



THE GARDENS KNOCKFIN, TOMICH IV4 7LY

NEW REDUCED PRICE



Detached 4 Bedroom Bungalow set in Scenic Rural Surroundings

- » ENTRANCE VESTIBULE
- » HALL
- » W.C.
- » LOUNGE
- » DINING ROOM
- » KITCHEN
- » UTILITY ROOM
- » 4 BEDROOMS
- » BATHROOM
- » "TOTAL CONTROL"
ELECTRIC HEATING
- » DOUBLE GLAZING
- » DOUBLE GARAGE
- » LARGE GARDEN

YORK HOUSE
20 CHURCH STREET
INVERNESS

TELEPHONE
01463 253911

www.propertyinverness.com



HSPC Ref: AN 01 - 41569

FIXED PRICE £224,995

DESCRIPTION

The Gardens is a spacious detached bungalow set in a rural location enjoying a lovely aspect over surrounding countryside. The lounge is set to the front with a large picture window having a pleasant scenic aspect and the stone open fireplace provides a feature focal point. The kitchen has an Aga for cooking and heating the hot water and there is both a bathroom and separate w.c. for added convenience. Benefiting from "Total Control" electric heating and double glazing, the property is set in large garden grounds with driveway parking and attached double garage.

LOCATION

The property is situated on the outskirts of the scenic rural conservation village of Tomich, some 30 miles from Inverness. The village has its own hotel and local amenities include a post office, shop, nursery, playgroup and primary school at nearby Cannich. Older children would attend school in Drumnadrochit, some 16 miles away, to which there is a school bus. Tomich is within easy reach of Glen Affric and Glen Cannich, noted beauty spots with high mountains and splendid walking opportunities, together with being a superb situation for bird watching and fishing. There is a regular bus service to Inverness from the village.

DIRECTIONS

From Inverness take the A82 road to Drumnadrochit and then the A831 Glenurquhart road to Cannich. Follow the road into Cannich turning left at the bridge and continue on this road for approximately 3 miles turning right where sign posted towards Tomich. (alternatively, there is a turn off to the left directly

before Cannich which will take you on a single track road to Tomich). Drive through the village and keep on this road as it forks to the right crossing over the bridge. This road is a dead end and The Gardens is a short distance along on the right (3rd last house before the gate at the end of the road) – look for the white painted fence.

ACCOMMODATION

ENTRANCE VESTIBULE **1.78m x 1.76m**
(5'10" x 5'9")

Steps with hand rail from the front garden lead up to door with small glazed panels and opaque side panels opening to the vestibule. Carpet. Pendant ceiling light.

Door to fitted cupboard with hanging rail and shelf. Opaque glazed door with glazed side panels to the hall.

HALL **4.71m x 1.79m & 4.80m x 1.02m**
(15'5" x 5'10" & 15'9" x 3'4")

Carpet. Two pendant ceiling lights. Electric storage heater. Smoke detector. Hatch to loft space with light. Door to cupboard with shelving and housing the hot water tank. Telephone point. Doors to the lounge, kitchen, bedrooms, w.c. and bathroom.

W.C. **2.34m x 1.02m (7'8" x 3'4")**

This is a fully tiled room fitted with a w.c. and wash hand basin. Carpet. Pendant ceiling light. Wall mounted shelf and mirror.



LOUNGE **5.89m x 4.56m (19'4" x 15'0")**

Set to the front of the property with large picture window overlooking the garden to countryside beyond. The stone open fireplace with display nooks to either side provides an attractive focal point. Carpet. Pendant ceiling light. Television aerial point. Electric storage/convector heater. Door to dining room. Glazed door with glazed side panels to the hall.



KITCHEN **4.13m x 2.79m widens to 3.57m (13'7" x 9'2" - 11'9")**

Fitted with base and wall units incorporating stainless steel sink and drainer. Window to the rear overlooking the garden to countryside beyond. Aga range, which provides for cooking and hot water. Two fluorescent strip lights. Fully tiled walls. Vinyl style floor tiling. Door to shelved pantry cupboard with light (2.03m x 1.29m approx). Doors to the utility room and



dining room. PLEASE NOTE: Some of the fitted base units may be removed upon sale.

UTILITY ROOM **2.18m x 1.58m (7'2" x 5'2")**

Fully tiled room with work surface, space for under counter appliances and plumbing for a washing machine. Vinyl flooring. Pendant ceiling light. Door to the garden at the side.

DINING ROOM **3.87m x 2.98m (12'8" x 9'9")**

This room is accessed via either the lounge or kitchen. Carpet. Pendant ceiling light. Electric storage heater. Window to the side overlooking the garden.



BATHROOM **2.97m x 1.80m (7'2" x 5'2")**

Set with opaque window to the rear of the property, this room is fitted with a bath with shower, curtain and rail above, w.c. and vanity wash hand basin with cupboard below and tiled splash-back with mirror above. Tiled around bath and shower. Ceramic floor tiling. Inset ceiling lighting.

BEDROOM 1 **3.81m x 3.58m (12'6" x 11'9")**

Set to the front of the property with window overlooking the garden and beyond to the surrounding countryside. Carpet. Pendant ceiling light. Electric panel heater. Two sets of double doors to fitted wardrobes with hanging rail and shelf in each and housing the electric consumer units and fuse box.



BEDROOM 2**3.58m x 2.97m**
(11'9" x 9'9")

Set to the rear with window overlooking the garden to countryside beyond. Carpet. Pendant ceiling light. Electric panel heater. Double doors to fitted wardrobe with hanging rail and shelf.

**BEDROOM 3****3.57m x 2.51m**
(11'9" x 8'3")

Currently used as an office, this room is fitted with desk, drawers and shelving units, but could easily be put back to a bedroom if preferred. Carpet. Window to the front overlooking the garden to countryside beyond. Inset ceiling lighting. Electric storage heater.

BEDROOM 4**2.97m x 2.77m**
(9'9" x 9'1") approx

Set to the rear of the property with window overlooking the garden and beyond to woodland. Carpet. Electric panel heater. Wall shelving. Recessed area. Pendant ceiling light.

DOUBLE GARAGE **7.77m x 5.84m**
(25'6" x 19'2") approx

Set to the side of the property with up and over door to the front, power and light. Water tap.

GARDEN

The property is set in a large garden laid to grass with some mature bushes and trees planted. Concealed oil tank. Driveway allows off-road parking for several cars. Clothes line.



Exterior lighting.

HEATING

The property benefits from "Total Control" electric heating. The Aga supplies the hot water.

GLAZING

The windows are fully double glazed. The glazed panels in the front door and side panels are single glazed.

EXTRAS

The fitted floor coverings and Aga are included in the sale price.

COUNCIL TAX

The current Council Tax band on this property is band E. You should be aware that this may be subject to change upon the sale of the property.

SERVICES

The subjects benefit from mains electricity and water. Drainage is to a septic tank.

ENTRY

By mutual agreement.

VIEWING

Contact the selling agents on (01463) 253911 and the Highland Solicitor's Property Centre on 01463 231173 to arrange an appointment to view.

OFFERS

All offers must be submitted in an envelope marked "OFFER FOR THE GARDENS, KNOCKFIN, TOMICH."

REF: LFB**ENQUIRIES**

For further information apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED. Tel: (01463) 236123. Fax: (01463) 711083. E-MAIL: lburns@solicitorsinverness.com



YORK HOUSE
20 CHURCH STREET
INVERNESS

TELEPHONE
01463 253911

www.propertyinverness.com

THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

