

## BLACKTON COTTAGE, NAIRNSIDE, INVERNESS SHIRE



This 3 bedroom detached bungalow which occupies a generous plot is situated in a quiet rural location approximately 6 miles from the city of Inverness and within easy commuting distance of both Nairn and Elgin. Although a certain amount of modernisation and upgrading is required throughout the property lends itself to being a comfortable family home with spacious living accommodation on one level.

Accommodation comprises: - Hallway. Lounge. Kitchen. 3 Bedrooms and Shower Room.

Double Glazing. Oil fired heating. Front garden. Enclosed rear garden. Garage. Shed.

EPC Rating: F

**Offers Over £165,000**

52943



Blackton Cottage is situated in Nairnside, a peaceful rural location approximately 6 miles from the Highland capital of Inverness, well situated for access to the city centre with all amenities and Inverness Airport only 10 minutes drive away.

From the front of the property double wrought iron gates open to the wide driveway which extends to the garage and a side gate giving access to the garden area and pathway leading to the front entrance door.



#### HALLWAY

Spacious L shaped hallway carpeted throughout. Built in shelved cupboard housing the electricity meter. Two ceiling light fittings. Radiator. Hatch giving access to partially floored loft area by means of a Ramsay ladder.

#### LOUNGE 5.28m x 3.51m (17'3" x 11'5")

Generously proportioned, light and airy, double aspect room with large window to the front of the property overlooking the surrounding countryside and additional smaller window to the side providing ample natural light. Carpeted. Feature stone built working fireplace with wooden mantel and display shelving to either side. Coving on ceiling. 2 Wall lights. Ceiling light fitting. Radiator.

#### KITCHEN 3.54m x 2.93m (11'6" x 9'6")

Fitted kitchen with a range of wall and base units in a dark oak finish incorporating display cabinets with frosted glass fronted doors. Complementary work surfaces. Window to the rear of the property. Integrated Necht electric hob and extractor hood. Esse Sovereign oil fired range style cooker. Space for oven, washing machine and fridge. Stainless steel sink and drainer with mixer tap. Partial tiling. Recessed downlighting. Laminate flooring. Door to side of property.



**BEDROOM 1 3.72m x 3.36m (12'2" x 11'0")**  
Good sized room with window to the front. Carpeted. Ample room for free standing wardrobes. Radiator. Ceiling light fitting.

**BEDROOM 2 3.51m x 2.53m (11'5" x 8'3")**  
Another good sized room with window to the rear. Carpeted. Built in triple wardrobes with sliding doors, hanging rails and shelving. Ceiling light fitting. Radiator.

**BEDROOM 3 3.02m x 2.47m (9'9" x 8'11")**  
Window to the rear. Carpeted. Radiator. Ceiling light fitting.



**SHOWER ROOM 2.16m x 1.55m (7'11" x 5'10")**  
Two piece bathroom suite comprising wash hand basin set in vanity unit with shelved cupboard below, mirror and light above and WC. Separate walk in shower cubicle housing a Mira shower. Full wet wall tiling. Radiator. Ceiling light fitting.

#### REAR GARDEN

From the front of the property the driveway extends to a paved pathway leading around the side of the house to the rear garden which has been predominately laid to lawn. Garden shed. Rotary clothes dryer.

#### GARAGE

Garage with up and over door. Power and light. Inspection pit. Side door access.  
Offers Over £165,000 are invited but the sellers do not bind themselves to accept any or the highest offer. All curtains, blinds, light fittings and floor coverings are included in the asking price.  
Home Report Available  
Offers should be lodged with the sole selling agents: - Messrs. Donaldson & Henderson.

#### *The Property Misdescriptions Act 1991*

*The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. They do not constitute or form part of an offer or contract. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating systems etc.) included in the sale.*

*Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.*

**Donaldson  
& Henderson**  
SOLICITORS & ESTATE AGENTS

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Accommodation comprises: - Hallway. Lounge. Kitchen. 3 Bedrooms and Shower Room.

Double Glazing. LPG Heating. Front garden. Enclosed rear garden. Garage. Shed.

EPC Rating: F

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