





Varagen Cottage is a former nurse's bungalow in a peaceful location in the village of Kiltarlity. Accommodation: Entrance Vestibule, Hall, Living Room, Kitchen/Diner, Utility Room, 2 Bedrooms, Bathroom and Rear Hall. Mix of single and double-glazing and oil central heating. Offering a unique layout to take full advantage of natural light and generous living space. Enclosed front and rear gardens with generous driveway parking. Requiring upgrading and offering superb potential and possibilities. This property would be ideal home for first-time buyers, downsizers or investors. All carpets, blinds and curtains included. Viewing is highly recommended.

The property is located in the popular village of Kiltarlity, within easy commuting distance of both Beauly and Inverness. An ideal property providing generous and spacious living accommodation making it the perfect project for those looking for a tranquil rural lifestyle while still enjoying convenient access to nearby village facilities. Kiltarlity has a general store & Post Office, cafe, garden centre, community hall and a hotel with restaurant and public bar. Local schools are Tomnacrosss Primary School and Charleston Academy with daily transport provided. The nearby town of Beauly is just 4 miles away and offers an excellent range of facilities including supermarket, Post Office, petrol station, hotels, restaurants, hair salon, delicatessen, baker, butcher, takeaways and a number of bespoke retail outlets. Inverness, the capital of the Highlands, is approximately 14 miles away offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



Entrance Vestibule: 1.34m x 1.08m

A wooden front door opens to the entrance vestibule. Laminate flooring. A glazed door opens to the hall.

Hall:

From here there is access to all the main rooms in the property. Large shelved storage cupboard. Electric fuses and meter. Radiator.

Living Room: 4.07m x 3.09m

Spacious room bay window to the front overlooking the garden. Open fire on a tiled hearth with a tiled mantel. Corniced ceiling and picture rail. Shelved alcove. Radiator.

Bedroom 1: 4.23m x 3.28m

Bright room with bay window to the front. Closed over fireplace. Corniced ceiling and picture rail. Radiator.

Bedroom 2: 3.60m x 3.42m

Bright bedroom with window to the side. Open fire with a brick surround and mantel. Radiator.

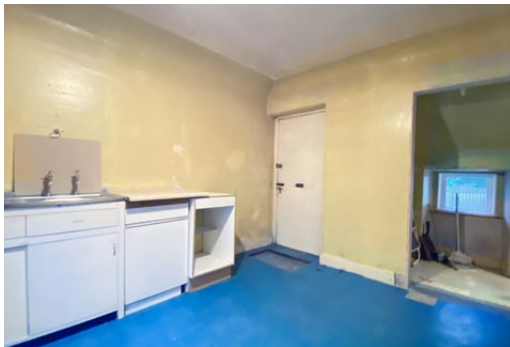


Kitchen/Diner: 4.14m x 4.09m

Spacious kitchen with window to the side. Wooden wall and floor mounted units with open shelving and display cupboards. Generous worktop space and a stainless-steel sink/drain. Hoover dishwasher is included. Oil-fired Rayburn (currently out of service) on a tiled hearth. Feature Wooden panelling and ample space for dining. Access hatch to the roof space and door to the rear hall. Radiator.

Rear Hall: 2.01m x 0.76m

Between the kitchen and the utility room. Window to the side.



Utility Room: 3.41m 3.00m

Large room with window to the side and external door to the rear garden. Practical room plumbed for washing machine and space for appliances. Stainless steel sink/drain. Radiator.

Bathroom: 1.97m x 1.92m

Comprising a WC, wash hand basin with cupboard below and bath. Glazed door opens to the balcony. Extractor fan and wooden pulley. Ladder radiator.



