



Innes & Mackay

**Kilmaree, Main Street,  
Lochcarron, IV54 8YD**

- DETACHED VICTORIAN STONE BUILT VILLA
- MANY ORIGINAL FEATURES
- FOUR BEDROOMS
- BEAUTIFUL LANDSCAPED GARDENS
- OIL FIRED CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED

**NEW REDUCED PRICE**  
**OFFER OVER**  
**£299,000**



## DESCRIPTION

This spacious, four bedroom property enjoys a truly enviable position in the village of Lochcarron, close to all the excellent facilities on offer in the area. The property, although upgraded and modernised by the current owner a number of years ago, still retains many original and pleasing features throughout including cornicing, dado rails, bay windows and original pitch pine doors all in keeping with the age of the property. Kilmaree has oil fired central heating, together with a multi fuel stove. With ample storage and well proportioned rooms, this property represents a very comfortable family home for those looking for a quiet village lifestyle.

## LOCATION

Picturesque Lochcarron village offers a wealth of hiking, climbing and sailing opportunities, a 9 hole golf course and offers various local amenities including a store, primary school, eateries, doctor's surgery, garage and hotels. Nearby Plockton offers a range of additional facilities, whilst the thriving Highland capital of Inverness provides extensive cultural and recreational services and transport connections further afield. Inverness Airport provides daily flights to London and a range of domestic and international destinations, with rail links available at Strathcarron and road connections via the A87 and West Coast 500.

## GARDENS

A wonderful display to the front provides the most amazing colours and adds to the external appeal to the property. The current owner has thoughtfully planted up and designed the gardens to incorporate all year round colour including Rhododendrons, stunning Acer, Pieris and Magnolia but to name a few. To the side, a path leads round to the rear with steps up to the timber shed which provides external storage. Beautiful views can be enjoyed from here out towards the Loch and hillsides beyond. There are raised beds, ideal for planting vegetables

and a paved patio area accessed from the back door provides a pleasing seating area from which to enjoy the sun.

## ENTRANCE VESTIBULE

Attractive front door with ornate stained glass panels to the side, opens into the entrance vestibule which is laid with Coir matting. This area is useful for shoe storage and coat hanging.

## HALLWAY

Part glazed door announces the beautiful hallway with its majestic stairway leading to the upper landing. Access is gained from here to the lounge, dining room and through to the rear hallway. Carpet gives a pleasing finish to the entrance of this delightful property.

## LOUNGE

6.11m x 3.92m (20'0" x 12'10" )

The lounge is a comfortable and generous sized room with a window to the side and bay window to the front, providing a good light dimension to this room. A pleasing feature of the lounge is the multi fuel stove (Ottawa 5kw) set on ornate tiled hearth with original wooden surround, providing a pleasing focal point. Carpet completes stunning room.

## DINING ROOM

5.47m x 3.95m (17'11" x 12'11")

The dining room benefits from a window to the side along with a bay window to the front from which one can enjoy the views and gardens to the front. Laid with carpet, this room has a walk in cupboard which currently houses the washing machine and tumble dryer whilst also providing storage. A feature of the dining room is the recessed fireplace which houses a freestanding gas fired log burner set on Caithness Slate and enclosed with a tiled and original wooden fireplace.



## REAR HALLWAY

Door leads off the dining room through to the rear hallway where there is a shelved larder cupboard providing excellent storage.

## KITCHEN

3.86m x 3.60m (12'7" x 11'9")

The kitchen is fitted with an ample range of floor based units and wall mounted cupboards all providing good storage and working areas. With a window to the side, there is a "Rangemaster" 5 ring gas hob, heat plate and electric double oven with large extractor fan above and located below the work counter is the dishwasher. Glass fronted display unit provides further storage and there is ample space for a dining table. Inset in the work counter is a stainless steel corner sink with drainer to the side. Door opens through to the rear hall.

## SHOWER ROOM

2.40m x 2.04m (7'10" x 6'8")

The shower room is furnished with a three piece suite comprising a dual flush WC, wash hand basin with cupboard under and a tiled shower enclosure housing an electric shower. With tiled flooring and wall tiles, the bathroom benefits from windows to both the rear and side.

## FIRST FLOOR LANDING

Solid wood staircase leads up to the landing where bedroom four and the family bathroom are located off. There is a good sized single shelved cupboard providing storage. This area benefits from a Velux window which allows a flood of natural light.

## BATHROOM

2.94m x 2.44m (9'7" x 8'0")

The family bathroom comprises a dual flush WC, wash hand basin inset into the tiled window sill, oval bath and shower enclosure housing a

mains shower. Attractive vinyl flooring, two chrome ladder style heated towel rails and two windows complete this room.

## BEDROOM 4

3.02m x 2.38m (9'10" x 7'9")

Bedroom four is a cosy room located to the rear elevation, has a part combed ceiling, carpet and has been sound proofed.

## BEDROOM 1

4.69m x 3.91m (15'4" x 12'9")

The master bedroom located to the front elevation, enjoys the most stunning views out to the Loch and hillsides beyond, by virtue of the double aspect windows which also provide an abundance of natural light. A feature of this bedroom is the recessed fireplace, currently housing an electric coal effect fire.

## BEDROOM 2/STUDY

2.48m x 2.06m (8'1" x 6'9")

This room currently used as a study is located to the front of the property and is laid with carpet. Stunning views.

## BEDROOM 3

3.93m x 3.17m (12'10" x 10'4")

The third bedroom is a generous sized room which is laid with carpet and enjoys open views to the front.

## BOX ROOM

3.83m x 2.07m (12'6" x 6'9")

The box room which is currently used as a work room and library, has a window to the side. Carpet completes this room.

## HEATING

Oil fired central heating. There is also a multi fuel stove in the lounge and gas fire in the dining room.



## GLAZING

The house benefits primarily from double glazed windows.

## PARKING

There is off street parking for two cars to the side of the property.

## COUNCIL TAX

Council tax band F.

## EPC

Band E44

## EXTRAS INCLUDED

All fitted carpets, curtains, blinds, washing machine, fridge freezer, dishwasher, Rangemaster cooker.

## SERVICES

Mains water, drainage, electricity, telephone and TV points.

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment through Innes and Mackay Property department (01463) 251200.







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

Kintail House  
Beechwood Business Park  
Inverness  
IV2 3BW

01463 251 200  
property@innesmackay.com  
www.innesmackay.com

