

Tuath Cala

Abriachan, Inverness, IV3 8LB

Offers Over £240,000





Overview

- Charming detached stone cottage in a breathtaking setting
- Immaculate, walk in condition with character features
- Open plan lounge/dining room with vaulted ceiling, snug, stylish kitchen
- Impressive double bedroom, contemporary shower room
- Extensive gardens with views, logstore, polycrub tunnel, drive for 3 cars
- EPC Band D



Tuath Cala is a rarely available detached stone cottage, perfectly nestled in the rural hamlet of Abriachan, just 10 miles from Inverness. This unique property is surrounded by mature trees and enjoys uninterrupted views across the stunning Highland countryside. The open plan lounge and dining area is bright and inviting, with soaring ceilings and an abundance of natural light streaming through French doors and a large picture window. This is a space designed for both relaxation and entertaining - where you can enjoy morning coffee overlooking the glen or host intimate dinners with friends. The feature natural stone fireplace with an oak beam defines the space, leading into the cosy snug where a multi-fuel stove creates the perfect retreat on cooler evenings. White wooden flooring flows throughout, adding to the sense of light and space while complementing the cottage's calm, contemporary decor. The galley-style kitchen is compact yet thoughtfully designed, offering a range of units and a useful larder-style cupboard. Quality integrated appliances include an electric induction hob, oven, fridge/freezer, microwave and slimline dishwasher. Plumbing for a washing machine is located in the laundry cupboard off the lounge/dining area. The double bedroom is a serene sanctuary, flooded with natural light from two Velux windows, a floor-to-ceiling window and French doors that open directly to the garden. A striking natural stone wall provides texture and warmth, while triple wardrobes with overhead storage ensure excellent practicality. The stylish shower room features a large walk-in enclosure and sleek modern fittings. Additional storage includes a kitchen cupboard, laundry cupboard and unfloored loft space. The property has modern electric heating and is double glazed throughout. Tuath Cala sits within generous grounds that perfectly frame the breathtaking panoramic views, with 2 patio areas to choose from. The gardens are a haven for wildlife and outdoor living, with a polycrub tunnel for growing produce, a shed/logstore and a gated drive providing ample parking.



Room Dimensions

Lounge / Dining (29' 10" x 12' 2") or (9.10m x 3.70m)

Snug (13' 1" x 11' 6") or (4.0m x 3.50m)

Kitchen (13' 5" x 9' 2") or (4.10m x 2.80m)

Bedroom 1 (12' 2" x 12' 2") or (3.70m x 3.70m)

Shower Room (8' 6" x 3' 3") or (2.60m x 1.0m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated appliances including an induction hob, electric oven, microwave, fridge/freezer and slimline dishwasher.

Services

Mains electricity and water. Private drainage via a septic tank. Fibre broadband.

Council tax

Band D

Tenure

Freehold

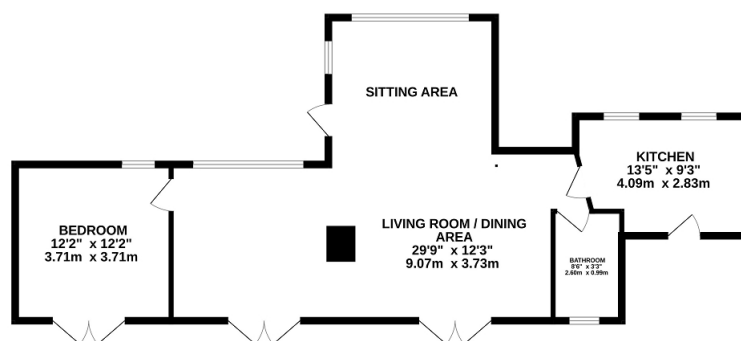
Entry

By mutual agreement.

Viewing

Don't delay - get in touch with Tailormade Moves today to arrange a viewing

GROUND FLOOR



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