Garden:

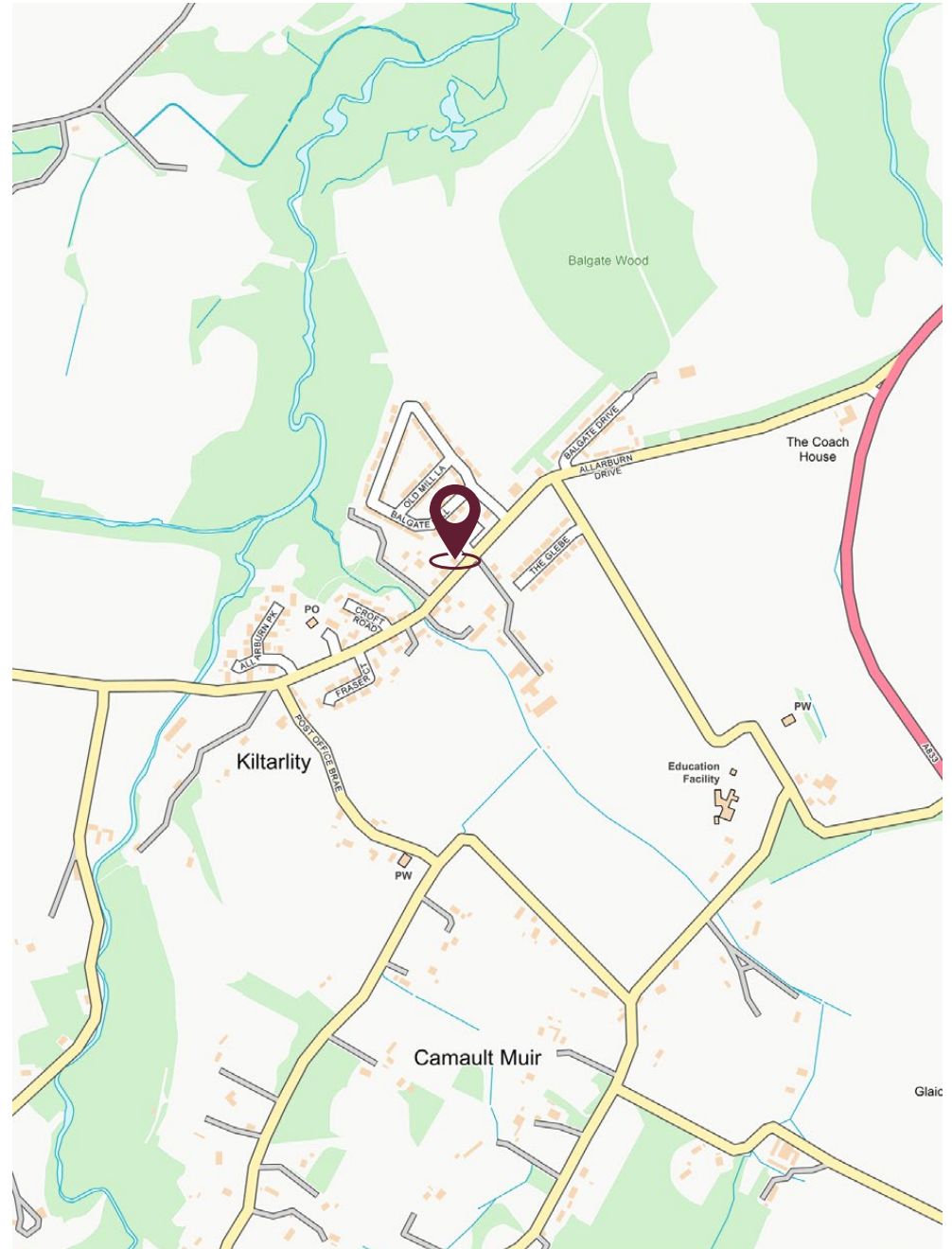
Enclosed front and rear gardens with driveway parking. The front garden has grassed areas with well-stocked flower borders with cherry trees and hedging. A paved path leads to the front door. The generous rear garden is mainly laid to grass. Large timber workshop/store with a pitched roof with a fibre cement roof covering.

Viewing:

Please contact Aileen Gallacher on 07759194140

EPC Rating: *E***Location:**

<https://w3w.co/couple.rural.position>



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations. 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 of what is included with the sale.

