

# The Bothy

SCATWELL, MUIR OF ORD, IV6 7QG



*A stunning and unique three-bedroom terraced steading conversion on the Scatwell estate, with beautiful surrounding gardens and grounds*



01463 211 116



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to present The Bothy, Scatwell, located in the heart of Strathconon. This terraced steading conversion forms a part of the original residential Scatwell estate and is situated in some of the most stunning surroundings the Highlands has to offer.

# THE LOUNGE



The Bothy has a large lounge with a vaulted ceiling and an efficient wood burner. The property is decorated in a sympathetic style which reflects the landscape and nature nearby. Squirrels, Woodpeckers, Cuckoos, Red Kites and all manner of bird life are frequent visitors to the Bothy and birdsong is the soundtrack to your days here.

# THE KITCHEN

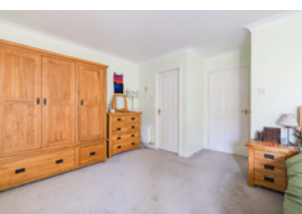


The large dining kitchen features enough space to seat up to 12 people for entertaining.



The impressive main bedroom is on the ground floor, complete with an en-suite, seating area and patio doors seamlessly opening out onto a covered deck, from which the cottage garden can be enjoyed.

# BEDROOM 1





On the upper level of the house, there are two further large double bedrooms with built-in cupboards and a nicely equipped family shower room accessed via an open landing and stairs.

There is also a useful entrance porch and a small utility area/porch to the rear. The house has a modern Vaillant Air Source Heat Pump central heating system and Solar thermal panels to take advantage of the summer sun to heat the domestic hot water.

# THE SHOWER ROOM



# BEDROOM 2



# BEDROOM 3



The garden also has a grassed and paved area, well-established perennials, shrubs and trees and options for growing vegetables, as well as an elevated bespoke office fitted with its own wood-burning stove, Wi-Fi access and offering lovely views across the surrounding garden and grounds. Wooden outbuildings provide a workshop and additional storage space. The property also has an electric vehicle charging point installed.

Ideal as a family home, holiday home or for rental opportunities. The Bothy offers a unique property in a beautiful position in the heart of the Highlands with easy access to Inverness airport and transport links.

