



Services

Mains water, electricity, and drainage is to a septic tank.

Extras

All carpets, fitted floor coverings and washing machine.

Heating

Electric panel heaters and a multi-fuel stove which is located in the lounge.

Glazing

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

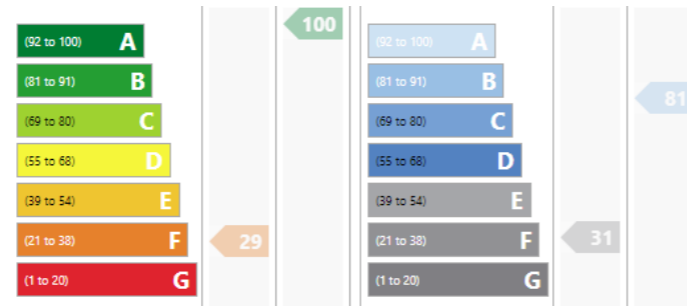
Home Report Valuation - £365,000

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

Directions

At Invermoriston on the A82, take the A887 towards Isle of Skye. Continue on the road for around 5.5 miles. Pass the Dundreggan Dam on your left, carrying on round a right hand bend, where there are 3 wooden cottages on your left. Keep on the road for around 0.5 miles, and you come to a parking lay-by on your left. Immediately opposite is a large manse house. Cul-Na-Carn rests behind this. The driveway has a black and white sign, drive up here and through the gate.

What 3 Words: shining.brothers.adjusting



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.

Cul-Na-Carn Cottage
Dundreggan, Glenmoriston
IV63 7YJ

An immaculate, three bedroomed detached cottage with extensive garden grounds that lies within close proximity to the Great Glen, Fort Augustus, Inverness, Fort William, & the Isle of Skye.

OFFERS OVER £365,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Detached Cottage
- 3 Bedrooms
- 1 Reception
- 2 Shower Rooms
- Electric
- Land 5.85Acres
- Off-Road Parking

Open Plan Kitchen/Diner



Open Plan Kitchen/Diner



Open Plan Kitchen/Diner



Entrance Hall



First Floor Shower Room



First Floor Bedroom One



First Floor Bedroom Two





Lounge



Property Description

Cul-Na-Carn cottage is a picturesque, three bedroomed detached cottage which occupies an enviable plot extending to approximately 5.85 acres and is situated in a peaceful and serene location. Privately nestled between scattered woodland and countryside, this beautifully presented property is sure to appeal to any buyers looking to live in one of the Highlands' most stunning areas of natural beauty. Spread over two floors, the cottage offers modern accommodation throughout, along with an excess of features including corning, double glazing, electric heating, and Laura Ashley, Scion, and Harlequin décor. The property opens into an entrance hall which has the advantage of ample storage facilities, a utility cupboard, and a shower room comprising a WC, a vanity wash hand basin and a shower cubicle complete with complementary tiling. Off the entrance hall, you enter the open plan kitchen/diner which is a stunning, triple aspect room, having French doors to the front and windows to the side and rear elevation, inundating the room with natural light. The kitchen itself comprises sleek mounted units, an island waterfall edge worktop from Hughes & Innes, and a rangemaster sink with mixer taps. The island provides cupboard space, with a practical larder cupboard providing additional storage. Integrated goods include an eye level oven, an induction hob, and a fridge-freezer. A welcoming, double aspect lounge provides space for cosy evenings indoors, which are to be enjoyed in front of the multi-fuel stove. The hallway is a bright open space with a door leading to the front garden, and a staircase leading up to the first floor landing. A double bedroom with views over the garden completes the ground floor accommodation. Upstairs, a gallery landing leads to a shower room which consists of a tiled shower cubicle, a vanity wash hand basin and a WC and two double bedrooms, both having built-in cupboards and views to the front elevation. The store room is accessed via an external staircase which is located to the side elevation and has a small decked balcony. Subject to gaining the relevant building warrants and permission, this could be utilised for a variety of purposes.

Externally, a deciduous woodland featuring Birch, Juniper and Beech trees gives the property a very private garden and attracts abundance of wildlife. Beautiful features of the garden include a waterfall and stream, two large ponds and a well-placed, gravel seating area affectionately named The Sitooterie. Sited within the grounds a number of various outbuildings including a large polytunnel, a greenhouse, a potting shed and a log store. The remaining garden grounds are landscaped in nature and are laid with lawn and gravel, whilst there is also gravel surfaced off-street parking area.



Ground Floor Bedroom



Ground Floor Shower Room

Rooms & Dimensions

- Entrance Hall
- Ground Floor Shower Room
Approx 2.45m x 0.99m
- Open Plan Kitchen/Diner
Approx 4.09m x 3.71m*
- Lounge
Approx 5.25m x 3.51m*
- Hallway
- Ground Floor Bedroom
Approx 3.50m x 2.57m
- Landing
- First Floor Bedroom Two
Approx 3.33m x 2.97m
- First Floor Shower Room
Approx 2.03m x 1.28m
- First Floor Bedroom One
Approx 3.34m x 4.43m
- Store Room
Approx 2.69m x 3.76m*

*At widest point

