



**Harper
Macleod LLP**
Estate Agents & Solicitors



Mary Cottage High Street, Garmouth, IV32 7NQ

Offers over £210,000

Mary Cottage is a beautiful traditional category C listed detached cottage situated in the heart of Garmouth. The accommodation has been sympathetically extended & renovated by the current owners and comprises entrance hallway, lounge, sitting room (ground floor bedroom), dining kitchen, utility room, two further bedrooms, bathroom and guest WC. The property further benefits from high quality solid oak finishings throughout, double glazing, oil central heating, driveway for one small vehicle and large private rear garden.

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ENTRANCE HALLWAY

14'7" at longest x 4'9" at widest (4.45m at longest x 1.47m at widest)



Wooden and glazed door; ceiling light fitting; engineered oak flooring; leads to lounge, bathroom, dining kitchen and the staircase to the first floor.

LOUNGE

14'10" at longest x 12'9" at widest (4.53m at longest x 3.89m at widest)



Window to front; ceiling light fitting; fireplace with slate hearth, brick surround and wooden mantle; double wooden and glazed doors lead to sitting room/bedroom 3.

SITTING ROOM/BEDROOM 3

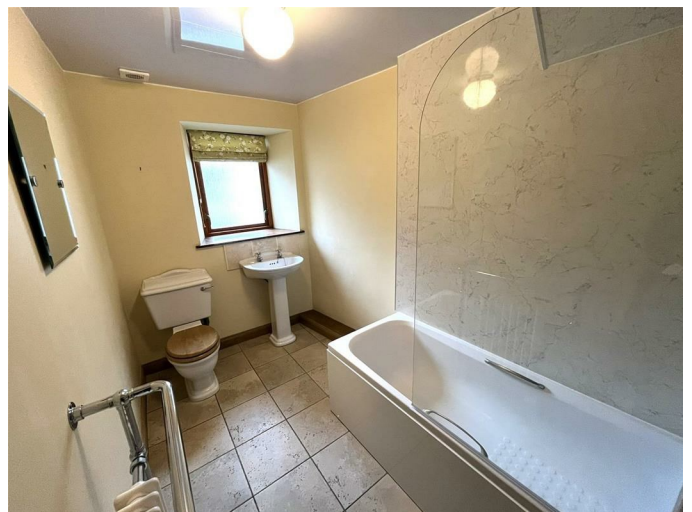
13'6" x 11'0" (4.14m x 3.36m)



Ceiling light fitting; fitted carpet; French doors lead out to the rear garden; could be used as a third ground floor bedroom if desired.

BATHROOM

9'11" x 5'9" (3.03m x 1.76m)



Window to rear; ceiling light fitting; ceiling extractor; tiled flooring; WC, sink and bath with mains fed shower over; traditional style towel radiator.

DINING KITCHEN

21'3" at widest x 13'6" at longest (6.49m at widest x 4.12m at longest)



"L" shaped room; window to front (from kitchen) and rear (from dining area); three ceiling light fittings; tiled flooring in kitchen; fitted carpet in dining area; fitted kitchen in cream; built-in electric oven & grill; electric ceramic hob & hood; integrated under-counter fridge & dishwasher; built-in under-stair storage cupboard; door to utility room.



UTILITY ROOM

16'3" at longest x 12'3" at widest (4.96m at longest x 3.75m at widest)



Window to rear; ceiling light fitting; tiled flooring; oil central heating boiler; base units with stainless steel sink & drainer; space and plumbing for washing machine & tumble dryer; traditional range (decorative only); door to guest WC; stable style wooden and glazed door leads out to the rear garden.

GUEST WC

6'6" x 2'6" (2.00m x 0.78m)



Window to side; ceiling light fitting; extractor; tiled flooring; WC and sink.

STAIRCASE & LANDING

11'9" at longest x 10'1" at widest (3.60m at longest x 3.08m at widest)



Wooden staircase; skylight window to rear; inset ceiling spotlights; fitted carpet; two built-in cupboards with hanging rails; further built-in cupboard housing electric consumer units; hatch to the eaves/loft space; leads to bedrooms 1 & 2.

BEDROOM 1

13'10" x 10'2" (4.22m x 3.12m)



Window to front; inset ceiling spotlights; fitted carpet; hatch giving access to eaves/loft space.

BEDROOM 2

10'0" x 9'2" (3.07m x 2.81m)



Window to front; inset ceiling spotlights; fitted carpet; hatch giving access to eaves/loft space.

OUTSIDE



The enclosed front garden boasts an attractive variety of mature shrubs. There is a driveway/off street parking for one small vehicle. There is also on street parking available across from the property. The large rear garden, which is also fully enclosed, is mainly laid to lawn with planted beds, mature shrubs and hedging. There is a spacious paved patio area to the rear of the garden; wooden shed.

