

# 1 Battan Forest Cottages

KILTARLITY, BEAULY, IV4 7HT



*A one bedroom detached cottage in  
simply stunning surroundings*



01463 211 116



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this 1 bedroom detached cottage in the picturesque hamlet of Foxhole. The property is in walk-in condition and has been used as a very lucrative holiday let for the current owners recently.

# THE LOUNGE



Inside, the property comprises:

- Entrance porch area
- Spacious lounge with patio doors to the decking and wood burner fireplace
- Fully equipped modern kitchen



# THE KITCHEN







- One large bedroom which includes built-in storage
- Family bathroom with bath suite and shower head over the bath

## THE BATHROOM





# THE BEDROOM





In addition, the property includes a large well-maintained garden.

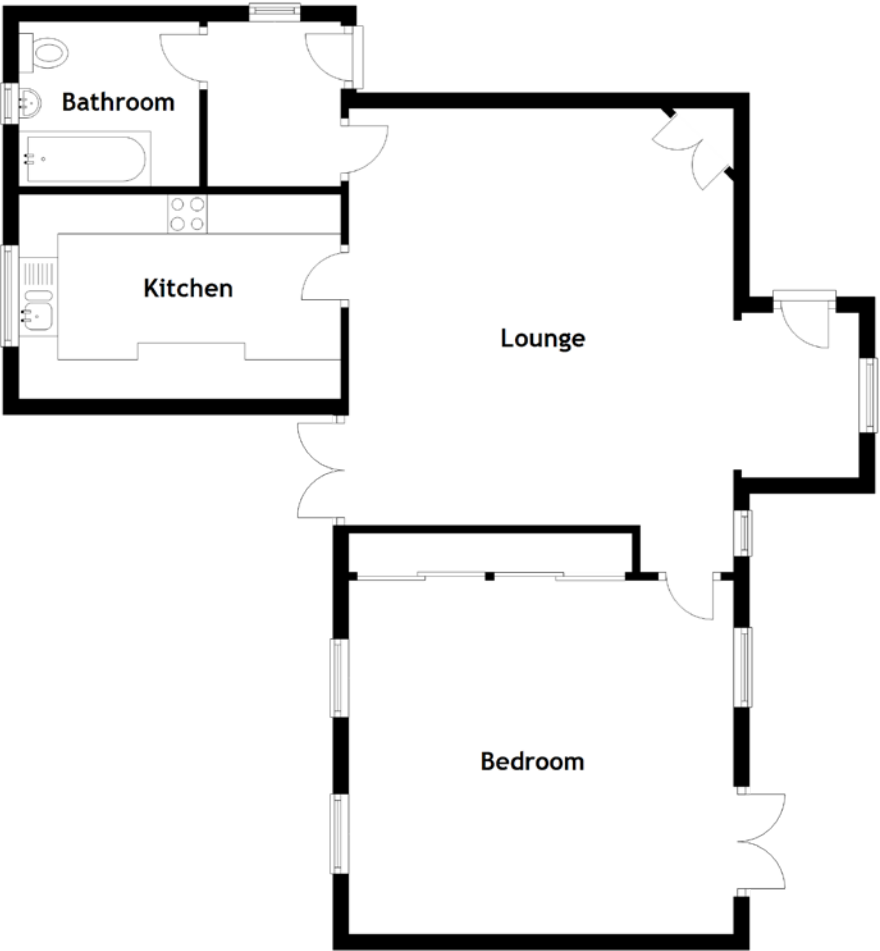
This is a rare opportunity to acquire a fantastic highland retreat or lucrative holiday let in a fantastic location.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

