



**Harper
Macleod LLP**
Estate Agents & Solicitors



3 Burn Farm Cottages, Killen, Ross-shire, IV9 8RG

Offers over £185,000

Enjoy country life in this beautifully presented 2 bedroom mid terraced 1 ½ storey cottage, with garage and off street parking, situated in a peaceful rural setting with spectacular panoramic views over the open countryside.

The home is bright and spacious throughout and benefits from a new oil fired central heating system and double glazing.

The accommodation comprises an entrance vestibule, utility cupboard, hallway, kitchen, open plan sitting room/dining room/family room, two double bedrooms and family bathroom.

The cottage is approximately 4.7 miles from the village of Munloch which has a convenience store, Primary School, Medical Practice, gastro-pub and restaurant. Fortrose is approximately 5 miles away and has a good selection of shops, doctors' surgery, Secondary School, leisure centre, library, golf club, beach, harbour and sailing club. Chanonry Point is a popular location for seeing Bottlenose dolphins, porpoises and grey seals.

This home is in a fantastic location of enjoying the great outdoors, with fabulous woodland walks nearby. The City of Inverness is within a short commute and benefits from an extensive range of retail, leisure and business facilities. Inverness also offers excellent transport links by road, rail and air with Inverness Airport offering national and European flights.

Viewing highly recommended

Rooms

Entrance vestibule

3'11" x 4'11" (1.21m x 1.50m)

Entrance door opening into the vestibule. Skylight. Door to utility cupboard. Wall mounted electric meter. Coat hooks. Tiled flooring.

Utility cupboard

4'9" x 2'9" (1.46m x 0.86m)

Window to front. Plumbed for washing machine. Shelves. Tiled flooring.

Hallway

9'10" x 3'8" (3.01m x 1.13m)

Door from vestibule opening into the hallway with entrance to kitchen and door to open plan area. Staircase to first floor. Under stairs storage cupboard. Smoke alarm. Tiled flooring.

Kitchen

7'8" x 9'10" (2.36m x 3.02m)

Window to front. Magnet fitted kitchen with a good range of wall and base units with solid wood worktop and tiling. Cream ceramic sink with left hand drainer. AEG integrated induction hob with extractor above, electric oven, integrated dishwasher and fridge/freezer. Feature under unit lighting and plinth lighting. Spotlights. Heat detector. Tiled flooring.

Open plan sitting room/dining room/family room

Sitting room/dining room

15'3" x 8'8" (4.65m x 2.66m)

Open fire with cast iron fire surround, decorative tiles and slate hearth. Alcove with shelves. Wooden flooring.

Family room

12'6" x 10'8" (3.83m x 3.27m)

French doors opening into the rear garden. Windows to side. Feature brick wall. Smoke alarm. Wooden flooring.

First floor hallway

7'9" x 3'0" x 6'9" x 3'0" (2.38m x 0.93m x 2.08m x 0.93m)

Skylight. Doors to two bedrooms and bathroom. Hatch to partially floored roof space with pull down ladder. Original wooden flooring.

Bedroom 1

9'6" x 15'5" (2.91m x 4.71m)

Window to rear with views over the open countryside. Heat detector. Carpet.

Bedroom 2

5'3" x 13'0" x 12'7" x 6'5" (1.61m x 3.98m x 3.86m x 1.98m)

L-shaped room with window to rear. Storage cupboard. Carpet.

Family bathroom

11'8" x 5'8" (3.57m x 1.74m)

Window to front. White WC and pedestal wash hand basin. Bath with raindance shower above, shower screen and tiling. Feature wood panelling to walls to half height. Spotlights. Tiled flooring.

Outbuildings

Semi-detached garage with off street parking for two cars.

Private road

A shared private road from the C1027 leads up to the front of the cottage.

Garden ground

The enclosed garden area to the front of the cottage is laid out with gravel for low maintenance.

The enclosed rear garden is laid to lawn with gravelled areas to the sides and also a paved area. Stunning views of the open countryside are enjoyed from the rear garden.

Extras

All fitted floor coverings are included in the sale price.

Heating and glazing

Oil fired central heating system installed in May 2022. Double glazing

Services

Mains water and electricity. Drainage to a shared septic tank.

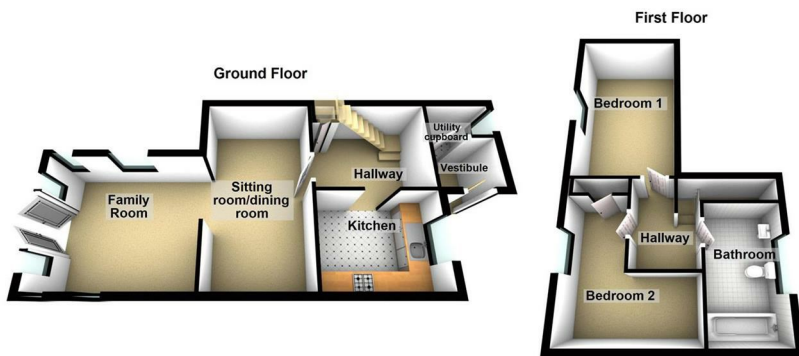
EPC Rating E

Council Tax Band C



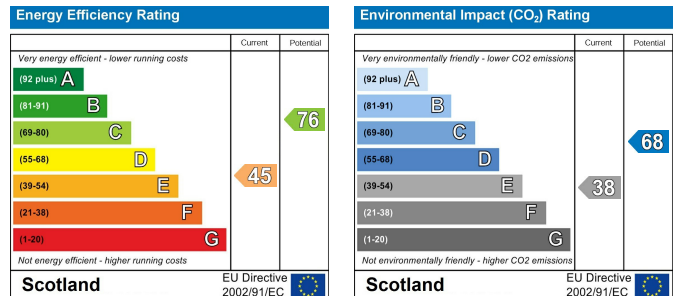






This floor plan is an approximate guide to the layout of the property only. It is not to scale. Plan produced using PlanIt.

Energy Efficiency Graph



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