



SISKIN COTTAGE | INCHLAGGAN | INVERGARRY | PH35 4HR

PRICE GUIDE: £165,000

Peacefully situated in the heart of the Highlands, and enjoying a truly exceptional, elevated position, with beautiful views over Loch Garry to the mountains and countryside beyond, Siskin Cottage forms a charming, detached timber bungalow, set in generous garden grounds of around 0.6 acres, with ample private parking. Providing deceptively spacious accommodation, conveniently arranged over one level, this flexible property benefits from double glazing and electric heating, however may benefit from some upgrading. Comprising a generous dual-aspect lounge/diner with wood-burning stove, modern fitted kitchen, three double bedrooms and a contemporary shower wet room, the property would be ideally suited as a fantastic permanent home as currently used or as an idyllic holiday retreat. The mature grounds, with patio area and raised decked seating area, further enhance the sale and includes a garden shed. Please note, some items of furniture may be available at separate negotiation.

Located in Glen Garry, an area renowned for its natural beauty, rugged landscapes, and abundant wildlife, the property enjoys a feeling of real seclusion, whilst being less than 10 miles from the neighbouring village of Invergarry. Further facilities are available in Fort Augustus and Fort William, 17 miles and 34 miles distant respectively. This property also enjoys the benefits of supermarket deliveries and good broadband, ideal for remote working.

- Charming Detached Timber Cottage
- Idyllic Rural Location with Loch & Countryside Views
- Lounge/Diner
- Kitchen
- 3 Bedrooms
- Shower Wet Room
- Double Glazing & Electric Heating
- Garden with Private Parking
- Grounds Equating to around 0.6 Acres
- EPC Rating: E 40

MacPhee & Partners

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Accommodation

Front Porch 1.4m x 1.3m

With side entrance door. Window to front countryside and loch views. Half glazed UPVC door to entrance hallway.

Entrance Hallway 5.6m x 5.0m

With two built-in cupboards. Hatch to loft. Doors to all rooms.

Lounge/Diner 6.0m x 4.0m

With two sets of triple windows to front countryside and loch views. Triple window to side. Multi-fuel stove set on granite tiled hearth with brick surround. Open to kitchen.

Kitchen 5.0m x 3.0m

L-shaped, with triple window to rear. Fitted with modern cream coloured, shaker-style kitchen units, offset with marble effect work surfaces, upstand and splashback. Zanussi free-standing electric cooker unit. Lamona integral dishwasher. Beko fridge/freezer. Beko freezer. Plumbing for washing machine. Doors to rear vestibule and hallway.

Rear Vestibule 2.4m x 1.1m

With open wood store/cupboard (1.1m x 1.0m). Frosted half glazed UPVC door to rear garden.

Shower Wet Room 2.4m x 1.8m

With triple frosted window to rear. Fitted with white suite of WC, wash hand basin, and shower area with AKW shower. Wet-walling splashback. Electric heater.

Bedroom 5.2m x 3.3m

With two sets of triple windows to front countryside and loch views. Shelved alcove. Built-in wardrobe.

Bedroom 3.9m x 3.4m

With triple window to rear. Built-in cupboard with double doors.

Bedroom 2.9m x 2.8m

With triple window to rear. Built-in cupboard.

Garden

The property benefits from grounds to all sides, equating in total to around 0.6 acres. The property is approached by an ample gravelled parking area, with a raised decked pathway leading to the rear door. A paved pathway runs down the side to the front of the property's entrance door, also featuring a paved patio area. The rolling grounds are laid in the main to lawn, offset with mature trees, shrubs, bushes and seasonal planting. A garden shed is included in the sale.

Travel Directions

Travelling north on A82 Fort William to Inverness road for around 24 miles, turn left on to the A87, where signposted Kyle of Lochalsh. Proceed along this road for around 5 miles, and turn left, where signposted Tomdoun. Continue on this single track road for around 4.5 miles. The property is located on the right hand side, directly after the large carved wooden fish on the roadside. Proceed up the shared driveway and Siskin Cottage is the first property situated on the right.

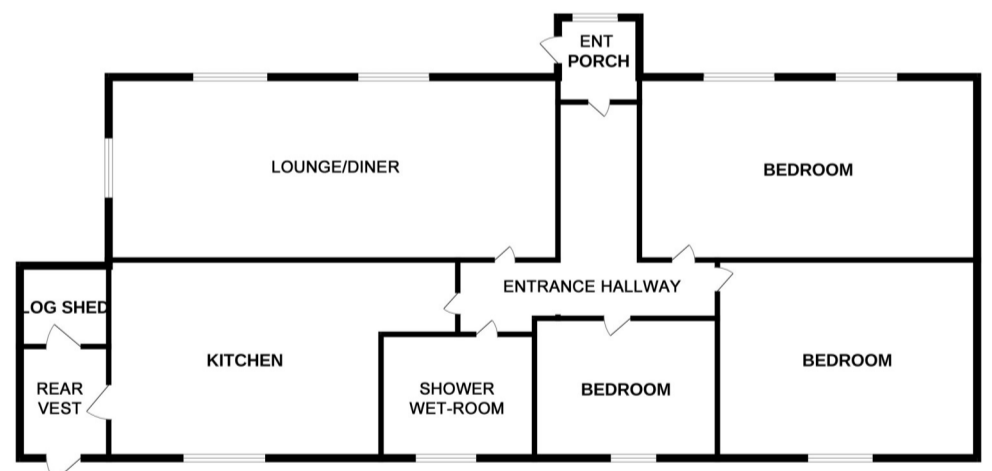
Please note: do not follow SatNav instructions for this postcode, as it will take you across the bridge, around a mile before the property. Instead, use the what3words app:



[meanders.await.summaries](https://www.what3words.com/meanders.await.summaries)



Floor Plan



Title Plan



These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6).

