

# Scatwell Cottage

STRATHCONON, MUIR OF ORD, HIGHLAND, IV6 7QG



*An idyllic three-bedroom, two-bathroom bungalow in a scenic riverside setting*



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Welcome to Scatwell Cottage, a beautiful three-bedroom, two-bathroom detached bungalow nestled against a backdrop of lush trees and stunning scenery, right next to the tranquil River Conon. This charming home offers the perfect blend of rustic charm and modern convenience, making it an ideal retreat for nature lovers and families alike.

# THE LOUNGE



The property boasts a spacious lounge with a cosy wood burner fireplace, creating a warm and inviting atmosphere. The lounge leads into a large conservatory with doors opening to a delightful patio area, perfect for enjoying the serene surroundings.



# THE CONSERVATORY

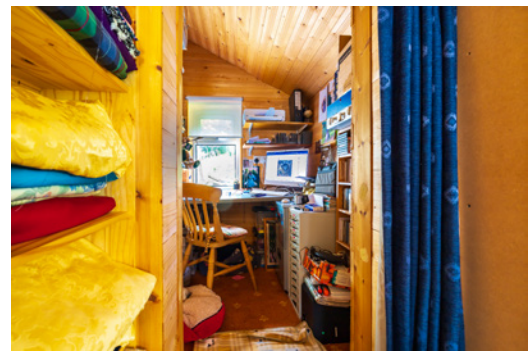




# THE DINING ROOM, CRAFT ROOM & OFFICE



The dining room, which can also serve as a second sitting room, offers access to a versatile craft room, perfect for hobbies or a home office.





The kitchen features modern grey gloss units, a striking red splashback, and a high-quality Belling range cooker, making it a delightful space for culinary adventures.

# THE KITCHEN







The modern family bathroom has been upgraded to include a stunning free-standing bath, providing a luxurious space to unwind. Additionally, there is a convenient shower room to accommodate guests and family members.

## THE SHOWER ROOM



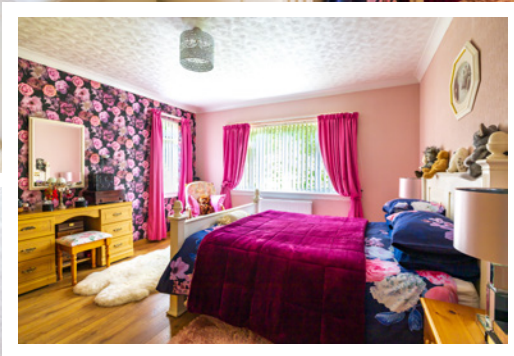


# THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





Externally, Scatwell Cottage is surrounded by secluded and mature gardens, providing ample space for outdoor activities and relaxation. The timber detached garage/outbuilding offers additional storage or workspace. The property is accessed via a gated front driveway entrance, ensuring privacy and security.

