



**Clachandruim, Bunachton IV2 6AL**

**Offers Around £135,000**

HSPC REF: 40307



Set in a rural location in the hamlet of Bunachton, this charming cottage allows one the pleasure of a country lifestyle yet is within easy reach of the City centre.

Clachandruim enjoys uninterrupted views to the surrounding countryside. The cottage, which benefits from oil fired central heating, is single glazed and in need of some renovation. Upon completion the cottage would represent a comfortable family home or holiday home given its tranquil location.

The accommodation consists of a double aspect lounge and study. A kitchen with dining area, oil fired rayburn, ceramic hob and split level oven. Utility room. Two double bedrooms, both double aspect and a family bathroom comprising a three piece suite and electric shower over the bath. A generous garden area surrounds the property, laid mainly to grass with a selection of mature trees. A driveway which leads to the property provides ample parking.

Inverness City centre is approximately 6 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and Europe.

#### Accommodation

Entrance Vestibule	3.99m x 1.68m (13'1x5'6)
Hall	2.80m x 2.06m (9'2x6'9)
Lounge	4.21m x 5.60m (13'10x18'4)
Kitchen/Dining	3.55m x 4.54m (11'8x14'11)
Study	2.74m x 1.67m (9'0x5'6)
Utility Room	2.03m x 3.40m (6'8x11'2)
Bedroom 1	3.67m x 3.29m (12'0x10'10)
Bedroom 2	4.24m x 3.28m (13'11x10'9)
Bathroom	1.30m x 2.75m (4'3x9'0)

#### Services

Mains electricity. Private water supply. Septic Tank drainage. Oil Tank

#### Post Code

IV2 6AL

#### Council Tax

Band C (£1198.02 payable for 2009/10)

#### Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

#### Directions

From Inverness, follow the Dores road out of the City. At the roundabout turn left. At the next roundabout turn right. Continue along this road until you reach a junction signposted Bunachton. Turn left. Continue along this road passing over six cattle grids. Clachandruim cottage is reached from a lane next on the right.

#### Home Report

A Home Report is available for this property and interested parties should contact Macleod & MacCallum's Property Department for further information.

#### Entry

Immediate entry is available.

#### Reference

AMM/JD/S.2291.3

#### Price

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