

1 Battan Forest Cottages

KILTARLITY, BEAULY, IV4 7HT



A one bedroom detached cottage in simply stunning surroundings



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McEwan Fraser Legal is delighted to present this 1 bedroom detached cottage in the picturesque hamlet of Foxhole. The property is in walk-in condition and has been used as a very lucrative holiday let for the current owners recently.

THE LOUNGE



Inside, the property comprises:

- Entrance porch area
- Spacious lounge with patio doors to the decking and wood burner fireplace
- Fully equipped modern kitchen

THE KITCHEN





- One large bedroom which includes built-in storage
- Family bathroom with bath suite and shower head over the bath

THE BATHROOM



THE BEDROOM



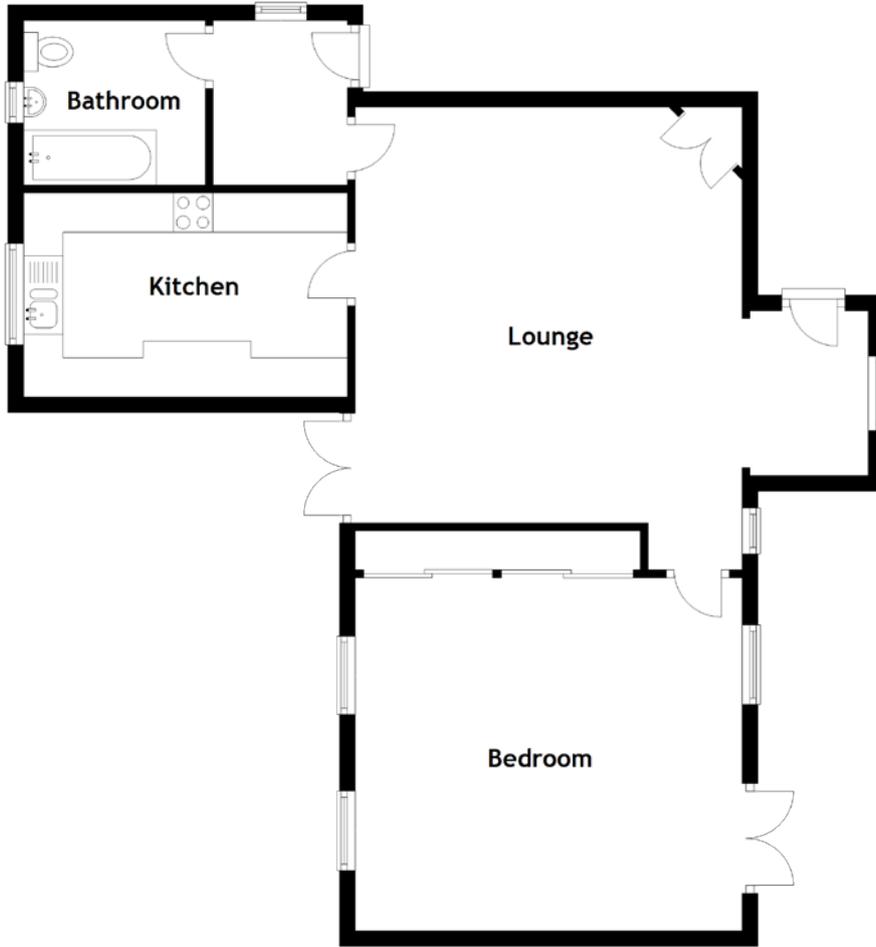
In addition, the property includes a large well-maintained garden, there is also, by separate negotiation, a one-bedroom cabin with an open plan kitchen/lounge and shower room that has not been factored into the home report valuation or marketing price, and this could be a brilliant income source as a short term let.

This is a rare opportunity to acquire a fantastic highland retreat or lucrative holiday let in a fantastic location.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge
Kitchen

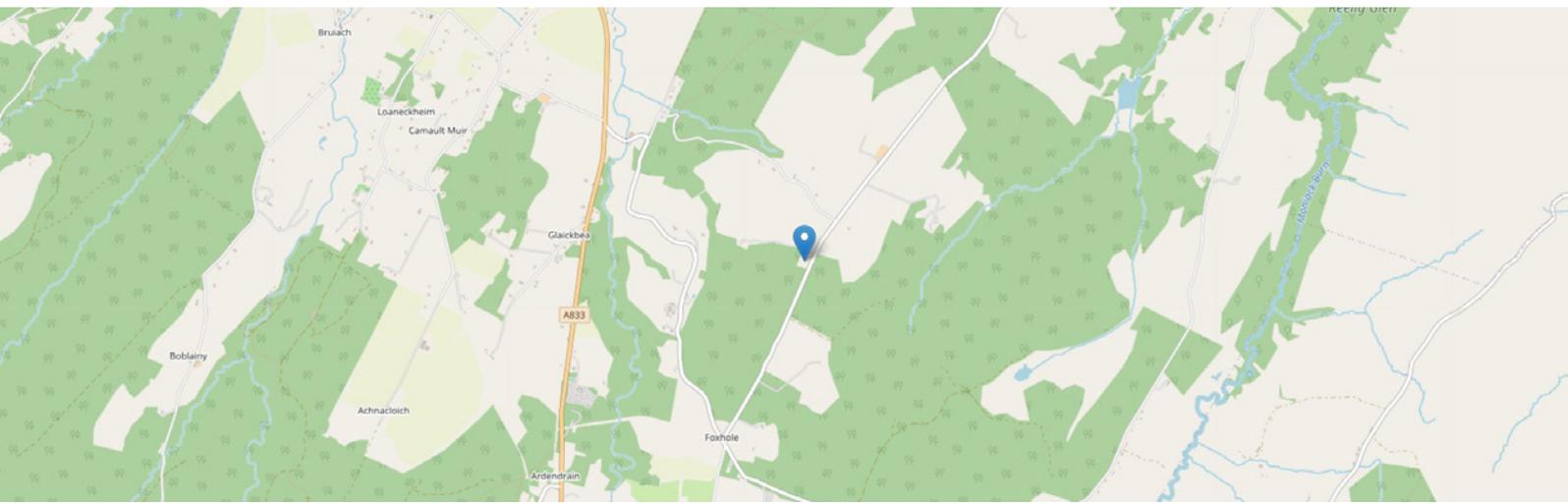
5.90m (19'4") x 4.90m (16'1")
4.20m (13'9") x 2.60m (8'6")

