

**Auch Blair, 20 Tomich
By Cannich
IV4 7LZ**



A rare opportunity to purchase a C Listed three bedroom mid-terrace cottage that lies within the Tomich Conservation Area in the rural hamlet of Tomich. The cottage offers many pleasing features including a high quality kitchen with built-in appliances, a modern shower room, gardens and a detached garage.

OFFERS OVER £170,000

HSPC Reference:

The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 Fax: 01463 225 165
Email: property@munronoble.com



PROPERTY

Located in the rural hamlet of Tomich, this mid-terrace cottage comprises an entrance hall, a lounge, a kitchen, a downstairs shower room and three bedrooms. The property also has gardens to the front and rear and a detached garage. The accommodation is well-proportioned throughout and will appeal to a wide range of prospective purchasers, including those looking for a home or a holiday home with letting potential.

GARDENS

The front garden is mainly laid to lawn and is enclosed by hedging and garden fencing. The rear garden is also mainly laid to grass, has a garden shed, off-road parking and a detached garage.

LOCATION

The property is located in the village of Tomich which is within easy commuting distance of the city of Inverness. Nearby Cannich boasts a range of local amenities including a general store, a Post Office, a restaurant and primary and nursery schooling. Secondary schooling can be found in nearby Drumnadrochit and a bus service runs from the area to a number of destinations. The village also boasts a community complex and another facility in the village is a play park. Tomich is located close to Glen Affric which is a designated Natural Nature Reserve and the area



is renowned for its scenery and outdoor pursuits including walking, climbing, bird watching, fishing and cycling.

GENERAL DESCRIPTION

ENTRANCE HALL

The entrance hall is accessed via the front door and has a door to the lounge and the kitchen. Stairs rise to the first-floor landing.

LOUNGE

Approx. 4.27m x 3.30m
 The lounge has a window to the front elevation, oak flooring, an electric storage heater and a feature wood-burner set in a wooden surround and mantel.



KITCHEN

Approx. 4.27m x 3.79m

The bespoke kitchen is fitted with both base and wall mounted units, has a Welsh Dresser, black granite worktops, a Belfast sink, an Aga with hand-made tiling behind, an oil-fired oven and an integrated dishwasher and fridge. There is a window to the front elevation, an under-stairs cupboard and there is a door through to the rear hall.

REAR HALL

The rear hall has doors to the downstairs shower room, bedroom three and the rear.

DOWNSTAIRS SHOWER ROOM

Approx. 1.64m x 2.05m

The shower room has a window to the rear elevation and is fitted with a three-piece suite comprising of a vanity sink unit, a WC and a shower cubicle. There is complementary tiling and a towel radiator.

LANDING

The landing is accessed via stairs from the ground floor and has doors to bedrooms one and two.

BEDROOM ONE

Approx. 3.75m x 4.14m

Bedroom one has a window to the rear elevation, an electric heater and a built-in wardrobe.



BEDROOM TWO

Approx. 4.13m x 3.42m

Bedroom two has an electric heater, a window to the rear elevation and a cupboard.

BEDROOM THREE

Approx. 3.50m x 2.36m

Bedroom three is accessed via the rear hall, has a window to the rear elevation and an electric heater.

GARAGE

Detached garage to the rear.



EXTRAS

All fitted carpets and floor coverings.

SERVICES

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

HEATING: Electric heating.

GLAZING

Partially double-glazed windows.

VIEWING

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

ENTRY

By mutual agreement.

HOME REPORT

A Home Report is available for this property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
101	101	87	87
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
29	29	22	22

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.