

TOLIVAR, ACHVRAID FARM NURSERY, FLICHITY, INVERNESS IV2 6XD

Offers Over £285,000



Rural four bedroom detached bungalow located in a tranquil scenic location approximately 13 miles from Inverness.

R&R Urquhart LLP



If peace and tranquillity are what you yearn for, then Tolivar is the property for you. Set amidst beautiful rugged countryside surrounded by hills, the location could not be more relaxed.

Tolivar sits approximately 2 miles from the village of Farr where there is a local Primary School and various other local amenities.

The property was built approx. 28 years ago and was completely refurbished in 2019 to include new windows and doors, plumbing, heating, electrics, kitchen, bathroom and all internal finishings and flooring which are all attractive,

quality oak.

The garden wraps around the property and is sheltered by some well-established conifer trees. Mainly grassed with ample parking available and with stunning views over the countryside and hills.

From a disability ramp, the front door enters into a vestibule with storage for coats and shoes, then in turn into the 'L' shaped hallway. Four bedrooms are of a generous size and all benefit from built-in storage, one is presently utilised as an office.

The shower room is generous, bright and modern and comprises white practical but attractive built-in storage with integrated WC and wash hand basin. A walk-in shower enclosure with sliding door houses a mains fed shower.

To the front of the property with impressive views, is a well-proportioned lounge with a focal point created by way of an oak and slate fireplace with an electric stove in situ.

There is a chimney behind the fireplace, therefore an open fire or wood burning stove could potentially be installed.



Next to the lounge is a bright and airy dual aspect dining kitchen fitted with contemporary grey wall and base units with high gloss laminate worktops and tiled splashback. A 1½ bowl stainless steel sink sits below the window overlooking the back garden and appliances included consist of an American style fridge freezer, washing machine, dishwasher, double oven, 5 ring induction hob and extractor hood. A door off the kitchen leads to the back porch where there is a tumble dryer, also included in the sale.

Extra land may be available by separate negotiations.

Directions

Take the A9 South, past Daviot, and turn right onto the B951 to Fort Augustus.

Drive approximately 7 miles on the B951, through Farr and Inverarnie, past a road signed to "Mains of Flichity".

Take the road to the left signed to Brin Lodge and Achvraid Farm Nursery. One mile further along the track, Tolivar sits on the right.





Approx. Dimensions

Lounge	5.65m x 3.63m
Dining Kitchen	4.41m x 3.63m
Shower room	2.49m x 1.83m
Bedroom 1	3.71m x 3.63m
Bedroom 2	3.39m x 3.63m
Bedroom 3	3.63m x 2.60m
Bedroom 4	2.84m x 2.63m

Extras Included

Made to measure Hilary blinds, American fridge freezer, washing machine, dishwasher, double oven, induction hob, extractor hood.

Heating	Oil fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band D
EPC Rating	Band D
Smoke Alarms	Interlinked
Gas	None
Electricity	Mains
Water	Private supply
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.