



Cherry Tree Cottage, Rychraggan, GLENURQUHART, IV63 6XT

Offers Over £255,000





# Description

Cherry Tree Cottage, is a detached and extended four bedroom South facing villa that enjoys a superb position between the villages of Drumnadrochit and Balnain.

The property is within easy reach of the local amenities at Drumnadrochit and commuting distance of Inverness. This home is well presented and offers spacious living, benefiting from double glazing, Calor gas fired central heating together with off-peak night storage heating and is enhanced by a wood burning stove in the lounge.

The accommodation comprises of an entrance hall which gives access to the principal rooms on the ground floor and is well proportioned to receive guests. To the front of the property, the South facing conservatory looks out over the front garden and the Glen beyond and is a comfortable family seating area. The kitchen is open plan to a dining space with plenty of room for a good sized table and chairs, whilst the kitchen has a good range of white high gloss units and breakfast bar. It is complemented by a Diplomat four ring electric double oven with grill, drawer, hotplate, a matching extractor fan and a Hygena dishwasher. The utility houses a boiler room with a Kestin Calor gas boiler. It is also a good space for incidental utilities and is plumbed for a washing appliance and has a door to the back garden.

On the ground floor, there are two double bedrooms, both with bay windows looking out over the front garden and one having an open fireplace with a cast iron grate, decorative tiles and a wooden mantelpiece. There is a further single bedroom to the rear of the property and a family bathroom with a white three piece suite comprising bath with mains fed shower over, WC and wash hand basin.

To the first floor, there is a further double bedroom with triple aspect and a shower room with double mains fed shower, WC and wash hand basin. The first floor benefits from an excellent sized lounge with views extending out across the Glen, to the side of the property and also to the rear. A tiger wood burning stove complements this room being both stylish and practical.

Externally, there are garden grounds on all sides and a variety of shrubs and flowers in established borders. The property is enclosed on all sides by fencing and has two wooden gates giving access to the hill and walks which are readily available. To the side of the property is a gravelled driveway which would comfortably accommodate several cars and a freestanding double garage with power and light.

The property is close to the village of Drumnadrochit which provides a wide range of local shops and amenities including Post Office, medical centre garages, hotels, Primary and Secondary schooling.

Inverness, some 18 miles distant, is the main business and commercial centre in the Highlands and offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond.

Hall	5.97m x 1.78m (max) (19'7" x 5'10" (max)
Kitchen/Dining Room	8.21m x 3.38m (max) (26'11" x 11'1" (max)
Utility/Boiler Room	4.02m x 1.01m (13'2" x 3'4")
Single Bedroom	3.08m x 2.64m (10'1" x 8'8")
Family Bathroom	2.23m x 1.72m (7'4" x 5'8")
Inner Hall	3.75m x 2.20 (max) (12'4" x 7'3" (max)
Double Bedroom 1	4.05m x 3.79m (max) (13'3" x 12'5" (max)

Double Bedroom 2	3.69m x 3.34m (12'1" x 10'11")
Conservatory	4.50m x 4.71m (14'9" x 15'5")
Landing	5.20m x 0.97m < 1.94m (17'1" x 3'2" <6'4")
Double Bedroom 3	3.98m x 3.01m (13'1" x 9'11")
Shower Room	2.71m x 2.09m (8'11" x 6'10")
Lounge	6.75m x 4.11m (22'2" x 13'6")
Garage	5.78m x 4.97m (19'0" x 16'4")



### General

All fitted floor coverings, light fittings, Diplomat electric range cooker, extractor hood and Hygena dishwasher are included in the asking price. Some other items of furniture are available by separate negotiation.

### Services

Mains water and electricity and Calor gas. Septic tank drainage. Telephone.

### Council Tax

Band E (£1644.08 payable for 2012/2013)

### Post Code

IV63 6XT

### Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

### Entry

By mutual agreement

### Reference

LB/MF/L.1420.4

### Price

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