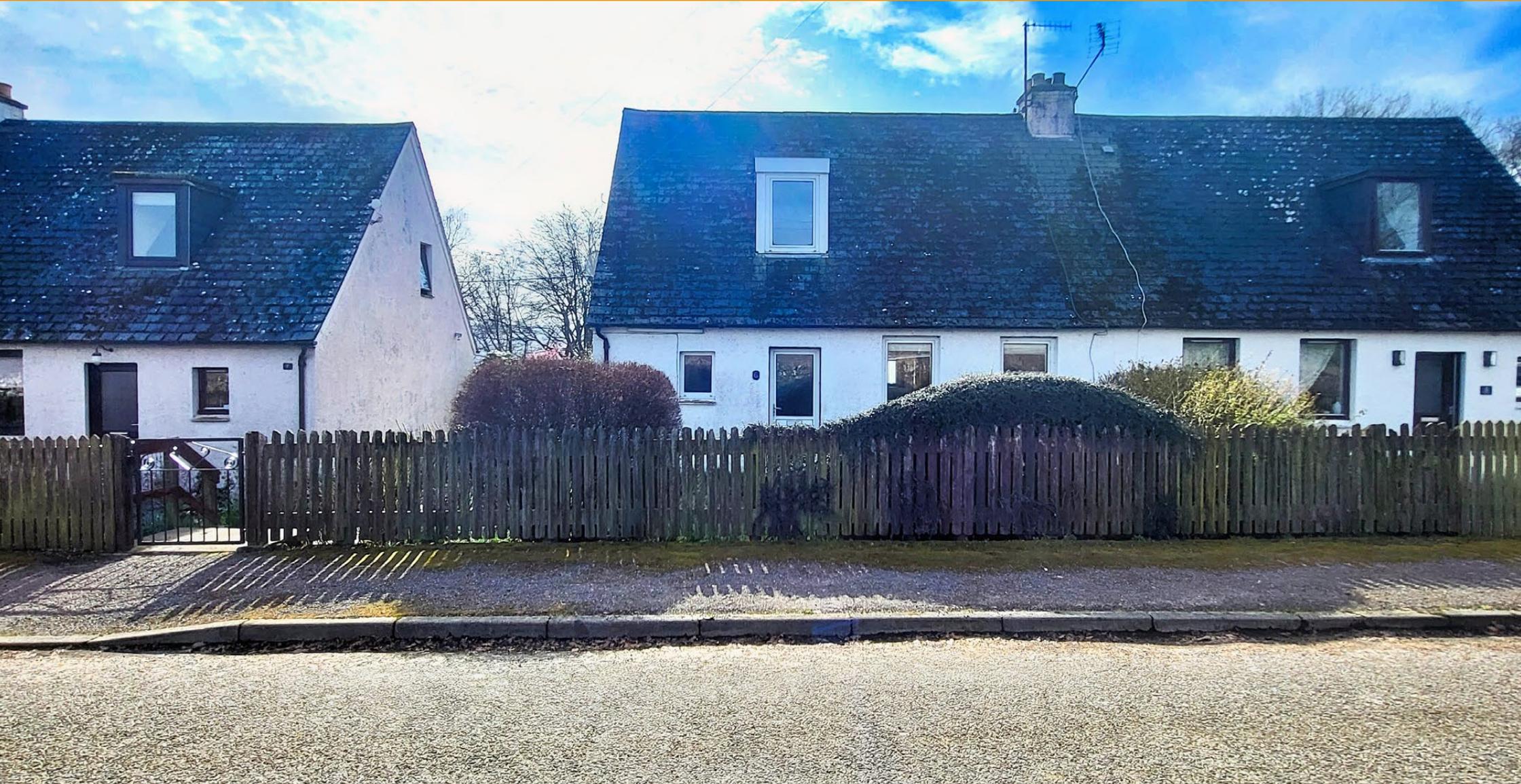


6 SHORE ROAD, GARGUSTON, MUIR OF ORD IV6 7SH

Offers over £170,000



Set within a semi-rural location with views across the Beauly Firth, this traditional 3 bedroom cottage offers huge scope for transformation, offering the opportunity to once again create a wonderful home.

*R&R Urquhart* LLP



This desirable three-bedroom semi-detached cottage, sits in a peaceful semi-rural setting approximately three miles from Muir of Ord in one direction, the Tore roundabout in the other direction, and around eleven miles from Inverness,

offering the best of countryside living while remaining ideal for commuting.

One of six traditional cottages, it enjoys open fields to the front and stunning views over the Beauty Firth to the rear.

The property requires some modernisation, However, has generous room proportions and plenty of potential to create a wonderful home.

A glazed uPVC front door opens into a very spacious hallway with a useful coat cupboard. The generous lounge sits to the front of the house, and features two windows, carpeting and a Fyffestone fireplace with an open fire.

A door leads through to the kitchen, which has good potential with a window overlooking the Beauty Firth allowing lots of daylight to flood in, and a door providing access to the rear garden.

Also on the ground floor is the bathroom, fitted in a sage green WC, wash hand basin and bath, and completing this level, is a double bedroom with built-in wardrobe, and views to the rear.

A carpeted staircase leads to the first-floor landing where there is a window to the side, a loft hatch, linen cupboard, further storage cupboard and a small cupboard housing the electrics. Also on this floor are two well-proportioned double bedrooms, one facing the front and one to the rear, both enjoying attractive views. Bedroom one benefits from double built-in mirrored wardrobes.

Outside – the property is accessed via a wrought iron gate with a lawned front garden and a good selection of established shrubs. The rear garden is informal and gently slopes towards the firth, offering a beautiful outlook and plenty of scope for landscaping and development. The property further benefits from two brick-built outdoor stores.

Overall, this is a delightful cottage with great character and superb potential in a highly desirable and scenic location.







### Approx. Dimensions

Hall	2.94m x 2.51m
Lounge	4.59m x 3.70m
Kitchen	3.63m x 2.63m
Bedroom 3	3.40m x 2.41m
Bathroom	1.95m x 1.72m
Bedroom 1	4.78m x 2.41m
Bedroom 2	3.67m x 2.74m

### Extras Included

washing machine, cooker, fridge.

Heating	Electric storage and convection heaters.
Double Glazing	uPVC double glazing
Council Tax	Band C
EPC Rating	Band F
Gas	None
Electricity	Mains
Water	Mains
Drainage	Mains





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.