



Inverhuron Cottage

Pitcalnie, Tain, Ross-Shire IV20 1XJ

Offers Over £270,000



Inverhuron is a beautiful 3 bedroom detached property set in a large garden with a rural outlook. The rooms are all spacious and filled with light, is neutrally decorated and includes carpets, flooring, blinds and curtains. The large garden is mainly laid to lawn with mature shrubs, a patio to the rear and a decked area has been created south and west facing around the property. The garage is located to the side of the property.



HALL, STAIRS & LANDING

On entering Inverhuron you go into the spacious hallway with doors leading to the sitting room, cloakroom and kitchen/dining room. A return stairs with window on the half landing lets lots of light into the hall. A useful coat cupboard is located close to the front door.

SITTING ROOM 17'4" x 14'5"

A very cosy room with an impressive feature fireplace with a multi fuel stove that sits on a slate hearth. The room is very bright due to the windows on three walls and french doors leading out to the decked area. . The room is carpeted and curtains are included.

KITCHEN/DINING ROOM 17'4" x 21'3" (max)

A large kitchen which has light flooding in due to dual aspect windows and two glass doors that lead to the south facing garden. With an abundance of base and wall units the kitchen has lots of storage and low peninsula island for sitting around. Integrated appliances include a dish washer, oven and hob. The kitchen/dining room is neutrally decorated with laminate flooring.

CLOAKROOM

A useful cloakroom located next to the front door comprising wash basin and w/c.

UTILITY 14'5" x 5'2"

The utility is located off the kitchen and has space for an american fridge freezer, washing machine and tumble drier along with a storage cupboard.

FIRST FLOOR

The stairs lead up to the first floor and a spacious landing with light flooding in from the window on the stairs and the velux in the landing. There is ample space for furniture.

BEDROOM 1 with EN SUITE 17'4" x 14'5" (total)

The bedroom has dual aspect windows over looking the garden to the south and west. Amply storage with fitted wardrobes and a dressing area. The en suite has a corner shower, wash basin and w/c along with a fitted vanity unit.

BEDROOM 2 9'6" x 12'9"

A neutrally decorated double bedroom with fitted wardrobe and carpet.

BEDROOM 3 9'6" x 13'1"

A double bedroom with fitted wardrobe.

BATHROOM 7'6" x 8'6"

The family bathroom has a 3 piece suite comprising; wash basin, w/c and bath with overhead shower.

GARDEN

The garden grounds are mainly down to grass with mature trees and shrubs. The garden is sloping to the front away from the property and to the rear towards the property. A raised timber decked area is accessed from the sitting room french doors to the rear and then wraps around the side of the house facing west. From the kitchen door is a paved patio area to the rear. There is a dry stone retaining wall to the front and a part dry stone, part concrete block retaining wall to the rear. The gravel drive has parking for a number of vehicles to the front of the property. A wood garage on a concrete base is to the side of Inverhuron.

The boundaries are enclosed by post and wire fencing.

ADDITIONAL INFORMATION

Council Tax Band - E

uPVC Windows

Central heating is provided by an oil fired boiler to wall mounted radiators. Hot water is provided from the same source.

The boiler is located in the utility

Private Septic Tank within the Land

LOCATION

Inverhuron is located in the Hamlet Chapelhill, between Nigg and Tain. It is a rural area with close proximity to the A9. Amenities and schools can be found at Tain, Alness and Invergordon. (approx 9 miles)

To locate the property follow directions take the A9 at Nigg roundabout towards Nigg and head through Arabella, Take the turning left signposted Glenmorangie House (Cadboll) A mile along the road take the turning right signpost Nigg Old Church. After you pass the church on your left about the third house along on the left is the driveway to the property Inverhuron.

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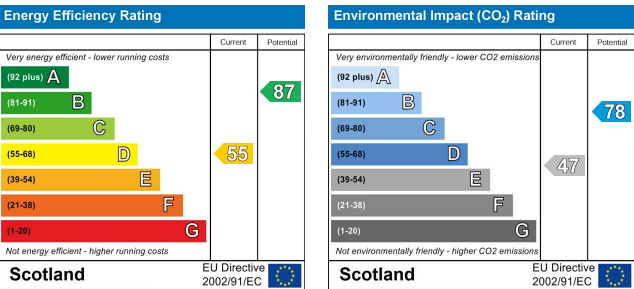
Area Map



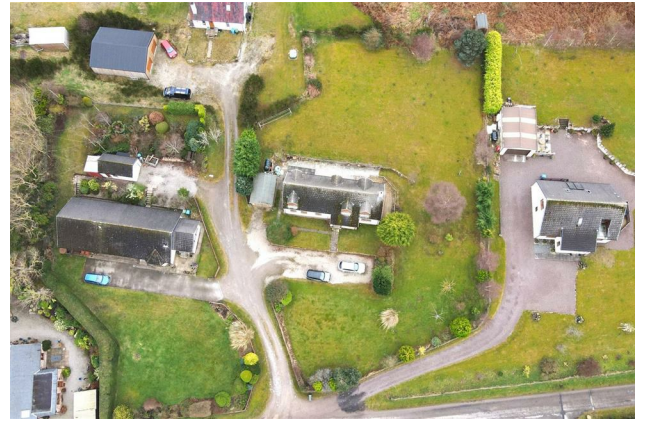
Floor Plans



Energy Efficiency Graph







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