Bedroom
Bathroom

4.90m (16'1") x 4.50m (14'9")
2.30m (7'7") x 2.10m (6'11")

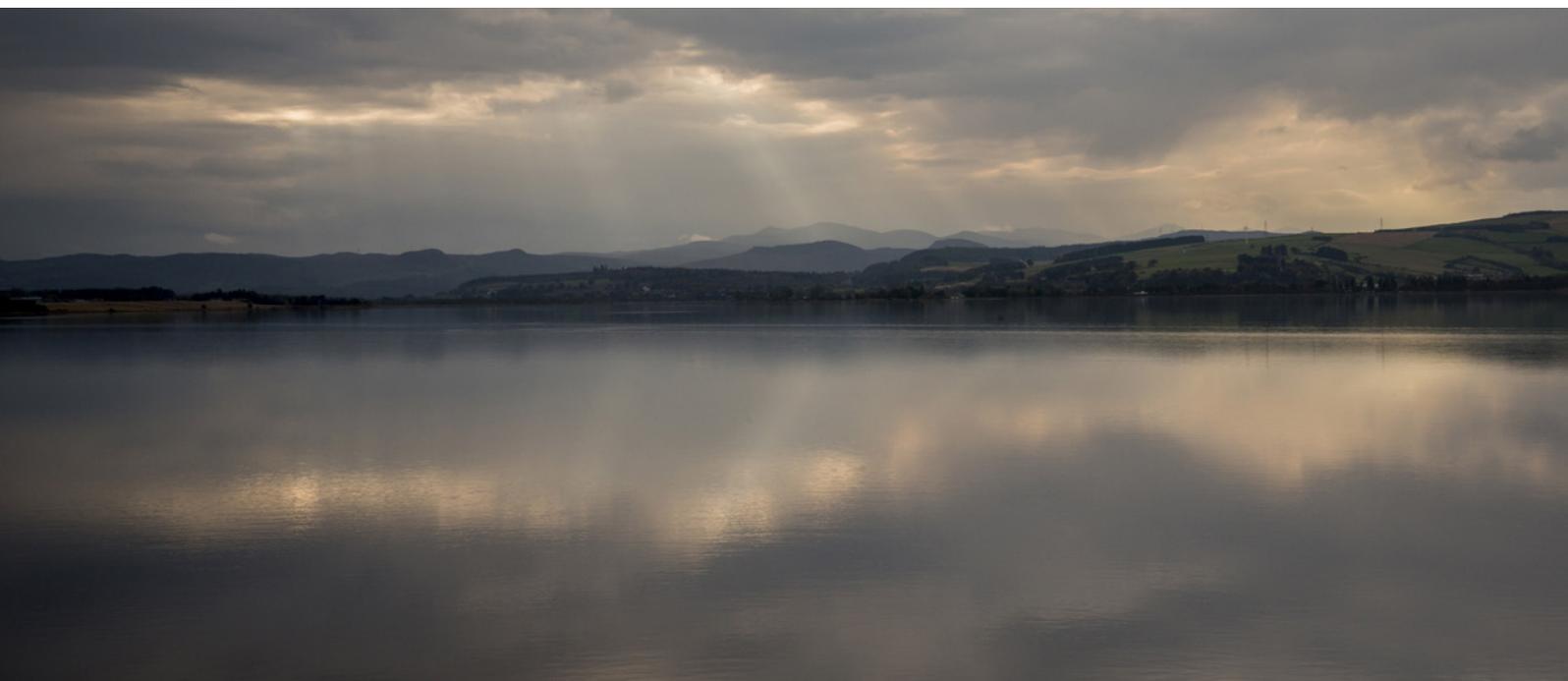
Gross internal floor area (m²): 76m²
EPC Rating: E

Extras: There is a one-bedroom cabin with an open plan kitchen/lounge shower room that is available by separate negotiation and has not been factored in to the home report valuation or marketing price.



THE LOCATION

This delightful detached property is located in Foxhole, which is a semi-rural hamlet set in a picturesque location fourteen miles West of Inverness between Beauly and Drumnadrochit. Primary schooling is provided two miles away at Tomnacross with secondary pupils attending the modern Charleston Academy in Inverness.





Kiltarlity with its shop, hotel and Post Office is approximately two miles away and the larger village of Beaulie, a further four miles away, offers a larger variety of amenities and facilities including a delicatessen, butcher, bakers, convenience stores, medical centre, hotel and railway station.

Inverness is with easy commuting distance and provides all the attractions and facilities one would expect to find in a thriving city environment and is acknowledged to be one of the fastest growing cities in the UK. The Highland capital provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands are renowned for its outdoor pursuits and the year round sports playground of The Cairngorms is easily reached from Inverness. The ruggedness of the North-West Highlands, often referred to as the last great wilderness in Europe are also accessible with this area boasting some of the most beautiful beaches and mountains in Scotland.



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