



6 Mossford, Lochluichart, Garve, IV23 2QA

Offers over £215,000



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CURTIS 
McKINNELL
ESTATE AGENTS



6 Mossford, Lochluichart

Garve, IV23 2QA

- STONE COTTAGE
- MASTER SUITE WITH BALCONY AND LOCH VIEW
- SEPARATE DINING ROOM
- OIL FIRED CENTRAL HEATING
- UNDER FLOOR HEATING
- FOUR BEDROOMS
- LARGE KITCHEN/DINER
- UTILITY ROOM
- DOUBLE GLAZED WINDOWS
- EXTERNAL OUTBUILDING/WORKSHOP

****CLOSING DATE SET OF 12noon WEDNESDAY 24th APRIL 2024**** A rare opportunity to purchase a four bedroom stone cottage in a rural hamlet with spectacular views over Lochluichart. The property offers many pleasing features including a large kitchen/diner with solid oak units and granite worktops, a separate dining room, modern bathroom, an ensuite shower room, oil fired central heating and double glazed windows. The cottage also features a wood burner, under floor heating, a master bedroom suite with balcony, walk-in dressing room and WC. The accommodation is well proportioned throughout and will appeal to a wide range of prospective purchasers including those looking for a family sized property with stunning rural views which has great holiday letting potential, most recently as a successful B&B.

Gardens

The front garden has views over Lochluichart and has a grassed area, a large rockery/flower bed stocked with a selection of shrubs and a path leading to the front door. The rear garden is mainly laid to lawn with raised beds, a paved patio area, a pond and two large sheds one of which serves as a workshop with power and a wood burner.



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ACCOMMODATION

ENTRANCE HALL

KITCHEN/DINING ROOM 14'9" x 13'3" (4.52m x 4.06m)

UTILITY ROOM 8'0" x 5'6" (2.44m x 1.68m)

LOUNGE 14'3" x 12'11" (4.35m x 3.95m)

DINING ROOM 10'2" x 7'10" (3.10m x 2.41m)

DOWNSTAIRS BATHROOM 7'5" x 5'7" (2.28m x 1.72m)

BEDROOM ONE 13'2" x 9'5" (4.03m x 2.89m)

BEDROOM TWO 12'11" x 13'0" (3.96m x 3.97m)

DOWNSTAIRS BEDROOM THREE 12'0" x 6'7" (3.66m x 2.03m)

ENSUITE SHOWER ROOM 8'4" x 2'11" (2.56m x 0.90m)

DOWNSTAIRS BEDROOM FOUR 12'2" x 9'10" (3.72m x 3.01m)

BATHROOM 7'5" x 5'7" (2.28m x 1.72m)

DRESSING ROOM 10'9" x 7'6" (3.29m x 2.29m)

WC 8'3" x 7'6" (2.53m x 2.29m)



Location

Lochluichart is situated approximately 4 miles from the village of Garve and has a railway station on the Inverness to Kyle of Lochalsh line. The area is ideal for hill-walkers, climbers, anglers and nature-watchers with spectacular views of the impressive lochs and mountains and is on the popular North Coast 500. Dingwall, the county town of Ross-shire is approximately 18 miles from the property and boasts a variety of facilities including shops, cafes, restaurants, hotels, a health centre, banks, a post office and a train station. The town also benefits from a leisure centre which has a swimming pool. Inverness is approximately 31 miles away where a more comprehensive range of amenities can be found.

Extras: All fitted carpets and floor coverings.

Entry: By Mutual agreement.

Services: Mains electricity, septic tank drainage and private water supply with own tank and filter system.

Council Tax Band: D





