





**Torran Gorm, Cantray,  
Croy, Inverness, IV2 5PS**

Rare opportunity to purchase a charming 5 bedroom (one en-suite) detached two storey home, in need of complete renovation, with attached single garage and mature garden ground, situated in a fabulous location on the outskirts of the Village of Croy in the Highlands of Scotland.

Viewing strictly by appointment.

**Reception room**

4.94m x 2.62m x 7.86m x 1.93m

**Kitchen/breakfast room**

8.29m x 2.79m at widest point

**Utility room**

4.39m x 1.79m

**Dining room**

9'4" x 13'0" (2.87m x 3.97m)

**Bedroom 1/study**

2.87m x 2.90m

**Lounge**

16'3" x 15'6" (4.96m x 4.74m)

**Cloak room**

5'4" x 6'3" (1.63m x 1.93m)

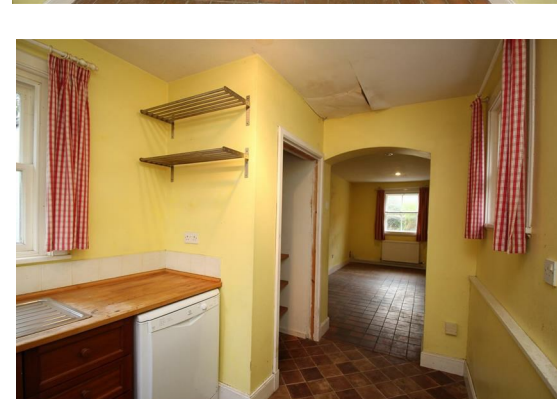
**First floor hallway**







- Bedroom 2**  
16'4" x 15'5" (4.98m x 4.70m)
- Bathroom**  
8'6" x 7'3" (2.60m x 2.22m)
- Bedroom 3**  
12'9" x 9'4" (3.94m x 2.85m)
- Bedroom 4**  
9'6" x 9'4" (2.90m x 2.85m)
- Bedroom 5**  
16'3" x 9'1" (4.97m x 2.78m)
- En-suite shower room**  
4'6" x 6'0" (1.39m x 1.85m)
- Outbuildings**
- Garden ground**
- Right of Access**
- Extras**
- Heating and glazing**
- Services**
- EPC Rating F**
- Council Tax Band F**
- What3words**



The accommodation on the ground floor comprises a spacious reception room, kitchen/breakfast room, utility room with access to the garage, dining room, bedroom, lounge and cloak room. On the first floor there are four bedrooms (one en-suite shower room) and bathroom.

The village of Croy is surrounded by open countryside and overlooks the Moray Firth. It has a community hall and garden, café and primary school. Secondary school pupils attend Culloden Academy. There is a convenience store, cafe and pharmacy at nearby Tornagrain. There are beautiful walks and cycle routes nearby.

This is an excellent location for commuting to Inverness and Nairn. Inverness Airport is approximately 3 miles from Croy and offer National and European flights.

Viewing by appointment only.

Accommodation:

Reception room 4.94m x 2.62m x 7.86m x 1.93m

L-shaped room with window to front and French doors to rear. Doors to kitchen/breakfast room, dining room, bedroom, WC and lounge. Staircase to first floor.

Kitchen/breakfast room 8.29m x 2.79m at widest point

Triple aspect to front, side and rear. Base units with wooden worktop and stainless steel sink with right hand drainer. LPG fired Rayburn Nouvelle with tiled surround. Extractor. Recessed shelves. Cupboard housing water tank. Hatch to roof space. Spotlights. Tiled flooring.

Utility room 4.39m x 1.79m

Door to side and door to rear. Access door to garage. Double storage cupboard with sliding doors. Sink with tiled splashback. Wall cupboard with sliding doors. Coat hooks. Corner shelves. Tiled flooring.

Dining room 2.87m x 3.97m

Windows to rear. Carpet.

Bedroom 1/study 2.87m x 2.90m

Window to rear. Built-in cupboard with shelves above. Built-in book case. Carpet.

Lounge 4.96m x 4.74m

Double aspect to front and side. French doors to rear. Open fire with fireplace surround and slate hearth. Carpet.

Cloak room 1.63m x 1.93m

Window to side. Advocado WC and wash hand basin. Wall mirror. Spotlight. Tiled flooring.

First floor hallway

Window to front. Doors to four bedrooms and bathroom. Walk-in storage cupboard with shelves and coat hooks with hatch to roof space. Storage cupboard with shelves. Carpet.

Bedroom 2 4.98m x 4.70m

Triple aspect to front, side and rear. Two double built-in wardrobes. Wash hand basin set in vanity unit. Carpet.

Bathroom 2.60m x 2.22m

Velux window to rear. White WC and pedestal wash hand basin. Bath with mains shower above. Tiling to walls above bath and wash hand basin. Extractor. Mirror. Towel radiator. Cupboard with shelves. Vinyl flooring.

Bedroom 3 3.94m x 2.85m

Velux to rear. Triple built in wardrobes. Carpet.

