



Muir Of Balnagowan Ardersier, Nairn, IV2 7QX

Offers Over £435,000

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PROPERTY PROFESSIONALS



- Four bedroom rural family home
- Two bedroom holiday annex
- Oil fired central heating
- Double glazing
- Above average EPC rating
- Two en-suite bedrooms
- Two additional bathrooms
- Accompanied viewings by appointment only
- Home report available on request
- Entry by mutual consent

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Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Constructed in 2017, the main dwelling house sits alongside a charming, detached cottage in a spectacular rural location. Surrounded by fields and woodland, the property enjoys extensive gardens and views of fields.

A spacious hall opens onto a generously sized living room, elegantly decorated in green with neutral-coloured carpets. The room has a deep-set triple window and French doors opening onto the garden and looking out onto fields beyond.

The open-plan kitchen dining room is decorated in a sunny yellow palette, giving the space a cheerful air, further amplified by the white floor and wall cabinets, pale wood surfaces and stainless-steel fittings. There are extensive worktops finishing with a practical island and breakfast bar. The views from the kitchen also extend over the garden.

The dining area is decorated in pale green and has space for a substantial suite of furniture. With glass patio doors and natural light from the kitchen, this lovely space is bright and airy, offering a comfortable room for gathering family and friends. A large utility area is set just off from the kitchen and has a plentiful arrangement of floor and wall cabinets.

A ground-floor ensuite bedroom offers a convenient space for visitors or family members requiring stair-free access. This large bedroom has wooden finishes throughout, giving a warm, comfortable feel. The ensuite bathroom is generously sized and has a bath with shower over, WC and wash hand basin. There is also a built-in cupboard. Adjacent to this bedroom is a family shower room with a walk-in cubicle, WC and wash hand basin.

Upstairs, the landing is spacious enough for furnishings and currently features a desk and sofa. There are three further bedrooms, two of which are ensuite. The principal bedroom has double-aspect windows, each with a beautiful view of the surrounding countryside. The room also has a large wooden fronted built-in wardrobe and a generously sized ensuite shower room.

The second ensuite bedroom on this floor is decorated in an attractive blue colour offset by a neutral palette near the window to maximise the light. The ensuite has a shower and is also decorated in blue, creating a delightful cohesive look. Still generously sized, the smallest bedroom has plenty of space and features attractive coombed ceilings and alcoves, giving the room character and interest. This room also benefits from a large built-in wardrobe.

Adjacent to the newer property is a detached, traditional stone-built cottage. Featuring a whitewashed exterior, slate roof and dormer windows, this charming building offers potential as a separate space for paying guests, or as family accommodation. Entering through a deep storm porch, it has an open-plan ground floor with a cosy sitting room, a full-sized kitchen with white floor and wall cabinets, a bathroom with deep shelvings, a rear hall, and two pretty bedrooms with deeply coombed ceilings.

Extensive gardens surround the two buildings, with much of the area laid with lawn. The property is enclosed with fencing and shrubbery, and there are multiple mature trees, including fruit-bearing ones and extensive views across open countryside.

Holly Cottage is an exceptional property filled with incredible details and features. It deserves to be viewed to experience its wonderful setting, delightful layout and location. It will make an excellent and substantial home for a family who loves to entertain or who enjoys the company of others, early viewing is advised.

ABOUT ARDERSIER

Halfway between Nairn and Inverness, Ardersier is a charming village close to the Moray Firth and has wonderful views of the Black Isle. Its interesting streets, filled with traditional houses and newer properties, are a pretty example of a coastal setting but have managed to retain the peacefulness that has characterised it since it was founded in the 17th Century.

Originally a fishing village that also served the nearby military base, Fort George, the village continues to have a strong community with strong local activities. There are also small shops, pubs and places to eat in the village, which is a popular area with the type of gentle tourism that reflects its ambience well.

Recent infrastructure development, including the expansion of nearby Inverness Airport, has further enhanced Ardersier's appeal, increasing its connectivity and making it an attractive prospect for people moving to the Highlands. Many of the population commute to Inverness and Nairn and there is a healthy entrepreneurial spirit in the area.

GENERAL INFORMATION:

Services: Mains Water & drainage, electric and oil.

Council Tax Band: F

EPC Rating: C (78)

Entry Date: By mutual consent

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

INCLUDED IN THE SALE:

All floor coverings curtains and blinds and all integrated kitchen appliances.



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 171 m²





Illustration For Identification Purposes Only. Not To Scale (ID:876092 / Ref:81796)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A		98	
(81-91) B			92
(69-80) C	78		73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
(92+) A			92
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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