



**MURCHISON LAW**  
SOLICITORS AND ESTATE AGENTS

**ROWAN COTTAGE**  
**MILTON, DRUMNADROCHIT IV63 6UA**

## DESCRIPTION

A comfortable home in a charming semi rural location. Comprising a traditionally stone built house Rowan Cottage was refurbished and extended in the 1990s. A driveway laid to grass leads from the public road through an enclosed garden to the large garage. On stepping inside Rowan Cottage there is a generously sized conservatory and a large sitting room, ideal for entertaining. Off the dining kitchen is a conveniently located utility room with an external door. There is also a ground floor single bedroom and a bathroom. On the first floor are two bedrooms and a shower room.

## LOCATION

Rowan Cottage nestles among similar properties in the hamlet of Milton. The village of Drumnadrochit is approximately a mile to the west where there is a primary school, secondary school, medical practice, library and learning centre, local shopping facilities, a pharmacy, local cafes and restaurants and, not to be forgotten, the world renowned Urquhart Castle and Loch Ness. Inverness, the main population centre of the Highlands is a fifteen minute journey by car to the north. Further along Glen Urquhart are beautiful woodland and countryside walks and for the more adventurous Glen Affric lies in store beyond Cannich.

## ACCOMMODATION

Ground Floor: Conservatory, Sitting Room, Dining Kitchen, Utility Room, Bathroom, Bedroom I

## FIRST FLOOR: 2 BEDROOMS AND SHOWER ROOM.

### CONSERVATORY (4.40M X 3.10M)

To the front of the property, the conservatory is a very generous size with tiled flooring, external UPVC door, doorway into the:

### HALL (2.90 X 1.15)

Electric storage heater, under stair storage cupboard, staircase to the first floor and fully carpeted.

### SITTING ROOM (5.60M X 4.00M)

A glass panel door leads to the sitting room which has windows on two aspects. Feature electric fire and a brick built fireplace with timber over mantle and shelves at either side of the fireplace. Carpeted. Night storage heater.

### DINING KITCHEN (4.00M X 3.10M)

Fitted kitchen with units on two walls at floor and eye level. Electric cooker and fridge freezer. Double glazed windows looking on to the garden, with shelves beneath. "Huega" carpet tiles. Electric wall mounted heater, ceiling light.

### UTILITY ROOM (2.60M X 1.95M)

Tiled flooring, door to the outside, fitted cupboards and a storage cupboard. Door off to:

### BATHROOM (2.1M X 2.0M)

Cast iron enamel bath in white, WC and pedestal sink, window to the rear, storage cupboard, vinyl flooring, ceiling light.

### BEDROOM I (3.50M X 1.75M)

Single bedroom with window to the rear, single wardrobe, ceiling light, carpeted.

## FIRST FLOOR

### LANDING (3.50M X .0.75M)

Carpeted, shelving and cupboards, one of which is the electric meter, velux window, ceiling light, loft access hatch, timber handrails and banister.





### **BEDROOM 2 (5.85M X 4.00M)**

The larger of the two first floor bedrooms, bedroom 2 is fully carpeted and has a feature window seat beneath the gable end window. Wall mounted electric heater. Double wardrobe. Pedestal sink with cupboard above. Windows on two aspects. Ceiling light. Telephone point.

### **SHOWER ROOM (2.45M X 1.75M)**

Dormer window over the back garden. WC and pedestal sink, both in white. Shower cabinet with electric "Mira 8/4 Supreme" electric shower. Ceiling light, electric heater.



### **BEDROOM 3 (3.35M X 3.15M)**

Double dormer window to the front onto the garden. Carpeted. Pedestal sink and single cupboard. Loft access hatch. Fitted double sliding doors built into the part combed ceiling and recessed storage area.

### **OUTSIDE**

To the front of the property is a mature garden laid mainly to lawn with shrub borders. There is an external water tap and a patio area immediately outside the house. A spacious timber garage with an up and over garage door provides space for a single car and storage. At the end of the garage there is a single room which has been plaster-boarded and has electric light. There is also loft storage space. Separate store off the end of the garage. The garden also includes a greenhouse and a small orchard of fruit trees. A rotary clothes drier is in the garden close to steps leading to fruit bushes.

### **SERVICES**

Electric heating, mains electric, mains water and mains drainage.



### **COUNCIL TAX BAND**

Band D

### **EPC RATING**

Band F

### **EXTRAS**

Included in the price are all carpets and floor coverings, curtains and blinds throughout the property and the washing machine, cooker and tumble drier are included in the price. Other goods may be included by negotiation.

### **DIRECTIONS**

From Drumnadrochit take the A831 towards Cannich. Approximately one mile after entering the 50mph zone in the village of Milton take the first right sign posted "Milton." Immediately after taking the right turn, turn hard right over the bridge and then hard left signposted "Dunollie." Rowan Cottage is the second property on the right, accessed via the gate.

### **LOCAL AREA**

Schooling, local shopping and medical practice, Drumnadrochit – 1 mile  
Loch Ness – 2 miles  
Retail and leisure facilities, railway station, Inverness - 15.5 miles  
Inverness Airport - 25 miles

### **VIEWING**

By contacting the selling agents.

### **ENTRY**

By negotiation.

## NEXT STEP

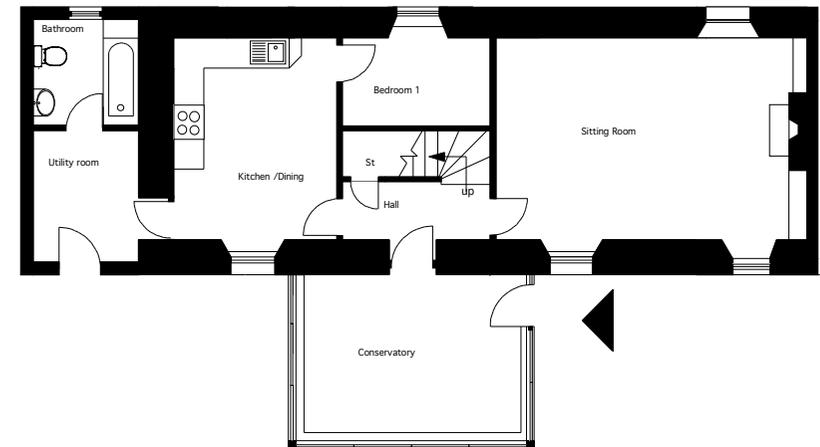
Offers in Scottish legal form are invited. Only parties who have noted an interest formally will be informed of any closing date that may be set. The seller is not obliged to fix a closing date, accept the highest offer or indeed any offer made for the property.

## REFERENCE

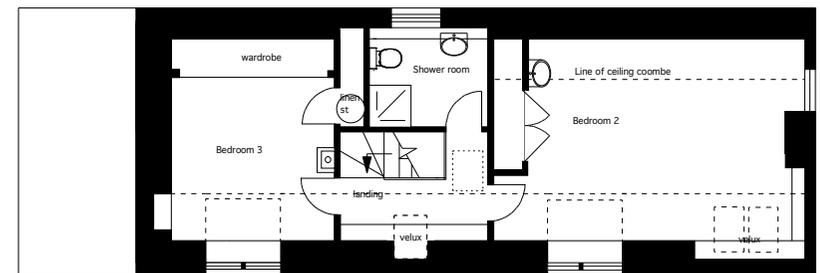
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Ground Floor



First Floor



## DISCLAIMER

These particulars, although believed to be correct, are not guaranteed. 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.) which may be included in the sale. Any photographs used are purely illustrative. 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 is included in the sale. The measurements of rooms sizes are not guaranteed.

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