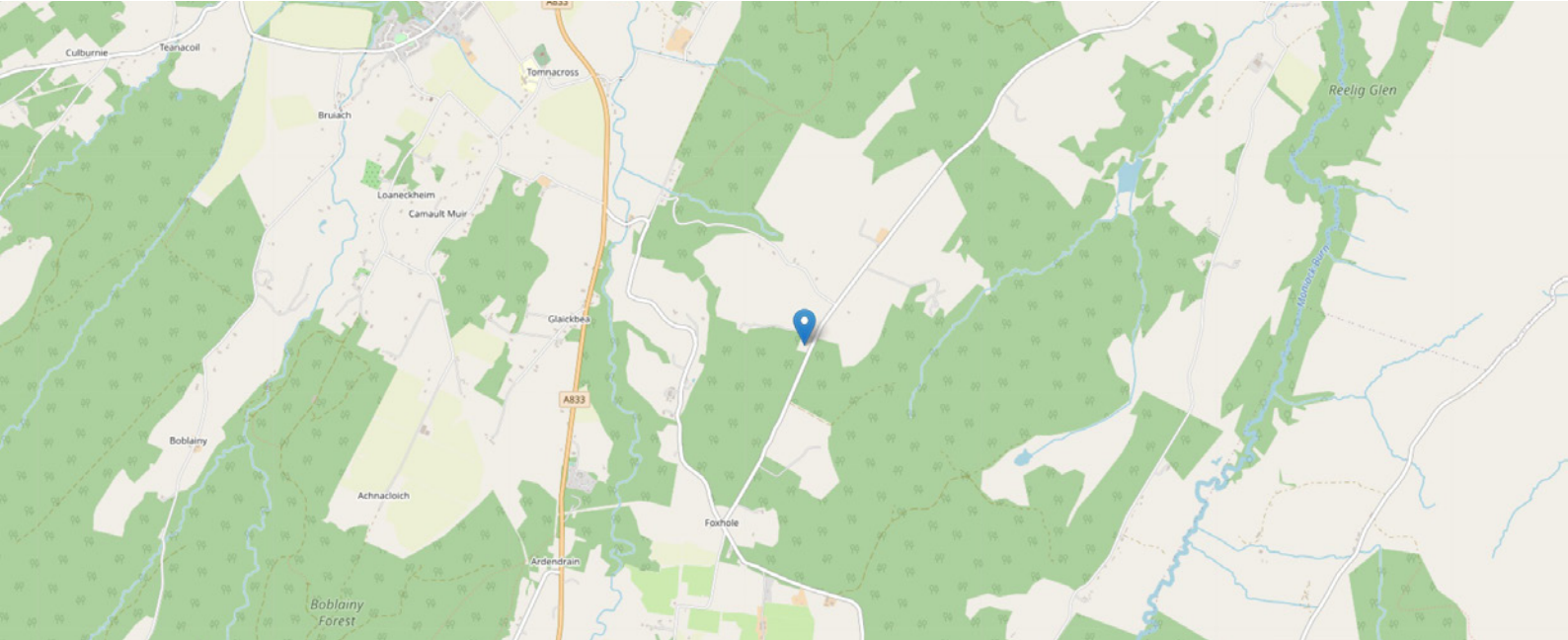


Approximate Dimensions  
(Taken from the widest point)

Lounge 5.90m (19'4") x 4.90m (16'1")  
Kitchen 4.20m (13'9") x 2.60m (8'6")

Bedroom 4.90m (16'1") x 4.50m (14'9")  
Bathroom 2.30m (7'7") x 2.10m (6'11")

