



**Offers Over: £185,000**

**5 Burnfarm Cottages, Killen, Avoch, IV9 8RG**



5 Burnfarm Cottages is a traditional stone-built, end-terraced villa, situated in the peaceful and rural hamlet of Killen on the Black Isle, just 4 miles from the popular villages of Avoch and Munlochy. Boasting stunning views over the open countryside, this two-bedroom property benefits from a biomass wood pellet heating system complimented by a multi fuel stove to the lounge, double glazing, large garden grounds and two garages. With ample storage and well-proportioned rooms, this property represents an ideal family home, or for those looking for a quiet, rural location with nearby village facilities.

Viewing is highly recommended to fully appreciate the living space on offer and idyllic location.

The accommodation consists of: an entrance porch with coat hooks; a hall with staircase leading to the upper floor; a family bathroom comprising a bath with mains shower and mixer tap, wash hand basin and WC; a spacious lounge with multi fuel stove set on a tiled hearth providing a welcoming focal point, and large storage cupboard; a double-aspect kitchen/diner with a selection of base and wall mounted units, complementary worktops and tiling to splashback, space for cooker, washing machine, dishwasher and fridge freezer, biomass wood pellet boiler and ample room for dining. On the upper floor: landing with velux window and attic hatch; two double bedrooms, both with fitted storage and lovely countryside views.

The fully enclosed rear garden is mainly laid to a lawn with a good selection of mature trees, shrubs, and bushes. A paved patio area provides an ideal venue for alfresco dining and entertaining or where one can and enjoy the peaceful surroundings. There is also a detached garage with up and over door, work bench, power and light, along with a coal store, storehouse and greenhouse. The generous garden area to the front of the property is situated across the road and is laid to lawn with some mature trees and hedging. There is an additional large, detached garage/workshop, again with power and light.

Facilities closest to the property can be found in the nearby fishing village of Avoch, which include a general store, Post Office, café, hair & beauty salon, takeaways and hotel, along with a working harbour. Education is provided at Avoch Primary School or the acclaimed Fortrose Academy. The village of Munlochy also has a general store which caters adequately for daily requirements, hotel/restaurant and doctor's surgery. The property is within easy reach of all the other amenities on the Black Isle area including beautiful beaches, dolphin spotting at Chanonry Point, Fortrose & Rosemarkie Golf Course and an excellent range of outdoor pursuits.

Inverness, the main business and commercial centre in the Highlands is approximately 11 miles away, and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.





+ 2

+ 1

+ 1

Tenure: Freehold

EPC: F

Council Tax - C

**Entrance Porch:** 1.55 x 1.40

**Hall:** 2.74 x 1.23

**Kitchen/Diner:** 5.77 x 2.51

**Lounge:** 4.78 x 4.44

**Bathroom:** 2.59 x 2.09

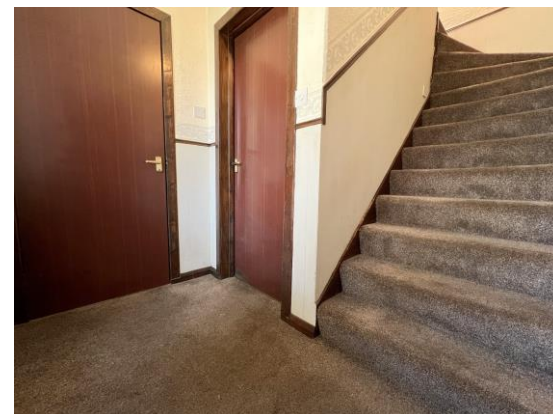
**Upper Landing:** 1.03 x 1.02

**Bedroom 1:** 4.00 x 3.77

**Bedroom 2:** 3.98 x 2.78

**Garage:** 6.57 x 2.99

**Garage 2:** 6.60 x 4.64





















## Directions

From Inverness, take the A9 North. Pass North Kessock and take the next right signposted Munlochy. Continue through the village of Munlochy and at the T-Junction, turn right and then immediate left. Continue along this road eventually turning right signposted Killen. Travel for approximately 2 miles until you reach the Burn Farm sign on your right-hand side. Continue down this road, following the road round to the left. Pass the holiday cottages on your right-hand side, following the round the bend and the property is further along on your right-hand side.

## General Information

All floor coverings, light fittings, curtains, blinds and greenhouse are included in the asking price.

## Services

Mains water and electricity. Biomass wood pellet heating system. Septic tank drainage.

## Entry

By mutual agreement

## Reference

GRM/EB/PAT170/1

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