



## Hillhead croft Inverfarigaig, Inverfarigaig, IV2 6XR

Offers Over £320,000

Fantastic opportunity to acquire this charming traditional detached stone cottage, built circa 1800, beautifully situated on the east shore of Loch Ness. This character-filled home retains many features, including wood flooring, beamed ceilings and deep windowsills. The welcoming entrance opens into a spacious vestibule/boot room, ideal for country living. The dual-aspect lounge is inviting and features a wood-burning stove set within its original stone surround, creating a wonderful focal point. The well-equipped kitchen includes an integrated dishwasher and washing machine, along with a freestanding electric range and fridge/freezer. A charming stable door leads to the dining room, where French doors open directly onto the garden, perfect for al fresco dining. The ground floor bedroom boasts high ceilings with mains-fed ensuite shower room, and the added benefit of private garden access. A family bathroom completes the downstairs accommodation. Upstairs, the first-floor landing leads to two further generous double bedrooms, both featuring ensuite shower rooms with mains-fed showers. Externally, the property occupies approximately 1/3 of an acre. The fully enclosed garden is beautifully maintained, with mature shrubs and trees providing privacy and character. A stone pathway surrounds the home, there is ample parking along with a detached garage with power and lights. The property benefits from oil-fired central heating and double glazing throughout.

EPC Rating: F Council Tax Band: E

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