



St Columba House, The Clattach, Alturlie Point, Inverness IV2 7HZ

Spacious Detached 4 Bedroom Bungalow with Out Buildings and Self Contained Studio & Enjoying a Superb View Across the Moray Firth

*** VIEWINGS SUSPENDED ***

- Lounge & Family Room
- Kitchen/Dining Room
- Utility Room with WC
- 4 Bedrooms (2 En-Suite)
- Large Garden
- Bathroom
- Timber Chalet
- Large Timber Garage
- Self Contained Studio
- EPC Band - E





DESCRIPTION

This spacious, detached bungalow enjoys an enviable, peaceful position on the shores of the Moray Firth. Offering well proportioned accommodation, the property is set in good sized garden grounds (approximately 0.50 acre) with large timber garage, timber chalet and detached annex/studio included in the sale. The large lounge is set to the front of the bungalow, taking advantage of the outlook with patio doors opening to the raised decking. St Columba House has been renovated in recent years and appreciates a new kitchen with integrated appliances and a large breakfasting area and separate utility room and a formal dining room. There are four double bedrooms, all of which have fitted wardrobes and two having en-suite facilities and there is a modern family bathroom. Benefiting from LPG heating and double glazing, there is generous storage provision within the house itself as well as within the out-buildings. The annex/studio has excellent holiday letting potential and comes complete with large open plan room with kitchenette area and shower room. Ideal for those looking to get away from the hustle and bustle of city life, yet be within a short drive of Inverness city centre, viewing is highly recommended.





LOCATION

The property is located approximately 7 miles from Inverness city centre with local amenities available close by at Eastfield Retail Park including a large Tesco Extra Store with petrol station, various clothing outlets and shops, restaurants and fast food outlets as well as a gym and Vue Cinema. Primary School children attend nearby Balloch Primary School with older children attending Culloden Academy (this is a community school and has a swimming pool and other facilities), which is within easy reach. Inverness Airport is some 9 miles away with regular UK and European flights. With lovely walks on the doorstep, there is also easy access to the Moray Firth, which is an area of special scientific interest and home to bottlenose dolphins, otters and seals with regular sightings of Red Kite and Osprey in the area.

DIRECTIONS

From Inverness city centre, drive along Milburn Road onto the A96 towards Nairn. Drive past Tesco Superstore and go straight on at the next roundabout (staying on the A96). Continue along and take the turn off to the left, sign posted for Alturlie Point. Cross the railway track and follow the road round to the right, with the firth on your left. Continue along, passing a few house on the right until your reach a cluster of houses with a "No Through Road" sign. Continue on the road, passing houses to the left and right and follow the track (keeping the firth to your left). A short distance on, St Columba House is set, on its own, on the right hand side.

ENTRANCE HALL

2.44m x 2.44m & 13.42m x 1.18m - 1.52m approximate
The front door opens from the garden to the T shaped, spacious hallway. Double sliding louver doors open to a good sized shelved cupboard. Door to walk in shelved cupboard housing the hot water tank (2.23m x 1.55m).

LOUNGE

6.98m x 4.70m (longest widest points)
The large lounge is set to the front of the property with patio doors, with glazed panels to either side, opening to the decking and taking full advantage of the views across the garden ground to the Moray Firth. Further windows to either side. Television aerial point. The multi fuel stove provides a cosy as well as attractive focal point.

FAMILY ROOM

4.66m x 3.63m
This nicely proportioned room would be equally ideal as a formal dining room or a family room and is set to the front with patio doors opening to the garden. Wooden flooring.

KITCHEN/DINING ROOM

3.25m x 2.70m & 4.77m x 3.33m
Fitted with modern base and wall units incorporating an electric oven and ceramic hob with glass splash-back and extractor hood above (all of which are recently installed and unused). Integrated dishwasher. Stainless steel sink with drainer. Window to the front looking over the garden to the Firth. The working kitchen is open planned to a large dining area which has a window to the side looking over the garden. Sliding door to a study/store room. Door to utility room.

STUDY/STORE ROOM

3.23m x 1.93m

A patio door from the dining area opens into a store room/study with windows to front and side, looking over the garden to the firth.

UTILITY ROOM

2.96m x 2.70m

Set with window to the rear, this room has a wall mounted heating boiler and work surface with Belfast style sink. Wall mounted electric consumer unit. Door to wc. Door to store room.

WC

2.32m x 1.55m

Fitted with a white wash hand basin and wc, this room has an opaque window to the rear. Wall mounted light with shaver point.

STORE ROOM

2.86m x 1.86m approximately

Door from utility room opens to the store room which has doors and windows to both side and rear garden.

BEDROOM

3.95m x 3.30m

Set with window to the front taking full advantage of the lovely firth view, this is a double room with triple mirrored doors opening to a fitted wardrobe with hanging rails and shelving. Ceiling and wall lighting.

