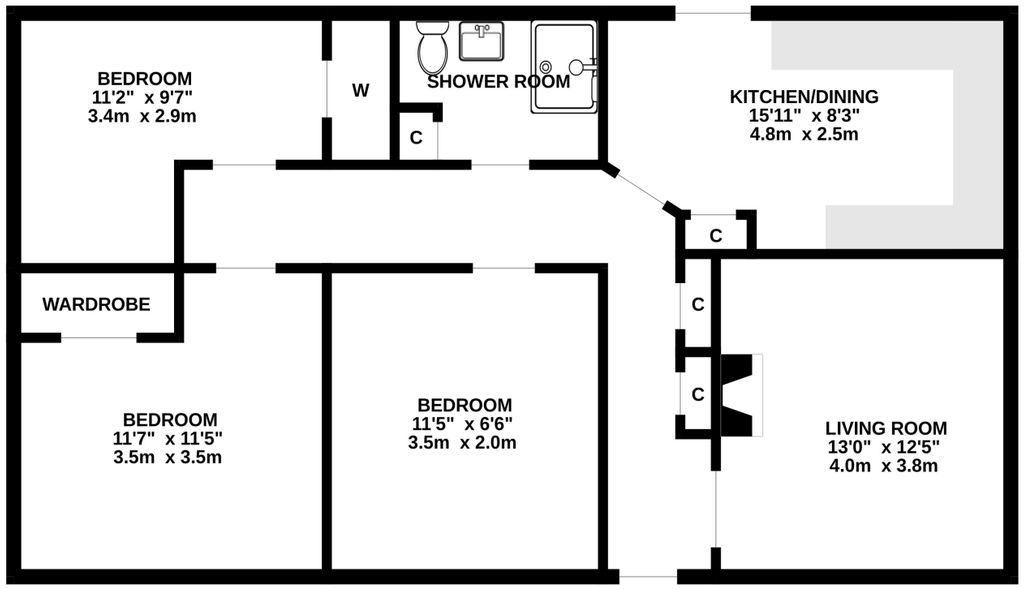


Services
Mains water and electricity. Drainage is to a septic tank.

Extras
All carpets, fitted floor coverings, curtains and blinds. White goods and furniture is available by separate negotiation.

Heating
Full wet central heating system via air source heat pump.

Glazing
Double glazed windows throughout.

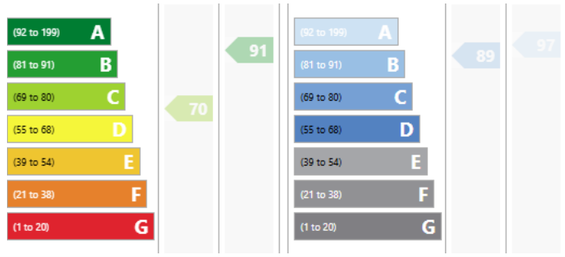
Council Tax Band
D

Viewing
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry
By mutual agreement.

Home Report
Home Report Valuation - £220,000
A full Home Report is available via Munro & Noble website.

Directions
Take the B862 out of Inverness to Dores and bear right onto the B852. Follow the road through Foyers, passing Cameron's Tea Room, and climb the hill until the road has levelled out. There will be a white cottage on left with scaffolding to the front which sits at a fork in the road. Take the left fork, a narrow winding single track road, passing Loch Bran to the left. The road goes through a woodland area and after a short distance you will see a collection of bins on the left at the entrance to a track. Follow the track and as it comes to a bend, Shoesmakers Cottage is located on the left hand side.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS

These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.

MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS



Shoemakers Cottage
Lochbranside, Gorthleck
IV2 6YS

A charming, detached bungalow located in a seldom available location which has three bedrooms, a private garden and detached garage.

