Woodside Croft, Loch Flemington, Inverness IV2 7QR

Offers over £210,000



Rarely available in such a convenient semi-rural setting, this three-bedroom cottage offers an abundance of outdoor space, countryside views and tremendous scope for improvement. A property with genuine potential, it offers the chance to create a unique home in a picturesque location.

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Accessed off a long gravel driveway and set within approximately two acres of mature grounds in a peaceful and highly desirable village setting, this three-bedroom traditional cottage offers a rare opportunity to enjoy a relaxed semi-rural lifestyle whilst remaining within easy reach of local amenities and transport links.

Dating from the early 1900s and later extended, the property offers character and immense potential for upgrading and modernisation, allowing new owners to create a wonderful family home.

The cottage would particularly appeal to young families, those seeking a countryside retreat, or buyers looking for a home with space, privacy, and scope for improvement.

The accommodation comprises a welcoming front porch, a generous dual-aspect lounge featuring an inset wood-burning stove, a bright dual-aspect kitchen, three well-proportioned bedrooms, and a bathroom fitted with a bath, wash hand basin and WC.

Occupying a generous plot with huge potential, the grounds are laid mainly to grass and are interspersed with a number of established trees, creating an attractive outdoor environment with plenty of space to enjoy the surrounding countryside.

A particularly noteworthy feature is the substantial timber garage with double doors, offering excellent storage or workshop space.

Along with its tranquil setting, the property is exceptionally well placed for commuting and travel. The city of Inverness lies approximately nine miles away, the popular seaside town of Nairn is around six miles, and Inverness Airport, offering regular flights to destinations throughout the UK and Europe, is just three miles away. School transport is also available, with buses collecting children for close-by primary and secondary schools.





Combining character, generous grounds, countryside views, outstanding potential, and a convenient location, this is a truly rare find and an increasingly difficult type of property to acquire in today's market. Early viewing is highly recommended to fully appreciate the lifestyle opportunity on offer.

Inverness, the capital of the Highlands, is a thriving and fast-growing city offering excellent shopping, dining, leisure facilities and a campus of the University of the Highlands and Islands. The area is renowned for its spectacular scenery, outdoor pursuits and world-famous attractions including Loch Ness, the Cairngorms National Park and championship golf courses along the Moray Firth.

Just six miles away, the popular seaside town of Nairn offers award-winning beaches, two golf courses, a range of shops, restaurants, hotels and leisure facilities, making it one of the most desirable locations in the Highlands.







Approx. Dimensions	
Lounge	6.98m x 2.90m and 4.05m (widest)
Porch	2.58m x 1.37m
Hall	2.92m x 1.20m
Kitchen	4.72m x 2.14m
Bathroom	2.60m x 2.45m
Bedroom 1	3.82m x 3.01m
Bedroom 2	4.10m x 2.75m (not incl. storage)
Bedroom 3	3.10m x 2.30m

Heating	Oil fired central heating and wood burning stove
Double Glazing	Part uPVC double glazed , part metal single glazed.
Council Tax	Band B
EPC Rating	Band E
Gas	None
Electricity	Mains
Water	Mains
Drainage	Mains







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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