

R&R Urquhart LLP



I Broomhill Cottage, Farr, Inverness IV2 6XF

Set in the rural village of Farr approximately 7 miles South of Inverness, this two bedroom end-terraced property sits on the edge of the village in a tranquil location.

The property would now benefit from a degree of upgrading. However, would prove a great investment with good potential for holiday lets.

- Lounge • Kitchen • 2 Double Bedrooms • Bathroom • Garden

Offers Over £105,000

HSPC Ref - 57557



I Broomhill Cottage, Farr, Inverness IV2 6XF

PRICE	Offers Over £105,000
ACCOMMODATION	Lounge, Kitchen, 2 Double Bedrooms, Bathroom, Garden
HEATING	Oil fired central heating
DOUBLE GLAZING	Timber double glazing
COUNCIL TAX	Band B
EPC RATING	Band E
SERVICES	Gas – None Electricity - Mains Water – Mains Drainage – Septic Tank

The village of Farr is situated approx. 7 miles South of Inverness and benefits from a primary school, churches, a shop and community hall.

I Broomhill Cottage is located on the edge of Farr and presents itself as a great opportunity for a buyer looking for a property in need of improvement.

The accommodation is set over two floors with the ground floor comprising a kitchen, lounge and double bedroom/dining room. On the first floor, lies a double bedroom and bathroom.

Most rooms are dual aspect allowing natural daylight to enter at varying times of the day.

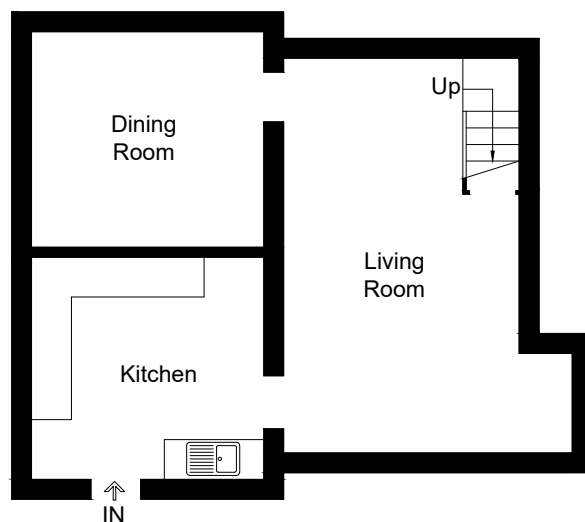
The kitchen is well-proportioned, but is now in need of replacement units. A door accesses the garden and a further door, the lounge.

The lounge is also quite spacious and could accommodate a dining table easily along with other lounge furniture. The lounge gives access to a downstairs double bedroom/dining room, which could be flexible in use and also to the staircase leading to the first floor landing.

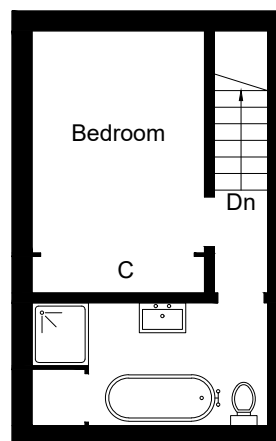
The landing ceiling is fitted with a loft hatch and the electric circuit board is located on the landing.

A generous double bedroom with wall to wall built in storage and a bathroom comprising a WC, wash hand basin, bath and shower cubicle, complete the accommodation.

Externally, there is a small informal garden with shed to the front and parking available for one vehicle. The buyer could adapt this area to suit their needs.



Ground Floor



First Floor

KITCHEN



BEDROOM 2 or DINING ROOM



KITCHEN



BATHROOM



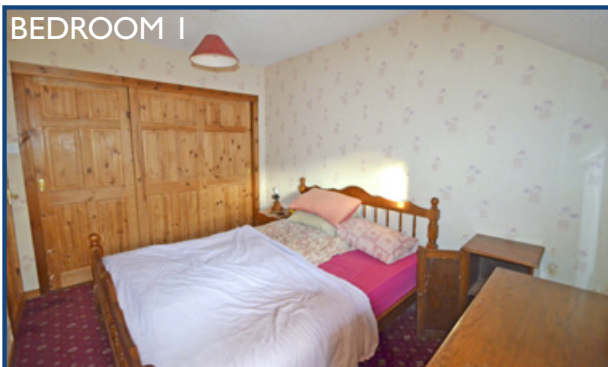
LOUNGE



BATHROOM



BEDROOM 1



BEDROOM 1



I Broomhill Cottage, Farr, Inverness IV2 6XF

R&R Urquhart LLP



I Broomhill Cottage, Farr, Inverness IV2 6XF

VIEWING By contacting R & R Urquhart LLP, Nairn office for an appointment.

ENTRY By mutual agreement with the seller.

PRICE Offers over £105,000

The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

OFFERS Formal offers in an acceptable legal Scottish form should be submitted in writing.

CLOSING DATE A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.

R & R Urquhart LLP
Solicitors & Estate Agents
Established 1829

117-121 High Street • Forres, Moray IV36 1AB • T•01309 676600 • F•01309 673161

Ness Horizons Business Centre • Kintail House • Beechwood Park
Inverness IV2 3BW • T•01463 250025

20 High Street • Nairn IV12 4AX • T•01667 453278 • F•01667 453499

www.urquhartproperty.com