OFFERS OVER £218,000

The Property Shop, 20 Inglis Street, Inverness
property@munronoble.com
01463 22 55 33
01463 22 51 65

Property Overview

- Detached Bungalow
- 3 Bedrooms
- 1 Reception
- 1 Shower Room
- Air Source
- Garden 0.25 of an Acre
- Garage
- Driveway


Kitchen/Diner


Kitchen/Diner


Bedroom One


Bedroom Two

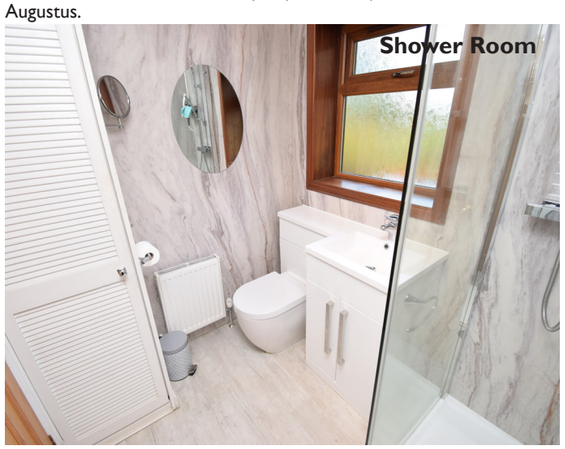


Property Description

Shoemakers Cottage is a picturesque, three bedroomed detached bungalow which occupies a super plot extending to approximately 1/3 of an acre and is situated in a peaceful and serene location. Privately nestled between scattered woodland and the glorious countryside, this charming home is sure to appeal to any buyers looking to live in one of the Highlands' most stunning areas of natural beauty. Spread over one floor, the cottage offers modern accommodation throughout, along with an excess of features including air source heating, double glazed windows, a private driveway, detached garage and breathtaking views. Stepping inside, you are greeted with the entrance hall, which leads to all rooms, along with giving access to the loft space. First up is the lounge, which has carefully positioned bay windows to the front elevation and allows the room to be flooded with natural sunlight throughout the day. This warm and welcoming room has the benefit of a wood-burning stove, making this a perfect spot for enjoying cosy evenings indoors. The fully equipped kitchen conveniently gives access to the rear elevation and offers stunning views over the neighbouring countryside. It features a good range of mounted units with worktops, accompanied by stylish tiling, and stainless steel sink drainer with mixer tap. Integrated appliances include an induction hob with extractor fan over and an electric oven. There is plumbing for a washing machine, space for a fridge-freezer, plus additional space for a small table and four chairs for dining. The neat and perfectly formed shower room is fully modernised and consists of a vanity wash hand basin, WC, a wet-walled walk-in shower, and is finished with contemporary sanitaryware and chrome towel rail. Three bedrooms complete the accommodation, with two having built-in wardrobes, and the third being practically utilised as an office, ideal for professionals working from home. Storage is provided by two cupboards located in the hall and a further in the shower room.

Externally, a deciduous woodland gives the property a private rear garden and attracts an abundance of wildlife. Stretching to 0.25 of an acre, the grounds are fully enclosed by timber and deer fencing, and are beautifully decorated with a variety of shrubs whilst featuring a well-placed seating area to take in the tranquil surroundings. Sited within the grounds a number of various outbuildings including a greenhouse, three sheds, and a log store. The remaining garden grounds are landscaped in nature and incorporate area of gravel, and lawn. The detached single garage lies to the side elevation and is fitted with power, heating and lights.

Gorthleck lies on the edge of the Great Glen but distant from the preferred tourist routes along Loch Ness. Although both Inverness and Fort Augustus are just a ½ hour drive away, this area remains peaceful and unspoilt, its dramatic inland landscape providing a haven for many rare species of plants and wildlife. The quiet countryside makes it an ideal area for cycling and walking, while the west coast, with its excellent sailing, is within easy reach. In addition, the area offers top class shooting, stalking and fishing. Dores village is around 12 miles away, has a popular pub/restaurant on the shores of Loch Ness and nearby Foyers has a post office and two cafe's. There is a primary school in Gorthleck and the secondary school is in Fort Augustus.







Rooms & Dimensions

Entrance Hall

Lounge
*Approx 3.78m x 3.87m**

Kitchen/Diner
Approx 4.83m x 2.50m

Shower Room
Approx 2.02m x 1.72m

Bedroom Two
Approx 3.40m x 2.93m

Bedroom One
Approx 3.54m x 3.34m

Bedroom Three
Approx 1.99m x 3.35m

Garage
Approx 2.92m x 6.05m

*At widest point



