

# STATION COTTAGE, GOLLANFIELD, INVERNESS IV2 7QP

Offers Over £320,000



Located in a small hamlet consisting of 4 properties which originally formed Gollanfield Railway Station, Station Masters cottage, Linesman's Cottage and the Post Office.

*R&R Urquhart* LLP

Station Cottage, which was the Linesman's cottage, has been refurbished and extended over the years and now provides a fantastic tastefully decorated family home in walk-in condition finished with solid oak flooring and doors along with a generous double garage with power and lights, a dual car port and ample private parking.

To aid in the energy efficiency of the property, 16 solar panels have been installed in the roof and benefit from a feed-in tariff

### Outside

A pleasant well-established garden mainly to the front of the property and combining a lawned area, with patio. Concealed behind a hedge is a vegetable area with polytunnel. A shared tarmac driveway leads to the garage, car port and additional parking.

### Hall & Landing

Accessing all ground floor rooms. An under stair cupboard houses the central heating boiler and a carpeted staircase leads to the first floor landing where there is a small seating area and a door accesses the very generous loft space with two Velux windows and where the solar panel controls are located.

### Lounge/Dining Room 7.60m x 5.35m

Spacious tastefully decorated triple aspect room with French doors leading to the patio area and garden. A focal point is created by a gas fire with a solid oak and marble surround.

### Kitchen 5.08m x 3.60m

Welcoming family kitchen with enjoyable views over fields and farmland. Fitted with quality solid oak units complemented by contemporary glass tiled splashback. A Rayburn stove generates a warmth in the kitchen and provides cooking facilities along with generating hot water for part of the house. A Neff oven and ceramic hob offer alternative cooking facilities.

### Utility Room 1.80m x 1.60m

Providing coat hanging space along with space for white goods and built-in cupboards.





### Accommodation

Hall, Lounge/Dining Room, Kitchen, Utility Room, 4 Bedrooms, 2 Bathrooms, Double Garage, Car Port.

### Extras Included

Heating	Oil fired central heating (Boiler and Rayburn serviced Oct 2020)
Double Glazing	Part timber/part uPVC double glazing
Council Tax	Band F
EPC Rating	Band E
Gas	LPG for fire in lounge
Electricity	Mains
Water	Mains
Drainage	Septic tank ( SEPA registered)
Telephone	Wired

### Family Bathroom 5.50m x 2.74m

Luxurious well-appointed bathroom finished with quality sanitaryware and tiling. The floor is laid with natural Travertine floor tiles with electric underfloor heating below. The bathroom comprises a white bidet, WC, and wash hand basin with solid oak storage surrounding along with a 1400mm shower cubicle with mains fed multi-jet/head shower and a large Jacuzzi bath sunk in a solid oak surround. A cupboard houses the hot water tank and solar panel boost control. The bathroom can be accessed from bedroom 2 or the hallway.

### Bedroom 1 Upstairs 5.57m x 3.47m

Generous carpeted bedroom presently accommodating a super king size bed and ample free standing furniture.

### Bedroom 2 Downstairs 3.95m x 3.25m

Double room to the front of the property benefitting from built-in wardrobes and with a door accessing the family bathroom.

### Bedroom 3 Downstairs 5.13m x 2.95m

Another good sized double room to the front of the property and providing ample room for freestanding furniture. Built- in shelving and cupboard. Currently used as a home office.

### Bedroom 4 4.24m x 2.28m

A pleasant room to the rear of the property benefitting from views over the fields .

### Shower Room Upstairs 3.25m x 1.70m

Comprising a cream WC and wash hand basin built into a vanity unit. An 1100mm shower cubicle houses an electric shower.

### Directions

Travelling from Inverness which is approx 10 miles away, take a left turn onto Old Military Road at the crossroads where IBI Builders offices are located and signposts direct towards Ardersier and Fort George. Travel for approx. 0.5miles and the access to Station Cottage is on your right. From Nairn it is approx. 6 miles to the same junction.



The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

**Offers**

Formal offers in an acceptable legal Scottish form should be submitted in writing.

**Closing Date**

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.