units. Stainless steel sink insert with mixer tap, plumbed for automatic washing machine. Slot for fridge/freezer. Four ring electric hob. Microwave/ convection oven and grill. Storage heater. Wall shelving. Pine lined ceiling.Bedroom 11' 10" x 12' 6" (3.6m x 3.82m)Bright and spacious front facing ground floor bedroom with full width built in wardrobes offering hanging and storage space; the centre part having a built in dressing table and wall mirror over. Wall mounted panel heater. Pine lined ceiling. Views to Loch Ness and the hills beyond.First Floor LandingBright 'L' shaped landing with balustrade. Picture window with views over Loch Ness to the hills beyond. Pine lined ceiling.Bedroom 16' 4" x 12' 6" (4.98m x 3.8m)Bright and spacious front facing room with coombed ceilings and dormer window. Pine lined ceiling. Timber lined to dado level. Spot lighting. Vertical louvre blinds.Bathroom / WC 9' 10" x 6' 3" (3m x 1.9m)Modern rear facing bathroom/WC with opaque window. Three piece white suite comprising: low level WC, vanity wash hand basin and panelled bath with mixer taps and shower. Heated towel rail. Mirror. Tiling to splash areas. Vinyl flooring. Pine lined ceiling. Extractor fan.Bedroom 9' 0" x 8' 11" (2.75m x 2.73m)Bright and spacious front facing room with coombed ceiling and dormer window. Views over Loch Ness to the hills beyond. Built in cupboard at one end of the room for storage purposes with vanity shelf in between. Pine lined ceiling.Outside:To the front is an enclosed garden area in front of the cottage offering lawn areas, plants, shrubs and flowering borders as well as maturing trees. Off road parking is available to the side of the cottage.Garden Store / Workshop 13' 2" x 8' 6" (4m x 2.58m)A traditional stone built extension to the North end of the house with front facing window and access door. It has a concrete floor and is open to the rafters. Electric light.DirectionsFrom Inverness follow the signposts for Fort William onto the A82, which leads along the shores of the world famous Loch Ness with its mystery and intrigue to the village of Drumnadrochit. Continue through the village of Drumnadrochit to Lewiston. At Lewiston you will pass the Lewiston garage on the right hand side and immediately after you pass over the humpback bridge take a right for Bunloit. Follow the road up the hill over the top towards Bunloit and drive for approximately seven miles until you reach Grotaig and the property is located on the left hand side of the road clearly identified by the Your Move For Sale sign.IMPORTANT NOTE TO PURCHASERS:We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have

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not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller!

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