



Innes & Mackay

COTTARTOWN, DALTULLICH, STRATHNAIRN, EAST DAVIOT

IV2 5EP

- TRADITIONAL DETACHED COTTAGE
- THREE/FOUR BEDROOMS
- DOWNSTAIRS BATHROOM
- MODERN GALLEY KITCHEN
- OUTSTANDING OPEN VIEWS ACROSS FARMLAND
- STUNNING RURAL LOCATION
- CLOSE TO THE CITY OF INVERNESS
- LPG HEATING AND MULTI FUEL STOVE

Offers Over
£310,000



DESCRIPTION

Only by viewing this idyllic cottage nestled in the countryside and enjoying the most stunning views out towards the Black Isle and beyond, will one appreciate the location Cottartown has to offer, along with all its unique and many original features. Built in the 1900's the cottage offers anyone looking for a spacious, comfortable home which exudes charm and character and given its location, would suit the growing family or alternatively as a cosy getaway. The property which is fully double glazed benefits from LPG central heating with the addition of a multi fuel stove. There is a single attached garage to the side.

LOCATION

The property is situated approximately three miles off the main A9 route, in a scenic rural location, enjoying panoramic and uninterrupted views of Ben Wyvis, and the Black Isle. Located within easy commuting distance of Inverness, Primary school children are educated at Daviot with secondary school children taken by bus to Inverness (Millburn Academy). Tomatin, some four miles distant, has its own village hall with covered AstroTurf pitch, shop with post office and is home to the famous Whisky distillery. The immediate area is surrounded with sporting estates, Trout and Salmon fishing, golf, shooting, cycling and walking all enhancing the rural ambience of the area. For those who use the Airport on a regular basis, Inverness International is approximately sixteen miles from Daviot East all adding to the convenience of the vicinity.

GARDENS

Wooden gates open into the driveway which provides off road

parking for a number of cars and access to the single attached garage. The gardens which are enclosed with post and wire fencing along with a feature stone wall to the front, have a variety of areas from which to enjoy the views and peace including a paved patio area to the rear, raised beds and grass. A variety of woodland visitors are seen on a regular basis here including deer, squirrels and badgers but to name a few along with a superb variety of bird life.

ENTRANCE VESTIBULE

Front door opens into the entrance vestibule which is laid with quality tiled flooring and has a part glazed door leading into the hallway. This area benefits from triple aspect windows providing a flood of natural light.

HALLWAY

The hallway which is laid with engineered wood flooring giving a pleasing entrance to the property, provides access to the lounge, bedroom, dining room/bedroom 2 and the bathroom. Good storage is provided by a built-in under stair cupboard along with a further shelved cupboard. Carpeted stairs lead up to the first floor.

LOUNGE

4.74m x 4.40m (15'6" x 14'5")

This comfortable and spacious lounge retains many original and pleasing features including the stone, gable end wall along with the recessed multi fuel stove providing a pleasing focal point. Double aspect windows allow a flood of natural light to this room whilst also providing open views out to either side of the property. Carpet completes this room and double doors open through to the kitchen.



KITCHEN

4.62m x 2.22m (15'1" x 7'3")

The kitchen which has windows to both the rear and side, is fitted with an excellent range of floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the stainless steel sink with drainer to the side and below is the washing machine and dishwasher both of which are included in the sale, along with the five ring induction cooker with ovens below. Door leads out to the rear garden. Attractive tiled flooring gives the kitchen a pleasing finish.

BEDROOM 1

4.07m x 3.95m (13'4" x 12'11")

Bedroom one is a bright and airy room by virtue of the large, deep silled window to the front elevation. Carpet completes bedroom one.

DINING ROOM/BEDROOM 2

4.12m x 1.95m (13'6" x 6'4")

The second bedroom which is currently being utilised as a dining room, is an adequately sized room located to the front elevation. Wood flooring completes this room, giving a pleasing finish.

BATHROOM

3.17m x 2.01m (10'4" x 6'7")

The family bathroom is furnished with a modern, four piece suite comprising a dual flush WC, vanity unit housing a wash hand basin with storage under, bath with tiling above and a quadrant shower cubicle housing an electric shower. Window

to the side provides a lovely feature of the bathroom along with the tiling to dado height and attractive tiled flooring. Ladder style heated towel rail and extractor fan complete this room.

