

#### Services

Mains water, drainage, and electricity.

#### Extras

All Fitted floor coverings, blinds, furniture and appliances.

#### Heating

Electric heaters.

#### Glazing

Double glazing throughout.

#### Council Tax Band

B

#### Viewing

Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01463 22 55 33.

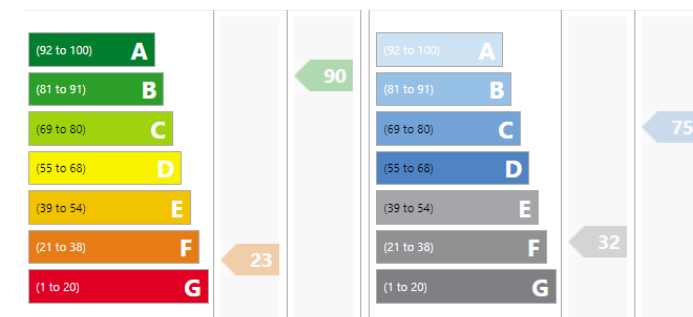
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £215,000

A full Home Report is available via Munro & Noble website.



**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



## £20,000 UNDER HOME REPORT VALUATION

### East End Cottage, Main Street Lochcarron IV54 8YB

*This beautifully presented two bedroomed detached cottage is in the highly sought after village of Lochcarron. Boasting panoramic views over Loch Carron, this stunningly located property is sure to appeal to a wide range of buyers.*

**FIXED PRICE: £195,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📞 01463 22 51 65

#### Property Overview



Detached Cottage



2 Bedrooms



1 Reception



1 Shower Room



Electric



Garden





Kitchen



Lounge/Diner

Property Description

East End Cottage is a two bedroomed, detached cottage in the highly sought after village of Lochcarron. Situated in an ideal location close to all local amenities and boasting stunning views over Loch Carron right from the front door, early viewing of this property is therefore highly recommended. Internally, the accommodation is spread over two floors, with the ground floor comprising an open plan lounge / dining room, an inner hallway with a handy storage area, a shower room, and the kitchen. The property was fully renovated to a very high standard within the last few years which has provided the space a clean, neutral décor. Both the kitchen and bathroom fittings are white and modern. The kitchen comprises wall and base mounted units with worktops and splashback tiling, a stainless-steel sink with mixer tap and drainer, a freestanding fridge freezer, a washing machine, and an integrated electric oven and electric hob with extractor over. The shower room is fully tiled and consists of a shower enclosure, a WC, an electric heated towel rail, and a pedestal wash hand basin. The lounge / dining room has an open fire place in which sits a Yukon pot belly stove, stairs leading up to the first floor landing, and an under stairs storage cupboard. Upstairs, the landing leads into the two bedrooms. Both bedrooms are a similar size and boast windows to the front elevation with views over the Loch. Externally, the property has a small rear garden enclosed by fencing. The garden is laid to lawn with some raised planters. Additionally, there is a small gravelled area to the side of the property, which could easily be converted into a parking space. Lochcarron is popular with holidaymakers and tourists, it has a thriving community for residents and good infrastructure which includes a nursery, playgroup and primary school. In addition, secondary schooling is provided at Plockton which is only a 40 minute bus ride away. On the sporting side amongst other community groups there is a golf club, bowling club and sailing club. There is also a local dental practice, medical centre and a choice of shops.



Bedroom One



Shower Room

Rooms & Dimensions

Lounge/Diner  
Approx 3.10m x 7.58m

Inner Hall

Kitchen  
Approx 2.42m x 2.79m

Shower Room  
Approx 1.78m x 1.97m

Landing

Bedroom One  
Approx 3.20m x 3.42m\*

Bedroom Two  
Approx 2.60m x 3.42m\*

(\*At widest point)

Lounge/Diner