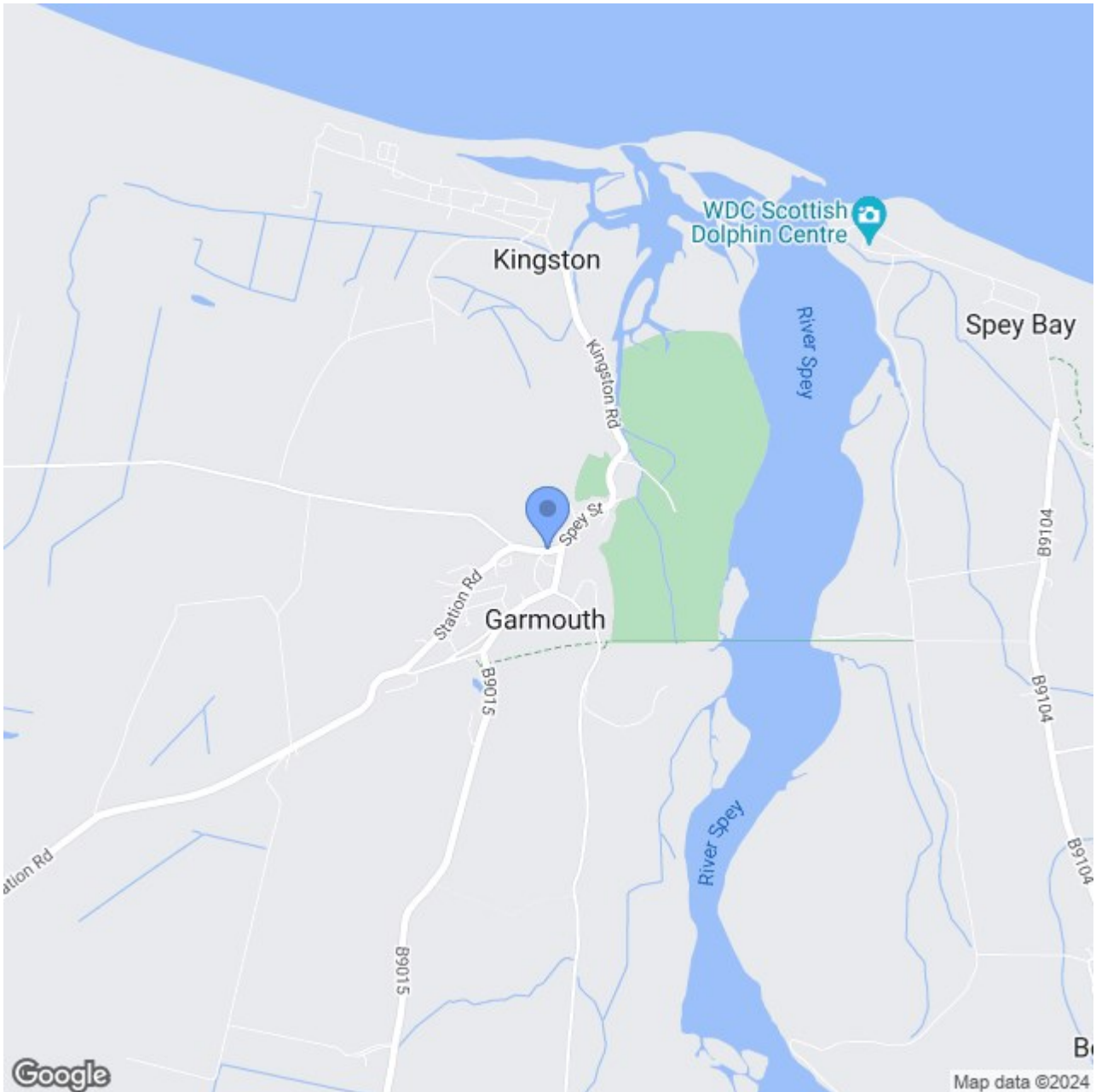
NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all bathroom & guest WC fittings, the oven & grill, hob & hood, integrated under-counter fridge

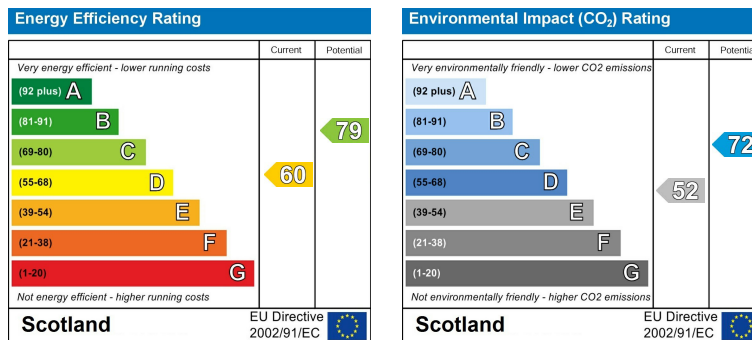
& dishwasher in the kitchen and the wooden shed in the garden.

Council Tax Band: B

Area Map



Energy Efficiency Graph



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