

## COLONSAY COTTAGE, NEWTON OF BUDGATE, CAWDOR, NAIRN

Offers over £285,000



Three bedroom detached bungalow located in the ever popular and rarely available Cawdor area. Ideal for commuting to Inverness, Nairn or the airport.

***R&R Urquhart LLP***





This charming three-bedroom bungalow located in the desirable Cawdor area, just one mile from the village and six miles from the seaside town of Nairn, sits within approximately 0.25 acres of private, enclosed gardens planted with mature shrubs and bushes. The setting

provides a tranquil escape surrounded by nature, yet with easy access of Nairn and Inverness.

A timber front door opens into a vestibule leading to a welcoming hall with excellent storage, including a full-

height shelved cupboard and a walk-in space for coats and shoes, alongside the wall-mounted Worcester central heating boiler.



The generous lounge features a full-height window overlooking the garden and a Baxi gas fire set in a timber surround with marble hearth, allows for a back-up to the central heating.

Flowing from the lounge, the dining room offers a side window and an alcove with glass shelving and cupboard below, leading seamlessly into the kitchen which is fitted with wood-effect units, laminate worktops, and tiled splashbacks, and comes complete with appliances including a washing machine, fridge, oven, ceramic hob, extractor fan, and a stainless steel sink positioned beneath a window with garden views.

The home boasts three spacious double bedrooms, each enjoying pleasant countryside and woodland outlooks. The shower room has been thoughtfully adapted for easy access, featuring a mains-fed shower within a fully wet-wall lined space, WC, wash hand basin with storage, and a mirrored cabinet above.

Externally, the property benefits from a driveway, carport, and a single garage with additional storage space, and a large fully enclosed garden.

The pretty village of Cawdor is situated 6 miles from the seaside town of Nairn, and 12 miles from the city of Inverness with direct access to each town off the B9090. The village is also a short drive to Inverness airport. Cawdor is a conservation village boasting home to the historic Cawdor Castle, a modern, and reputable community primary school, a popular tavern and a recently refurbished village deli.

This is a wonderful opportunity to acquire a well-proportioned home in a sought-after location, offering both privacy and convenience in a picturesque setting.











### Approx. Dimensions

Kitchen	3.82m x 3.02m
Dining Room	3.05m x 2.47m
Lounge	4.56m x 4.20m
Vestibule	2.01m x 1.69m
Bedroom 1	3.08m x 3.00m
Bedroom 2	3.66m x 2.84m
Bedroom 3	4.07m x 3.65m
Shower room	2.71m x 2.12m

### Extras Included

Fitted floor coverings, blinds, curtains, washing machine, fridge, oven, hob.

Heating	Galor gas central heating
Double Glazing	uPVC double glazing
Council Tax	Band E
EPC Rating	Band E
Gas	Calor
Electricity	Mains
Water	Mains
Drainage	Septic tank







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.

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