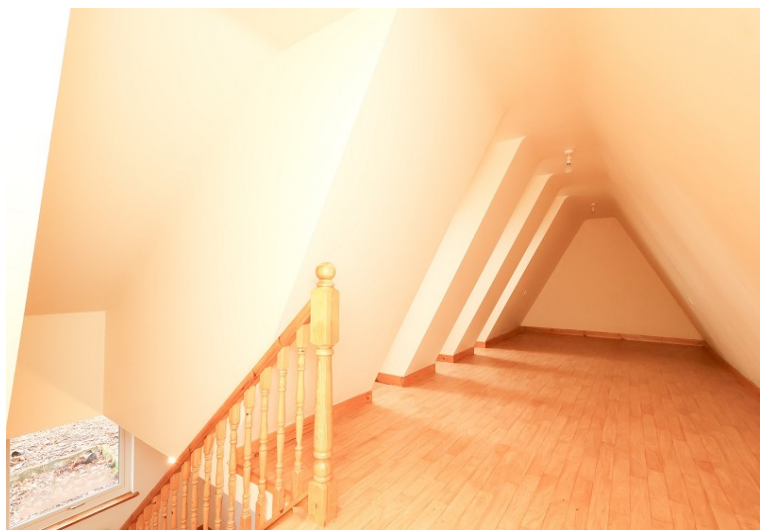


Beechwood Cottage, Evanton, IV16 9XH

Offers Over £265,000





Overview

- Spacious detached villa in a semi-rural location
- Lounge, kitchen/diner, utility, office, shower room, 3 bedrooms, bathroom
- Detached garage, converted loft space, ample parking, solar panels
- Excellent development potential - with a substantial plot
- Ideal for first-time buyers, families, downsizers or investors
- EPC Band D



Description

Fantastic opportunity to purchase a generously proportioned detached villa set within extensive grounds, with excellent potential for further development. Situated near the popular village of Evanton and within easy commuting distance of Inverness, the property benefits from an abundance of natural light throughout. The spacious lounge features dual-aspect windows and a wood-burning stove. The kitchen offers an integrated gas hob, double oven and dishwasher, with space for an under counter fridge. The utility room provides additional storage with base and wall units and has plumbing for a washing machine, as well as access to the shower room. All three double bedrooms benefit from integrated wardrobes and the family bathroom is well proportioned. The office offers a useful workspace and includes a staircase leading to the converted loft space, with power, lighting and a storage cupboard. There is electric storage heating and double glazing throughout. Externally, the home enjoys a generous driveway with ample parking for multiple vehicles. The detached garage is fitted with power, lighting and electric garage door. The substantial plot surrounds the property and is mainly laid to lawn, offering endless possibilities for landscaping, extension, or other development, subject to the appropriate planning approval. Overall, Beechwood Cottage is an excellent purchase for those seeking a spacious home with significant outdoor space and the opportunity to personalise and enhance the property, all within convenient reach of Inverness.



Room Dimensions

Lounge	(14' 6" x 15' 3") or (4.41m x 4.65m)
Kitchen/ Dining	(15' 2" x 10' 0") or (4.62m x 3.05m)
Utility Room	(12' 11" x 5' 10") or (3.94m x 1.79m)
Shower Room	(5' 7" x 5' 10") or (1.70m x 1.79m)
Bedroom 1	(9' 9" x 11' 9") or (2.97m x 3.59m)
Bedroom 2	(13' 3" x 9' 7") or (4.04m x 2.91m)
Bedroom 3	(11' 9" x 10' 3") or (3.59m x 3.13m)
Office	(8' 5" x 13' 3") or (2.57m x 4.04m)
Bathroom	(9' 2" x 6' 3") or (2.79m x 1.91m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include a gas hob, electric double oven, extractor and dishwasher.

Services

Mains electricity, bottled gas (LPG) and water. Private drainage via septic tank. Solar Panels

Council tax

Band E

Tenure

Freehold

Floor Area

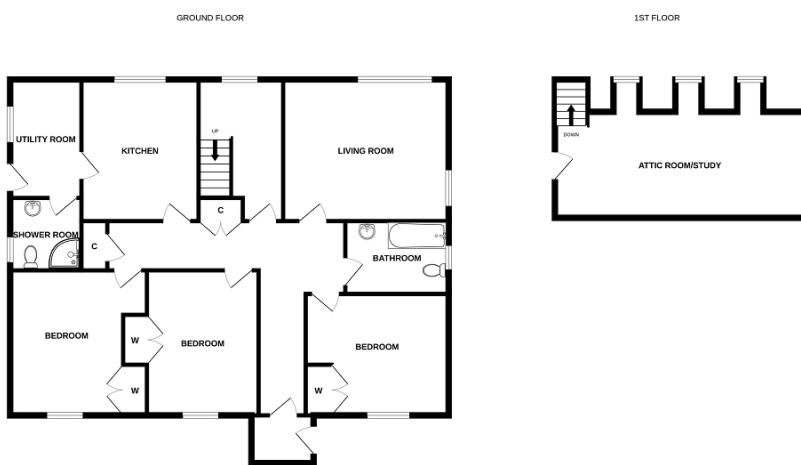
142m²

Entry

By mutual agreement.

Viewing

Don't delay contact Tailormade Moves today



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