



Innes & Mackay

19 Maccoll Road Cannich, IV4 7LP

- SEMI-DETACHED TRADITIONAL THREE BEDROOM VILLA
- STUNNING VIEWS ACROSS STRATHGLASS TOWARDS AFFRIC HILLS
- LOCATED WITHIN WALKING DISTANCE OF PRIMARY SCHOOL
- BRIGHT AND WELL-PROPORTIONED ACCOMMODATION
- GENEROUS ENCLOSED GARDEN
- LARGE TIMBER SHED WITH LOG STORE

**OFFERS OVER
£185,000**



PROPERTY DESCRIPTION

This traditionally constructed three bedroom semi-detached villa is located in the charming village of Cannich within walking distance of the village facilities and easy commuting distance of Inverness City. The property which benefits from well-proportioned accommodation represents an ideal home for someone looking for a village lifestyle with nearby City facilities. Viewing is highly recommended to fully appreciate stunning views and tranquil location.

LOCATION

The village of Cannich is situated on the edge of stunning Glen Affric Nature Reserve. There are a host of outdoor pursuits available locally including hill walking, mountain biking, stalking, excellent trout and salmon fishing and bird watching. Services nearby include a village store, post office and pub/restaurant. Nursery and Primary schooling is available in Cannich, with secondary schooling at Glenurquhart High School in Drumnadrochit. The nearby village of Drumnadrochit offers a wide range of additional facilities including supermarket, bank,

chemist and small selection of retail outlets.

Inverness is approximately thirty miles away and a regular bus service from Cannich is in operation. Inverness offers an extensive choice of shopping, leisure and recreational activities, with excellent road, rail and air links with the south.

GARDENS

The enclosed garden to the front is laid to lawn and planted with a variety of flowers and trees. There is an area laid with gravel providing space for parking. The rear garden is a generous size, predominately laid to lawn and enclosed by timber fencing. There is a large timber shed with log store.

ENTRANCE

The entrance vestibule is open to the staircase and provides access to the lounge. There is a double cupboard providing ample storage.

LOUNGE

5.39m x 3.55m (17'8" x 11'7")

The double aspect lounge enjoys a good degree of natural light, with patio doors to the rear garden enjoying beautiful uninterrupted views across Strathglass towards the Affric hills. This room is laid



with wooden flooring and a log burning stove with slate hearth acts as a pleasing focal point.

KITCHEN

4.19m x 4.06m (13'8" x 13'3")

The kitchen is located off the lounge. It is furnished with a combination of wall mounted and floor based units with worktop, Belfast sink, modern oil fired range stove, integrated dishwasher, freestanding washing machine, fridge and freezer. There is an open under stair storage space and access is provided to rear vestibule and larder style storage cupboard.

STAIRCASE TO LANDING

The carpet staircase proceeds to the landing where access is provided to the three bedrooms, bathroom and storage cupboard.

BEDROOM 1

4.08m x 3.61m (13'4" x 11'10")

This double bedroom, located to the front, is laid with carpet and benefits from wall mounted wardrobes. This bedroom provides access to the attic space via a solid ladder style stairway. The attic is fully floored providing excellent storage.

BATHROOM

1.94m x 1.93m (6'4" x 6'3")

The bathroom is furnished with a wash hand basin, WC, bath with electric shower and heated towel rail. There is a window to the rear elevation.

BEDROOM 2

3.62m x 3.44m (11'10" x 11'3")

Bedroom two is another double room, laid with carpet. This bedroom has a window to the front elevation.

BEDROOM 3

2.65m x 2.55m (8'8" x 8'4")

The third bedroom, is a single room laid with carpet. This room is currently utilised as a office and enjoys beautiful views across Strathglass towards the Affric hills.

HEATING

Oil fired central heating

PARKING

Off-street driveway parking

GLAZING

Double glazing



COUNCIL TAX BAND - C

EPC BAND - F

SERVICES

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

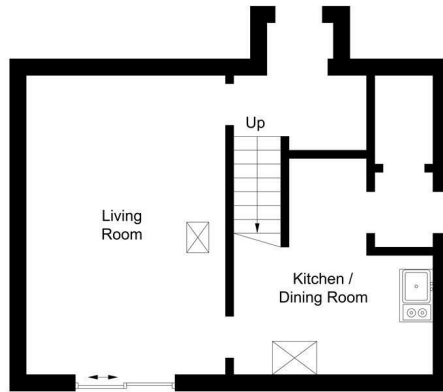
EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures and window fittings.

VIEWING ARRANGMENTS

Through Innes and Mackay on

01463 251200



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (ID1119436)







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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