

Watersedge Contin, 2 Riverside

Strathpeffer, IV14 9ES

Offers Over £265,000





Overview

- Charming semi detached cottage with character and charm
- Idyllic riverside setting in the village of Contin
- Lounge, Kitchen/diner, conservatory, 3 bedrooms, shower room and ensuite
- Garden, decking, workshop, drive with parking for multiple vehicles
- Ideal opportunity for investors and families alike
- EPC band F



Description

Nestled in the tranquil Highland village of Contin, just minutes from the historic spa village of Strathpeffer, this beautifully presented semi detached cottage currently utilised a successful Airbnb seamlessly blends traditional charm, featuring wooden beams and exposed stone walls with modern upgrades. The lounge features a cozy woodburning stove complimented by neutral decor. The kitchen/diner is fitted with an integrated dishwasher and undercounter fridge, freestanding washing machine, range cooker, with rangemaster extractor. The breakfast bar offers a wonderful space for relaxed dining while also providing a subtle separation from the formal dining area, which is positioned to maximize the picturesque river views and bathe the room in natural light. There is a spacious ground floor bedroom with ensuite shower room. The downstairs accommodation is completed by a bright conservatory. Upstairs two double bedrooms can be found with views across the surrounding countryside and River Blackwater and a contemporary shower room. There is double glazing and gas central heating throughout. The garden to the front of the property is laid to lawn with surround hedging providing excellent privacy. The driveway and expansive rear garden are laid to gravel featuring a raised decking area with covered seating perfect for al fresco dining. The large workshop is fitted with power and lighting which provides excellent storage. Overall, this property has excellent holiday let potential or for those looking for a family home with rural feel.



Room Dimensions

Lounge (13' 1" x 11' 0") or (3.98m x 3.36m)

Kitchen/ Diner (23' 8" x 8' 6") or (7.22m x 2.59m)

Principal Bedroom (13' 1" x 10' 7") or (4.0m x 3.23m)

Principal Bedroom En Suite (5' 10" x 7' 7") or (1.78m x 2.31m)

Bedroom 2 (11' 5" x 11' 5") or (3.49m x 3.48m)

Bedroom 3 (10' 7" x 11' 5") or (3.23m x 3.49m)

Shower Room (8' 0" x 5' 7") or (2.45m x 1.70m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated appliances included such as the dishwasher and fridge. Free standing appliances such as the stove, extractor and washing machine.

Services

Gas tank, electricity, water and mains drainage. Telephone and broadband.

Council tax

Band B

Tenure

Freehold.

Floor Area

96m²

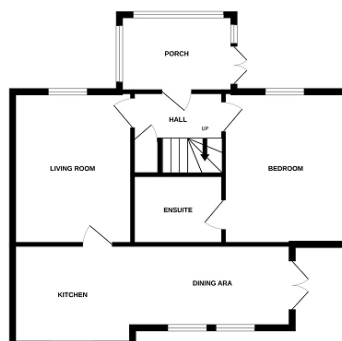
Entry

By mutual agreement.

Viewing

To arrange a viewing of this property please contact Katherine on 01463 233218 or 07808292045

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2012



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