FIRST FLOOR LANDING

Carpeted stairs lead up to the spacious landing which provides access to two further bedrooms and the shower room. A built in cupboard provides good storage and a Velux window to the front provides light to this area.

BEDROOM 3

4.25m x 3.24m (13'11" x 10'7")

Bedroom three is a bright room, located to the front elevation and is laid with carpet.

BEDROOM 4/STUDY

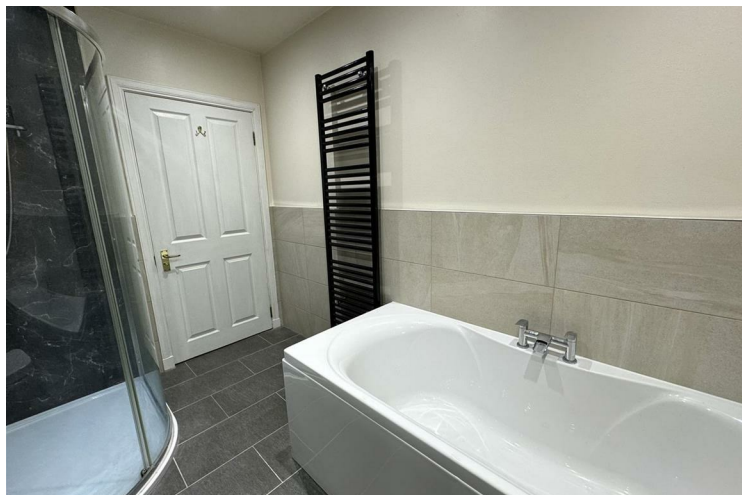
4.99m x 3.33m (16'4" x 10'11")

Currently used as a study/family room this room could also be used as a bedroom which has a built in wardrobe with drawers to the side providing good storage. With double aspect windows to the side, panoramic views can be enjoyed over the fields, to the Black Isle and Ben Wyvis. Wood flooring completes this room and gives a pleasing finish.

SHOWER ROOM

3.25m x 2.45m (10'7" x 8'0")

The shower room located to the front elevation is furnished with a dual flush WC, wash hand basin with storage under and a shower enclosure housing an electric shower and attractive wet wall to finish. Chrome ladder style heated towel rail, built in shelving and quality floor tiles complete this room.



HEATING

LPG heating via radiators together with a multi fuel stove.

GLAZING

The property is fully double glazed.

GARAGE/PARKING

There is an attached single garage which has power, light and a shallow work pit. To the rear is a door along with a window.

COUNCIL TAX

Band E

EPC

Band F30

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, induction hob, oven and extractor hood. Fridge freezer, washing machine and dishwasher. Other items are available under separate negotiation.

SERVICES

Private water supply (bore hole), septic tank drainage, electricity, telephone and TV points. Wi-fi is also available here via Scotnet.

VIEWING ARRANGEMENTS

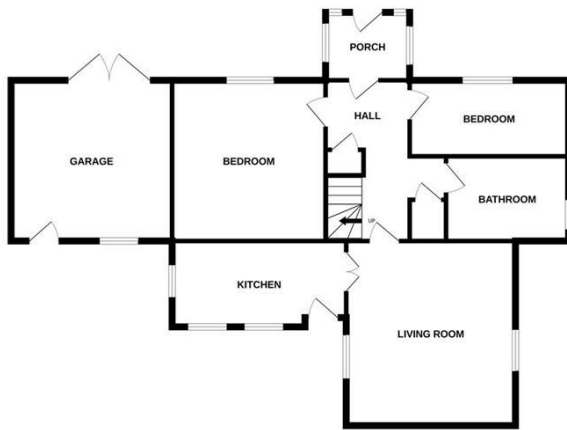
Viewing is through Innes and Mackay property department (01463) 251200.

DIRECTIONS

To reach Cottartown, head South on the A9 past Daviot and take the left hand road signposted Moy. Proceed along this road for approximately a mile and on the left hand side is a single track road signposted "Dalroy" which is on the right. Carry on down this road for another two miles and the house is located on the left hand side. Should you wish to use "what 3 words" this is DERANGED:WARNED:SOFTTEST and this will take you directly to the property.







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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