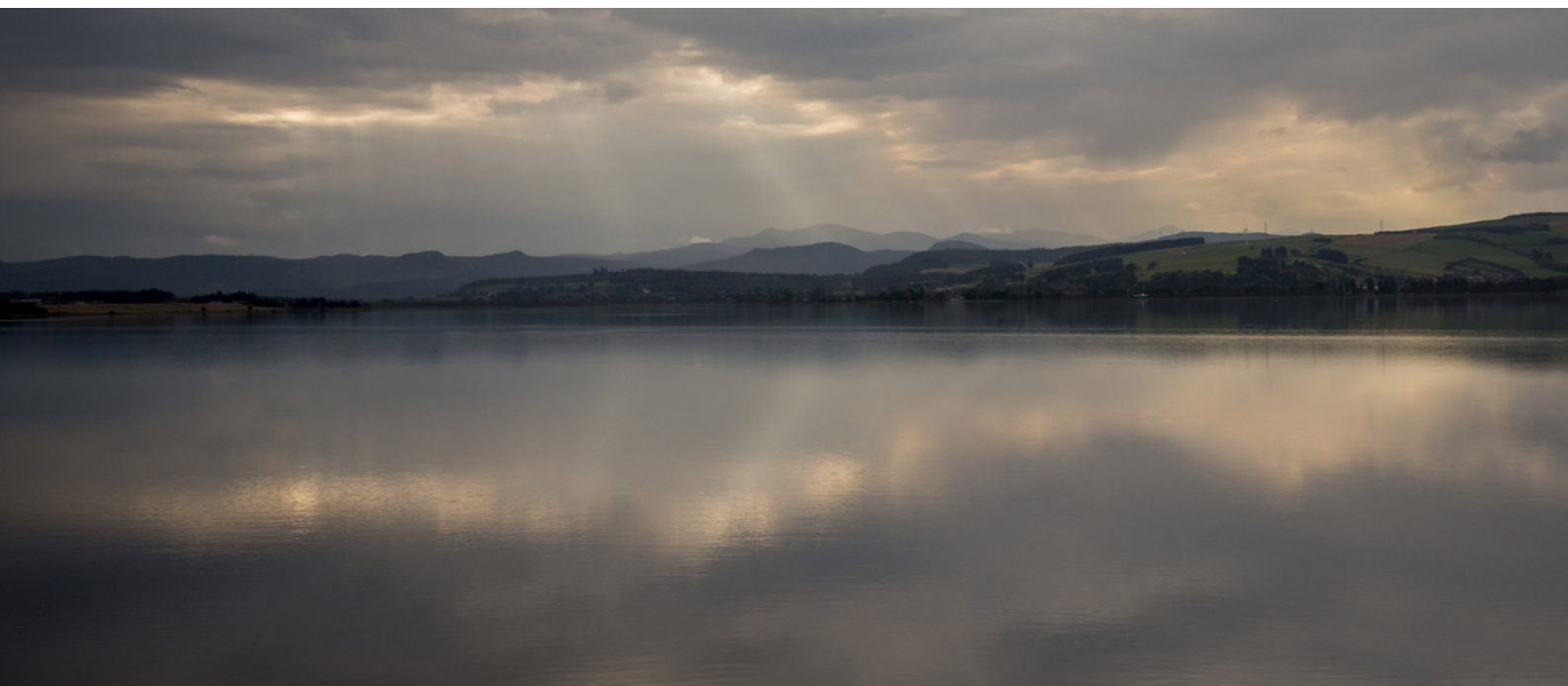
Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>  
EPC Rating: E





# THE LOCATION

This delightful detached property is located in Foxhole, which is a semi-rural hamlet set in a picturesque location fourteen miles West of Inverness between Beaully and Drumnadrochit. Primary schooling is provided two miles away at Tomnacross with secondary pupils attending the modern Charleston Academy in Inverness.







Kiltarlity with its shop, hotel and Post Office is approximately two miles away and the larger village of Beaulie, a further four miles away, offers a larger variety of amenities and facilities including a delicatessen, butcher, bakers, convenience stores, medical centre, hotel and railway station.

Inverness is with easy commuting distance and provides all the attractions and facilities one would expect to find in a thriving city environment and is acknowledged to be one of the fastest growing cities in the UK. The Highland capital provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands are renowned for its outdoor pursuits and the year round sports playground of The Cairngorms is easily reached from Inverness. The ruggedness of the North-West Highlands, often referred to as the last great wilderness in Europe are also accessible with this area boasting some of the most beautiful beaches and mountains in Scotland.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01463 211 116

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**CRAIG PETERS**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.