Bedroom 4 2.90m x 2.85m

Velux window to rear. Double wardrobe with base unit. Carpet.

Bedroom 5 4.97m x 2.78m

Double aspect to sides. Built-in wardrobe. Carpet.

En-suite shower room 1.39m x 1.85m

Window to side. White WC and wash hand basin. Shower cubicle with mains Mira shower. Tiling to walls. Glass shelf. Towel ring. Carpet.

Outbuildings

Attached single garage.

Detached store with two compartments.











## Outside

### Garden ground

There is a gravelled driveway leading up to the front of the property. The overgrown garden ground is mainly laid to lawn with mature shrubs and trees.

### Right of access

There is a right of access to the property over the farm track reserved to fields to the side of the property.

### Extras

All fitted carpets, floor coverings, curtains and LPG fired Rayburn Nouvelle are included in the sale price.

### Heating and glazing

Wood pellet fired boiler supplying a series of radiators. There is no guarantee this is in working order.

Single and secondary glazing.

### Services

Mains electricity and water

Septic tank

LPG tank

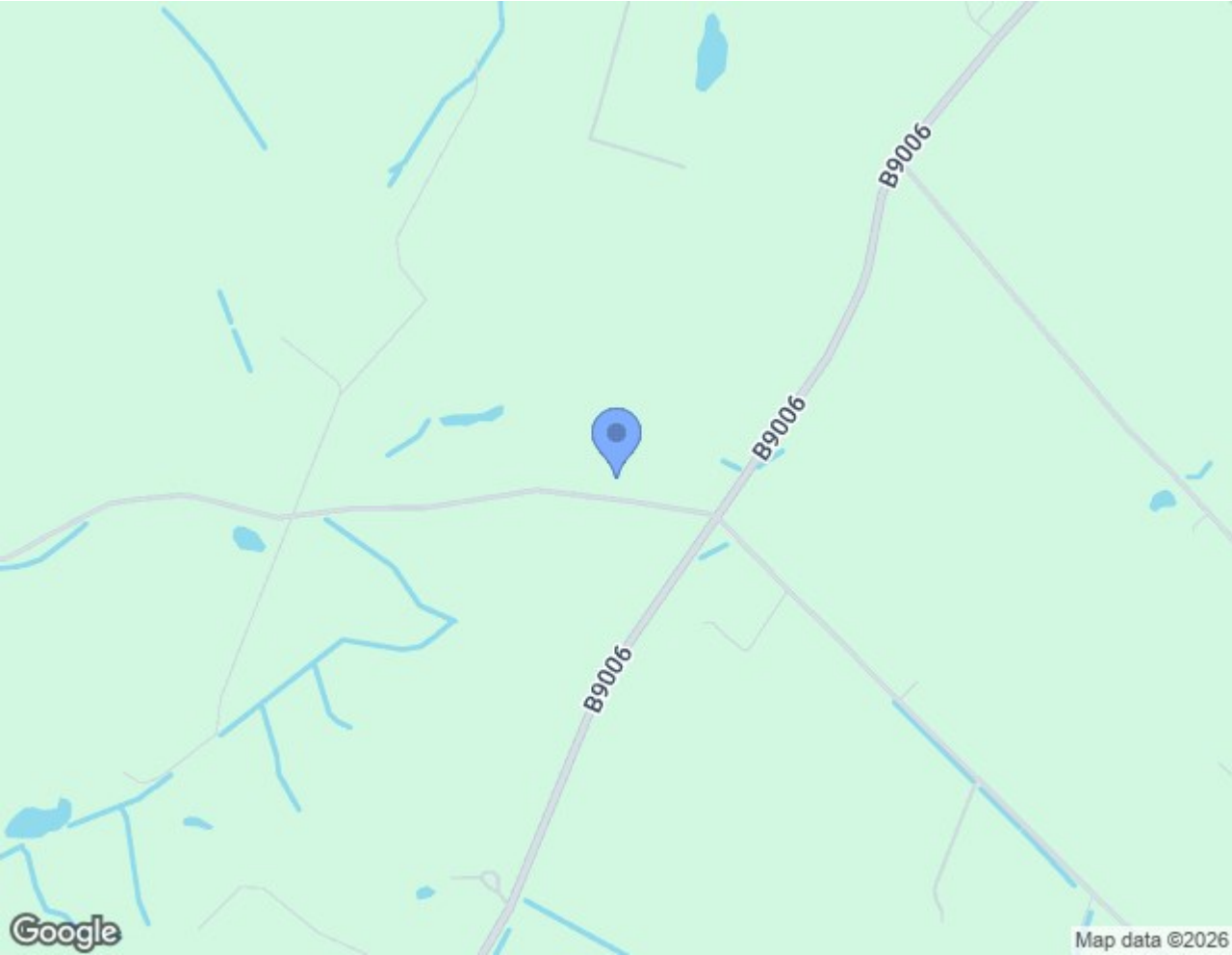
EPC Rating F

Council Tax Band F





Area Map



Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

