

BRAEVIEW, WESTER GALCANTRAY, CAWDOR IV12 5XX

Offers Over £175,000



Charming two bedroom detached cottage recently upgraded, set in a small hamlet forming part of a friendly rural community.

***R&R Urquhart** LLP*



Located approximately 9 miles South-West of Nairn and a similar distance from the city of Inverness. This property is well-placed for a buyer looking for a rural lifestyle, however, enabling them to maintain an easy commute to town and city amenities. The conservation village of Cawdor is located just short of 4 miles away and offers a village store, a country pub and restaurant, Cawdor Castle and a church along with a modern highly regarded primary school.

Braeview sits on a plot of which the rear garden is mainly elevated taking in stunning countryside views over fields and valley. The informal garden has been well-stocked to provide an abundance of colour and also to attract wildlife. Various tiers have been developed with the top level having two ponds, two sheds, a poly-tunnel and a greenhouse. A 'Sitooterie' (an informal Scottish term for a structure in which to sit outside in) is well-positioned to take advantage of the beautiful scenery. A large relatively new timber workshop is also included.





The timber front door with hand crafted stain-glass window leads into a glazed vestibule which in turn accesses the hall.

To the right lies the main bedroom which is very generous in size and dual aspect to the front and rear. There is ample space for free-standing furniture.

To the left of the hall sits the lounge. A cosy, welcoming room with a real cottage vibe and benefitting from a woodburning stove to aid in warding off those chilly winter evenings.

Off the lounge lies bedroom two. Again a spacious attractive room with a window to the front, built in storage and loft access.

A further door off the lounge leads to the rear hallway which accesses the bathroom and kitchen. There is a pleasant area here in which to sit and look out onto the garden.

The kitchen with window to front and rear gaining lots of natural daylight, has recently been upgraded. However, still retains the traditional charm of the property.

The contemporary newly refurbished bathroom sits to the rear of the property and comprises a white WC, counter-top basin set on a wash stand with storage below and a shower bath with glass screen and electric shower over. The walls are lined with an attractive wood effect ceramic tile.





### Approx. Dimensions

Lounge	4.78m x 4.03m
Bedroom 1	4.37m x 3.91m
Bedroom 2	4.51m x 3.64m
Kitchen	3.42m x 3.38m
Bathroom	2.57m x 2.07m
Rear Hall & Porch	4.53m x 1.21m and 3.38m x 1.86m

### Recent Works

Rewired	06.2017
Septic tank emptied	03.2021
Chimney swept	06.2021
Double glazing fitted	05.2017
Patio doors fitted	05.2018
Outside render painted	2018

Boiler serviced annually

### Accommodation

Porch, Hall, Lounge, Kitchen, 2 Double Bedrooms, Bathroom, Rear Hall, Garden, Large Workshop

### Extras Included

Heating	Calor gas central heating and wood burning stove
Double Glazing	Upvc double glazing
Council Tax	Band C
EPC Rating	Band F
Gas	Calor gas
Electricity	Mains
Water	Mains
Drainage	Septic tank



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.

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