BEDROOM

3.94m x 3.79m (longest/widest points)

This is another double room set to the side with window and

door with glazed panel opening to the garden. Double mirrored sliding doors to fitted wardrobe with hanging rail and shelf. Television aerial point. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

3.79m x 1.48m

Set with window to the rear this room is fitted with a large shower cubicle, wc and wash hand basin.

BATHROOM

3.55m x 2.02m (approximately excluding entrance)

Set with opaque window to the rear, this room is fitted with a white suite incorporating large corner bath, wc and wash hand basin. Wall mounted light incorporating shaver point.

BEDROOM

4.66m x 3.75m (longest/widest point)

This well proportioned double room is set to the rear with windows looking over the garden. Telephone and television aerial points. Double sliding mirrored doors to a fitted wardrobe with hanging rail and shelf. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

3.53m x 1.41m

Fitted with a white suite incorporating large shower cubicle, wc and wash hand basin. Opaque window to the rear. Wall mounted light incorporating shaver point.

BEDROOM

4.66m x 3.17m

This is another good sized, double room set with window to the rear looking over the garden. Double sliding mirrored doors to a fitted wardrobe with hanging rail and shelf.



LARGE TIMBER GARAGE

5.43m x 5.41m

Set to the rear of the property with windows to the side and double doors accessing with further stable door to the side.

CHALET

A timber chalet is set to the rear of the property with door gaining access to the two rooms within.

ROOM 1

5.02m x 2.19m

Window to the front and side looking over the garden. Wall lighting.

ROOM 2

3.17m x 2.91m (approximately)

Windows to the front looking down across the garden to the Moray Firth.



SELF CONTAINED ANNEX / STUDIO

Set to the side/rear of the property, a door from the garden opens into the vestibule.

ENTRANCE VESTIBULE

Door opening to a shower room and further door gaining access to the lounge/kitchen/studio.

SHOWER ROOM

1.96m x 1.85m

Fitted with a white suite comprising shower cubicle, wc and wash hand basin. Opaque window to the front. Vanity wash hand basin with storage below.

LOUNGE/KITCHEN/STUDIO

8.66m x 3.42m (widening to 5.48m approximately)

Two sets of patio doors to the front open to the garden. Window to the side. Ceiling and floor hatches. Wall mounted heating boiler. Kitchen area incorporates a larder unit with work surface and Belfast style sink. The washing machine is included within the sale.



GARDEN

The property is set in large garden grounds mainly laid to grass with mature trees planted. There is raised decking to the front, taking advantage of the views. There are further areas of decking to either side of the property, in need of some repair. Ample driveway parking provision.

HEATING

The property benefits from LPG (liquid petroleum gas) central heating.

GLAZING

The property benefits from double glazing.

EXTRAS

The oven, hob, extractor hood and integrated dishwasher are included in the sale price. The washing machine in the annex/studio is also included.

SERVICES

The property benefits from mains electricity and water. Drainage is to a septic tank.

COUNCIL TAX

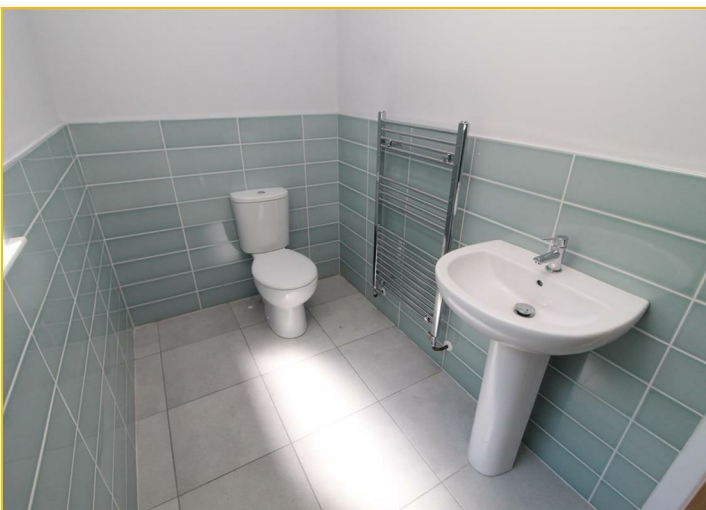
The current Council Tax band on this property is band G. You should be aware that this may be subject to change upon the sale of the property.

ENTRY

By mutual agreement.



Annex / Studio



VIEWING

Contact Anderson Shaw & Gilbert on 01463 253911 Monday - Friday 9am until 5pm to arrange an appointment to view. If calling on an evening or weekend, please call the Highland Solicitors Property Centre on 01463 231173 as they may be able to arrange a viewing on your behalf.

EMAIL

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HSPC REFERENCE

60354



| Energy Efficiency Rating | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | 67 |
| (39-54) E | 48 |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| Scotland | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | 61 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| Scotland | EU Directive 2002/91/EC |





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The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

