

**LOWER CULTIE COTTAGE  
GORTHLECK  
NEAR INVERNESS**



Opportunity to purchase a traditional detached cottage which has been upgraded by the current owners, set in a scenic location close to Gorthleck. *Accommodation:* entrance vestibule, lounge/diner, kitchen, utility room, 2 bedrooms and bathroom. Double glazed windows throughout. Electric heating. Gardens to front, side and rear elevation. Gravel driveway and views over the surrounding countryside.

**FIXED PRICE £165,000**

HSPC Reference: 40802

**47 Church Street, Inverness**

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INVESTOR IN PEOPLE



## PROPERTY

This detached two bedroom cottage located close to the village of Gorthleck has double glazed windows throughout and benefits from electric heating supplemented by an open fire in the lounge. The accommodation is spread over two floors with the ground floor incorporating the entrance vestibule, lounge/diner, has a feature open fire, fitted kitchen and utility room. The accommodation is completed on the first floor by two bedrooms (the master having fitted storage facilities) and a family bathroom. The property is situated on a generous size plot and enjoys views over the surrounding countryside.

## GARDENS

The cottage is set in grounds which lie to the front, side and rear elevation. The communal gravel driveway shared with other properties leads to the private gravel driveway for this property and to the side and rear of the property. To the front and side elevation the garden grounds are mainly laid to grass and there is a vegetable patch and a chicken run. The garden enjoys views over the surrounding countryside.

## LOCATION

The property is situated in a sparsely populated area of Stratherrick on the east side of Loch Ness in a semi-rural location above the shores of Loch Mhor. The area is renowned for its natural beauty, abundance of wildlife and an area where many outdoor pursuits can be enjoyed. Local amenities include a primary school nearby Gorthleck and there is a shop/post office and tea room, public house, nursery and doctor's surgery available in Foyers. With a general store and post office in Inverarnie and restaurants and public houses in Dores and Whitebridge. Fort Augustus is approximately 16 miles from the property and Inverness the highland capital is approximately 22 miles. There is a regular bus service from Gorthleck to Inverness where a more comprehensive range of shops and services can be found.

## DIRECTIONS

From Inverness take the A9 south past Daviot and take a right, signposted Fort Augustus. Follow this road and upon reaching Gorthleck drive through the village itself and take a right hand turn, signposted Cultie. Proceed up the hill to the top and Lower Cultie Cottage can be found just over the brow of the hill on the right hand side.

## GENERAL DESCRIPTION

The main door of the property is a glazed stable door and opens into the entrance vestibule.

## ENTRANCE VESTIBULE

Approx 1.15m x 1.11m (04'04" x 03'08")

The entrance vestibule has natural slate tiled flooring and a glazed door which gives access to the lounge/diner.

## LOUNGE/DINER

Approx 4.06m x 7.40m (13'03" x 24'04") Please note: these measurements are taken at the widest point.

The lounge/diner has an electric storage heater and is a double aspect room having a double glazed window to the rear elevation and a double glazed window to the front elevation. The

lounge/diner is fitted with real wood flooring and a feature of the room is the open fireplace which has a natural slate tiled hearth and a railway sleeper mantel. From this room, there is a door giving access to an understairs storage cupboard over which wooden stairs rise giving access to the first floor of the property. There are further doors giving access to a storage cupboard, the kitchen and a glazed door giving access to the utility room.

## KITCHEN

Approx 2.16m x 3.54m (07'01" x 11'07")

The kitchen is fitted with natural slate tile flooring, has a double glazed window to the front elevation. This room comprises base and wall-mounted units with worktops and complementary splashback tiling. There is an integral electric oven and hob, Belfast sink with mixer tap and included in the sale price of the property is the fridge freezer.

## UTILITY ROOM

Approx 1.76m x 1.47m (05'09" x 04'10")

The utility room is fitted with Vinyl flooring, has wall-mounted units with worktop. There is plumbing for a washing machine and space for a tumble dryer. There is a glazed door giving access to the side elevation and there is an extractor fan.

**LANDING:** A wooden staircase rises from the lounge/diner to give access to the landing which is carpeted and has doors giving access to both bedrooms, the bathroom and a storage cupboard which houses the water tank and has loft access inside. There is a Velux window to the rear elevation.

## BEDROOM ONE

Approx 3.22m x 4.09m (10'06" x 13'05")

Bedroom one is carpeted, has an electric storage heater and a Velux window to the front elevation. The ceiling of this room is partially coombed and there is a fitted wardrobe with mirrored sliding doors.

## BEDROOM TWO

Approx 4.05m x 2.28m (13'03" x 07'06")

Bedroom two is carpeted, has an electric storage heater and a Velux window to the rear elevation.

## BATHROOM

Approx 1.67m x 2.09m (05'05" x 06'10")

The bathroom is carpeted, has a Velux window to the front elevation and comprises a wc, a wash hand basin and a bath with splashback tiling. There is an electric towel rail.

**HEATING:** Electric heating supplemented by open fire in the lounge.

**GLAZING:** Double glazed windows throughout.

**EXTRAS:** The property is to be sold with all carpets, fitted floor coverings and fridge freezer.

**SERVICES:** Mains electricity, water, and drainage to a septic tank.

**ENTRY:** By mutual agreement.

**VIEWING:** Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533

**HOME REPORT:** A Home Report is available for this property.

**POSTCODE:** IV2 6YP

**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**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

These particulars are believed to be correct but are 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.