

1 Low Street, Clachnaharry

Inverness, IV3 8RF

Offers Over £285,000





Overview

- Charming extended 2 bedroom semi-detached cottage
- Prime location at Clachnaharry Lock with stunning outlook
- Large lounge, kitchen/diner, 2 double bedrooms, bathroom
- Office, utility room, attic room and garden room
- Garage, private garden, parking to side of property
- EPC Band C



Description

A rare opportunity to purchase a two bedroomed semi-detached cottage located on the shores of Clachnaharry. This charming property has been extended to provide a spacious family home with stunning outlook across the Beaully Firth to North Kessock. The property is well proportioned with neutral decor throughout providing a fantastic family home or investment. The spacious lounge is situated to the rear of the property where the floor to ceiling windows offer beautiful views from morning to sunset, with patio doors opening to a covered decking area. There is a wood burning stove and a useful office adjoins the lounge, ideal for anyone working from home. The kitchen/diner has ample units and work surface, with a feature solid fuel Rayburn as well as a gas Rangemaster, integrated fridge and freezer. The dishwasher is also included in the sale. The dining area can comfortably accommodate a large table and 6 chairs. There are two generous double bedrooms, a family bathroom with bath and separate shower and a handy utility room. There is good storage including two large cupboards and the Attic Room, which has a Velux window and is utilised as a further bedroom. There is gas central heating and a mix of single glazed sash & case windows to the front and double glazing to the rear. The rear garden offers a modern garden room with electric underfloor heating, which is currently used as a home office - again with a large window looking out onto the shoreline. In the garden there are attractive borders stocked with colourful shrubs and a patio area. There is a well appointed garage with power, lights and a sawdust wood burner. Parking for several vehicles is available along the side of the property. This idyllic location will appeal to the discerning buyer looking for either the perfect family home or an enviable holiday let.



Room Dimensions

Lounge	(16' 10" x 14' 4") or (5.14m x 4.37m)
Kitchen / Diner	(17' 11" x 11' 9") or (5.45m x 3.57m)
Bedroom 1	(12' 8" x 11' 0") or (3.86m x 3.35m)
Bedroom 2	(9' 10" x 12' 9") or (2.99m x 3.88m)
Bathroom	(6' 1" x 8' 3") or (1.86m x 2.51m)
Attic Bedroom	(7' 11" x 8' 10") or (2.42m x 2.68m)
Garden room	(6' 2" x 9' 3") or (1.89m x 2.81m)
Office	(6' 0" x 7' 1") or (1.82m x 2.17m)





Services

Mains gas, electricity, water and drainage. Satellite, Telephone and Broadband.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings - with exception of the dining area. Curtain poles and window blinds. Gas Rangemaster, integrated kitchen appliance and dishwasher. Dresser in the dining area, double bed frame the attic room.

Council Tax

Band B

Tenure

Freehold

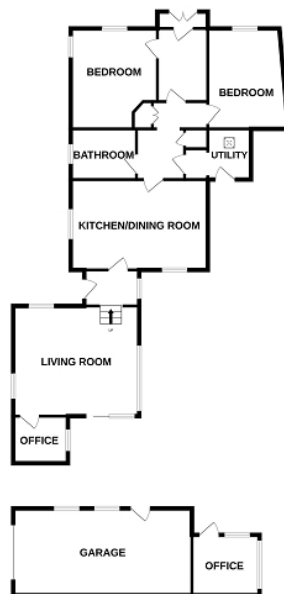
Entry

By mutual agreement.

Viewing

To arrange a viewing of this property please contact Emma on 07850 407884 or 01463 233218.

GROUND FLOOR



Tel: 01463 233218

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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