6 Mossford, Lochluichart, Garve, IV23 2QA Offers over £215,000



LINALIANUUMILITY

THE REAL PROPERTY AND THE REAL PROPERTY AND



# 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.



# Offers over £215,000



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	E 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





#### Floor Plans



Location Map



## Energy Performance Graph





#### Viewing

Please contact our Inverness Office on 01463 790140 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

17 Admirals View, Inverness, Inverness Shire, IV2 5GW Tel: 01463 790140 Email: hello@curtismckinnell.co.uk https://www.curtismckinnell.co.uk/