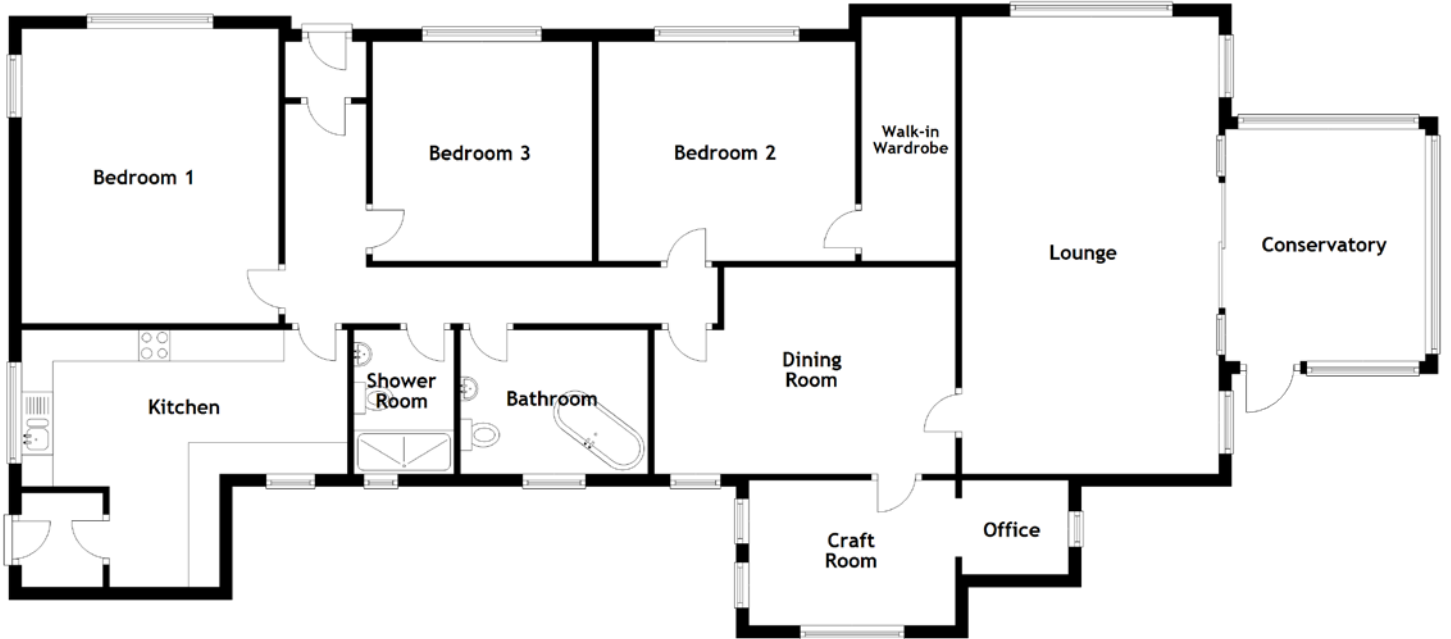
Scatwell Cottage in Strathconon offers an exceptional opportunity to own a picturesque home in a serene riverside setting. Don't miss the chance to make this enchanting bungalow your new home.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

