



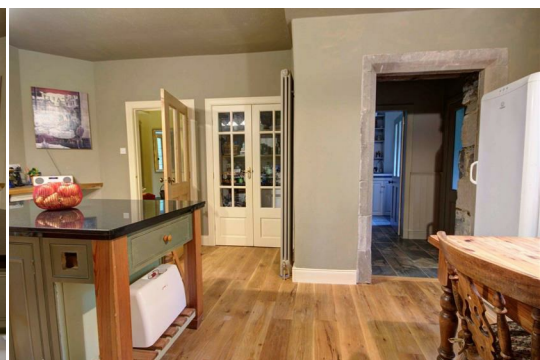
## East Lodge Scatwell

, Strathconon, IV6 7QG

**Offers Over £280,000**



**UNDER OFFER** Kendra is delighted to bring to the market a rare opportunity to purchase this original Gate Lodge, East Gate, Scatwell comprising: Ground Floor:- entrance vestibule, hallway, lounge, kitchen/dining room, snug/study, rear hallway, utility/cloakroom and boot room. First floor:- three double bedrooms and shower room. The property has been sympathetically renovated to a high standard. A mature garden wraps round three sides of the property and parking is available at the front of the property. The property occupies a rural position approximately six miles from the hamlet of Marybank. Surrounding properties are of a similar rural residential style and the property forms the original gate lodge located at the entrance gates for Scatwell house. A full range of local facilities and amenities can be found within Dingwall (12 miles).





### VESTIBULE 6'3" x 4'3" (1.9 x 1.3)

Entrance to the property is via a arched doorway into the vestibule.

### INNER HALLWAY 5'11" x 11'2" (1.8 x 3.4)

The inner hallway leads into the lounge, snug and kitchen/dining room There are two cupboards and the stairs leading to the first floor. There is oak flooring and a tall vintage radiator.

### LOUNGE 11'6" x 14'9" (3.5 x 4.5)

A cosy lounge with many original features such as a bay window and exposed chimney breast with log burner.

### STUDY/SNUG 18'4" x 12'2" widest (5.6 x 3.7 widest)

The snug has dual aspect windows one being a square bay window. There is fitted cupboards for storage and the boiler is housed in one of them.

### KITCHEN/DINING ROOM 13'9" x 19'0" (4.2 x 5.8)

A great space for a kitchen dining room with bespoke painted units with oak worktops and an island with a granite worktop. There is space for a dishwasher and fridge. A large pantry with glass doors, shelves and space for a freezer.

### REAR LOBBY & BOOT ROOM 4'11" x 4'7" (1.5 x 1.4)

The rear lobby has an open storage for coats etc. There is a boot room that has a stable door that then goes out to the garden.

### CLOAKROOM/UTILITY 6'11" x 4'7" (2.1 x 1.4)

A useful cloakroom with w/c and wash basin with cupboards above and below. Oak flooring and plumbing for a washing machine.

## FIRST FLOOR

### BEDROOM 1 11'10" x 11'6" (3.6 x 3.5)

A double bedroom with coombed ceiling and wooden floorboards.

### BEDROOM 2 11'6" x 11'6" (3.5 x 3.5)

A double bedroom with coombed ceiling and dual aspect windows one of which is an arched window in the gable. Fitted carpets.

### BEDROOM 3 8'6" x 11'6" (2.6 x 3.5)

A double bedroom with coombed ceiling and fitted wardrobe.

### SHOWER ROOM 9'10" x 6'7" (3.0 x 2.0)

A spacious shower room with a 1400 walk-in shower with internal shelves. A w/c and sit on worktop wash basin bowl. Heated towel rail.

## GARDEN

An enclosed garden that wraps around the front, sides and rear of the property and has mature shrubs and trees around the boundary with the rest of the garden laid to grass. Two sheds are situated in the garden.

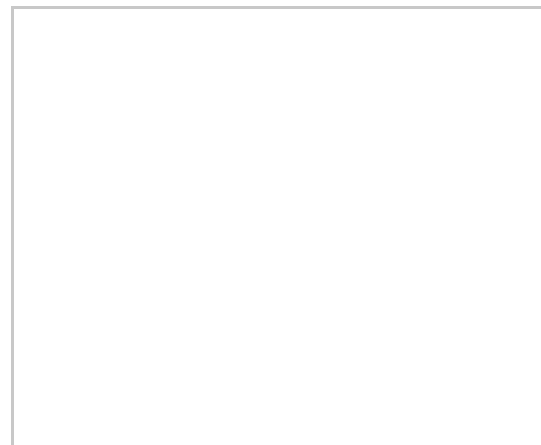
## ADDITIONAL INFORMATION

Council Tax Band - EEPCC Rating - E Internal Floor space - 130 sq m (approx) Private water supply Private Septic Tank Age 100 years+

## DIRECTIONS

Take the A835 from Dingwall. After 5.5 miles turn left onto A832 to Marybank. Take the right turning onto Achonochie Road and 6 miles along here you will come to Scatwell House and the East Gate Lodge is on the right.

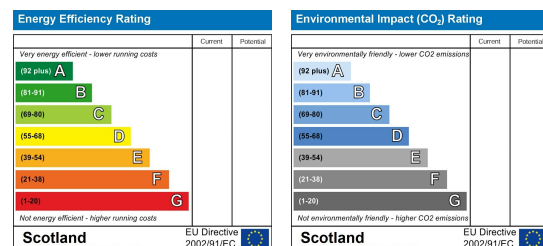
## Area Map



## Floor Plans



## Energy Efficiency Graph



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