



Ground Floor

First Floor

**Services**

Mains water, electricity, and drainage.

**Original cottage:** Domestic hot water cylinder heated by electric immersion.

**Modern cottage:** Domestic hot water provide by a Megaflow system.

**Storage unit:** Mains electricity.

**Extras**

All carpets, fitted floor coverings, blinds and curtains and integral appliances. Furniture and further appliances are available upon discussion with the vendors.

**Heating**

**Original cottage:** Wet radiators powered by oil fired boiler.

**Modern cottage:** Underfloor central heating powered by oil fired boiler.

**Storage unit:** No fixed heating.

**Glazing**

Both cottages have double glazed windows throughout.

**Storage unit:** Double glazed windows throughout.

**Council Tax Band**

D

**Viewing**

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

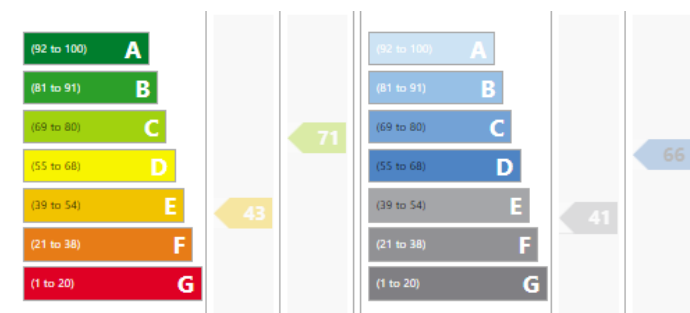
**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £375,000

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.



**Ferness Cottage, West Lewiston  
 Drumnadrochit  
 IV63 6UW**

Located in the heart of the village of Drumnadrochit, Ferness Cottage is a traditional, three bedroomed home which boasts garden grounds, a single garage, a storage unit and a parcel of land.

**OFFERS OVER £375,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

- Detached Cottage
- 3 Bedrooms
- 2 Receptions
- 3 Shower Rooms
- Oil
- Garden
- Garage
- Storage Unit



Lounge/Dining Room



Lounge/Dining Room



Loft



Bedroom One



En-Suite Shower Room





**Kitchen/Breakfast Room**



**Kitchen/Breakfast Room**



**WC/Utility Room**



**Bedroom Three**



**Shower Room**







### Property Description

This property will suit a variety of potential purchasers including those looking for a family sized home or those looking for a lifestyle property, as the cottage was previously ran as a successful, 4 star Bed and Breakfast and would make a fantastic investment. Offering a wealth of features including two en-suite bedrooms, solid oak doors, underfloor heating, double glazing and ample storage provisions, early viewings is highly recommended. The deceptively spacious accommodation has been split into two halves, the original cottage, and a modern conversion located to the rear elevation. Upon entering the cottage, you are met with a cosy entrance hall, off which can be found a front sitting room which has a tiled fire place with electric coal effect heater, a useful WC/utility room which has a plumbing for a washing machine and a small box room, conveniently used as a home office. Upstairs there is a good sized shower room, and two double bedrooms, one boasting an en-suite shower room, and the other benefiting from built-in storage within the eaves. Back on the ground floor, the well-appointed kitchen comprises wall and base mounted units with granite worktops, a composite 1 1/2 sink with mixer tap and drainer, a Rayburn range cooker and an array of integrated appliances including a Beko dishwasher, a Beko eye-level double oven/grill, Neff microwave, full height fridge and a Zanussi ceramic hob with extractor over. The kitchen leads to the inner hall which gives access to the side elevation, and the impressive lounge/dining room.

This substantial, open plan room has a stunning high vaulted ceiling, a dual aspect multi-fuel stove, patio doors opening onto the rear garden and two velux windows (with electric blinds) Off this room is the double, principal bedroom and the en-suite shower room. A fantastic feature of this home is the fully floored loft which could be used for additional storage, or subject to gaining the relevant warrants and permissions, has excellent potential for a variety of uses. Access to this room is via the principal bedroom.

Externally, the tiered rear garden is a combination of gravel, patio and lawn. Sited here are two, fully stocked woodstores, two sheds (one being an old BT substation) while fruit and mature trees along with hedging provides privacy. The garage has power and lighting, and can be accessed from the front and rear elevation. The property is being sold along with a ground floor storage unit and a parcel of land which overlooks the River Coiltie. The unit is located within the Glen of Ferness Lodge and has its own independent access. Both can be found opposite the cottage, and this area also provides off-street parking for a number of vehicles.

Bedroom Two



En-Suite Shower Room



Glens of Ferness Lodge/ Parking

### Rooms & Dimensions

- Entrance Hall
  - Sitting Room  
Approx 4.37m x 3.57m
  - WC/Utility Room  
Approx 1.94m x 2.18m
  - Office  
Approx 0.98m x 1.56m\*
  - Landing
  - Bedroom Two  
Approx 4.30m x 3.53m
  - Shower Room  
Approx 1.62m x 1.79m
  - Bedroom Three  
Approx 3.41m x 3.63m
  - En-Suite Shower Room  
Approx 2.36m x 1.65m
  - Kitchen/Breakfast Room  
Approx 4.28m x 3.36m
  - Rear Hall
  - Lounge/Dining Room  
Approx 6.09m x 9.54m\*
  - Bedroom One  
Approx 2.77m x 4.88m
  - En-Suite Shower Room  
Approx 2.02m x 2.76m
  - Loft  
Approx 5.18m x 2.77m
  - Garage  
Approx 3.09m x 5.37m
  - Storage Unit  
Approx 30 square meters
- (\*At widest point)

Storage Unit