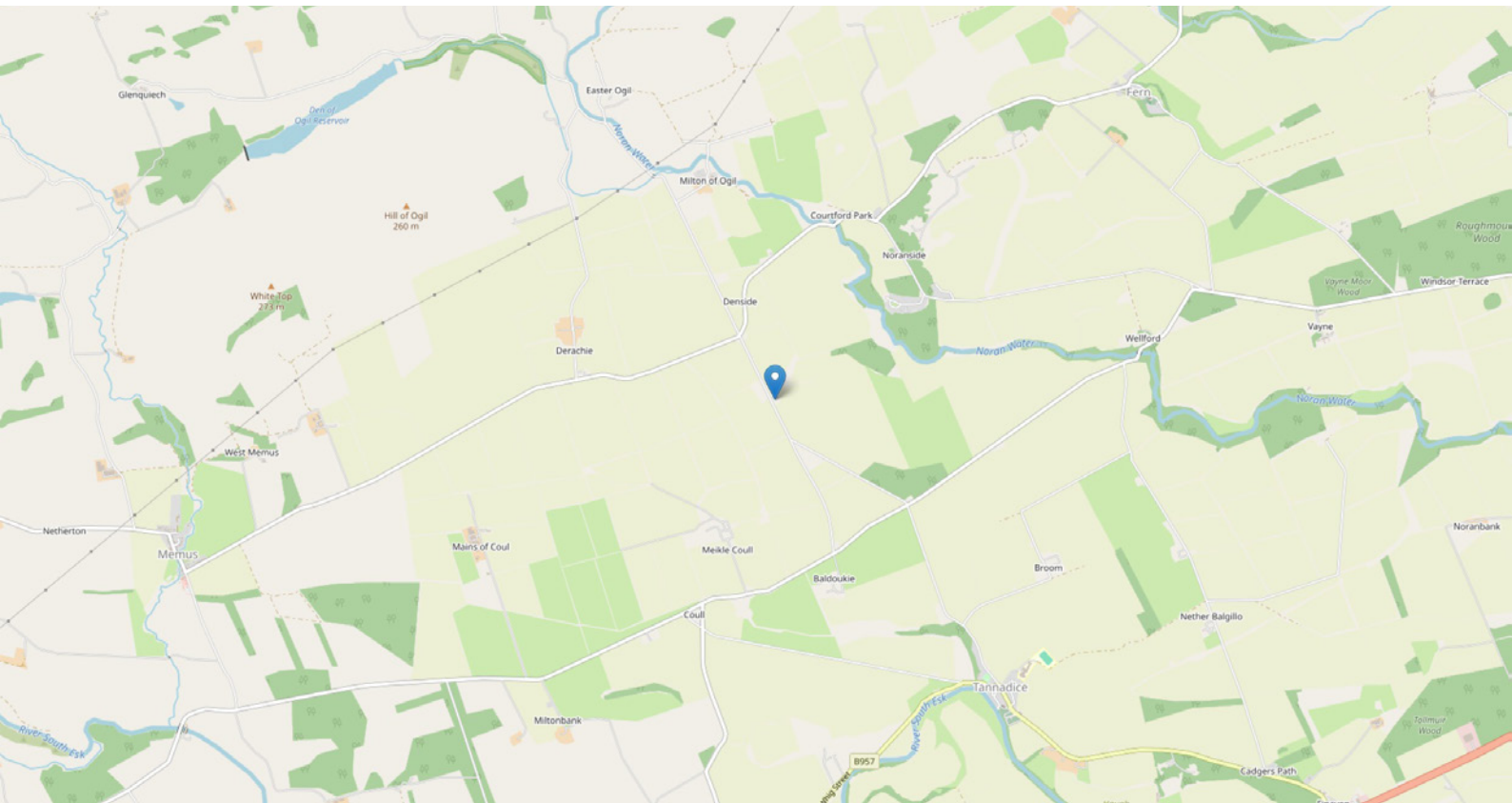


Approximate Dimensions (Taken from the widest point)

Lounge	7.30m (23'11") x 4.10m (13'5")
Conservatory	3.70m (12'2") x 3.20m (10'6")
Dining Room	4.80m (15'9") x 3.50m (11'6")
Craft Room	3.30m (10'10") x 2.32m (7'7")
Office	1.70m (5'7") x 1.50m (4'11")
Kitchen	5.20m (17'1") x 4.10m (13'5")

Bedroom 1	4.70m (15'5") x 4.10m (13'5")
Bedroom 2	4.10m (13'5") x 3.50m (11'6")
Walk-in Wardrobe	3.90m (12'9") x 1.50m (4'11")
Bedroom 3	3.50m (11'6") x 3.50m (11'6")
Shower Room	2.30m (7'7") x 1.60m (5'3")
Bathroom	3.00m (9'10") x 2.30m (7'7")

Gross internal floor area (m<sup>2</sup>): 165m<sup>2</sup> | EPC Rating: E





# THE LOCATION

Scatwell Cottage is situated in an idyllic, peaceful rural location, yet it offers the convenience of being within easy commuting distance of Inverness. This charming setting provides the best of both worlds, combining serene countryside living with the accessibility of urban amenities. The surrounding area is beautifully forested and scenic, making it perfect for long, tranquil walks and cycling adventures in the hills or along the picturesque River Conon. Nature lovers will appreciate the abundance of wildlife, including red deer and birds of prey, which add to the enchanting atmosphere of the locale.







The property is just 5 miles west of Marybank, a quaint village that offers a community primary school, ensuring educational needs are met close to home. Additionally, the market town of Dingwall is nearby, providing a wide range of services and facilities, including shops, supermarkets, banking, professional services, a community centre with a gym, and a swimming pool. Strathpeffer, also within easy reach, offers further shopping and leisure activities. For those seeking outdoor adventures, three lochs within a 10-minute drive provide excellent opportunities for canoeing, paddle boarding, swimming, and fishing along the Glen. Golf enthusiasts can enjoy a round at the nearby Strathpeffer Golf Club, known for its stunning views and challenging course.

Ullapool, a vibrant coastal town, is just a 35-minute drive away, offering additional recreational and cultural experiences. Meanwhile, Inverness, the Highland capital city, is readily accessible at just 22 miles away. Inverness provides all the amenities of a major city, including extensive shopping, dining, and entertainment options, as well as excellent links by road, rail, and air to further destinations, including daily flights to and from London Gatwick.

Scatwell Cottage is an ideal home for those seeking a spacious, rural retreat within commuting distance of major employment centres. This location appeals to anyone desiring a peaceful lifestyle without sacrificing access to essential services and urban conveniences.



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