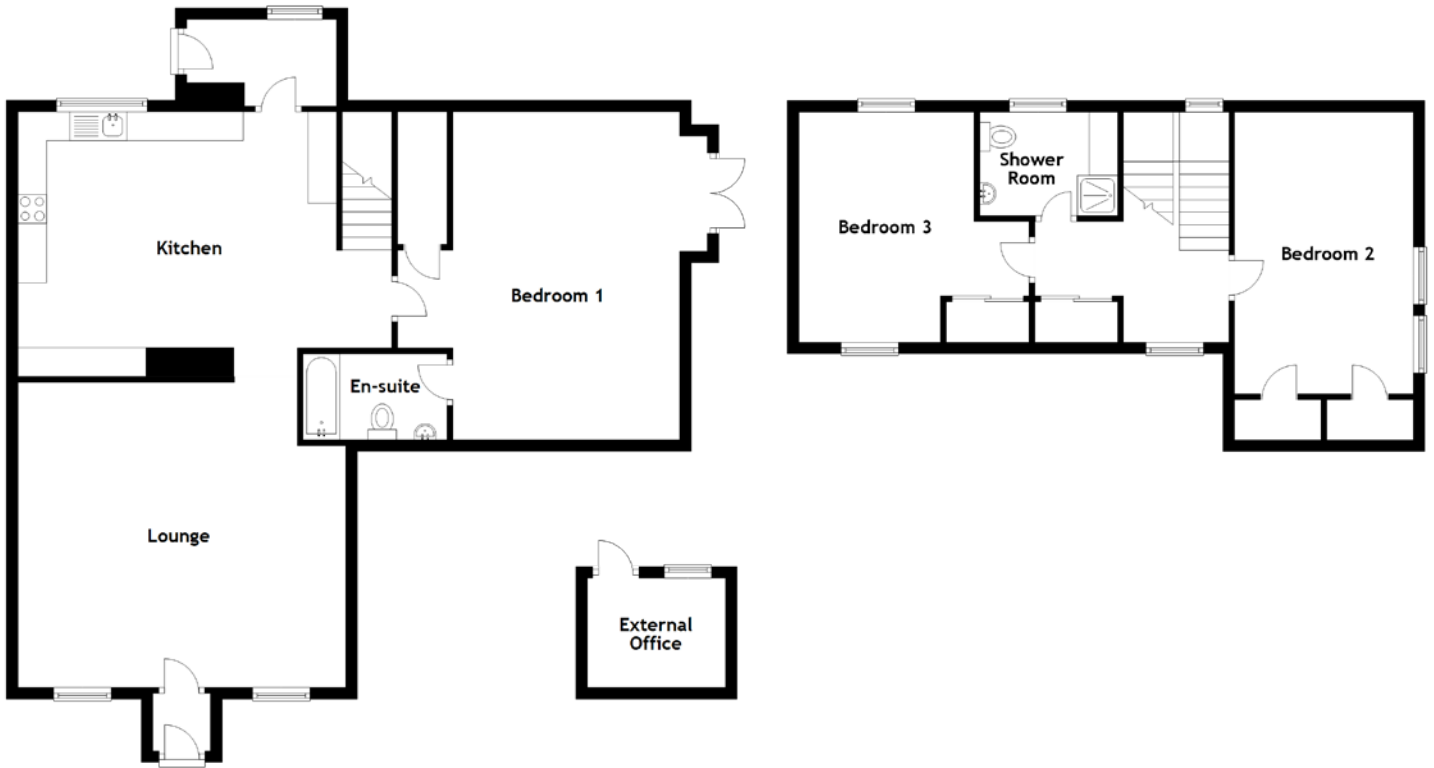
# EXTERNALS







# FLOOR PLAN, DIMENSIONS & MAP

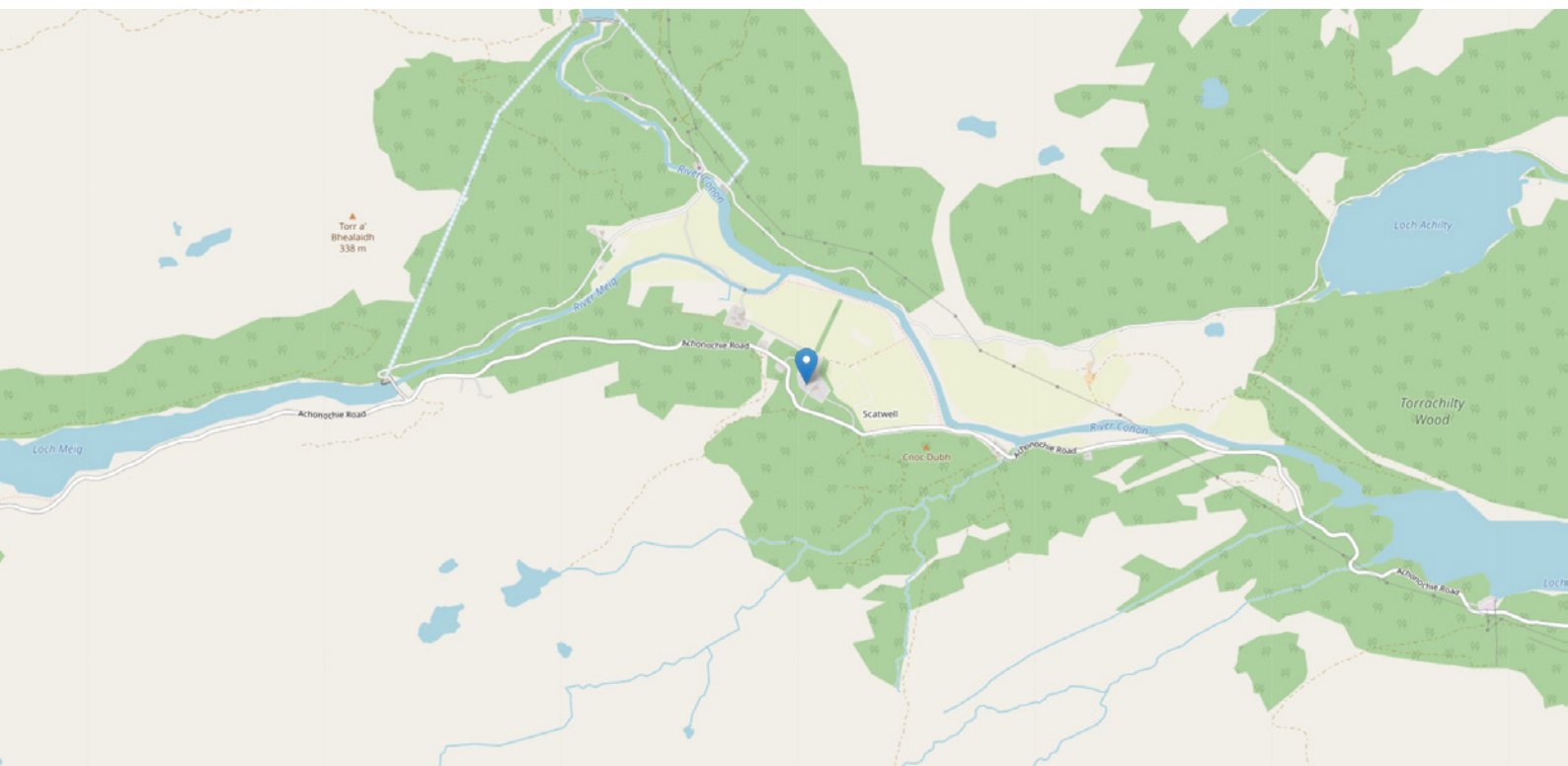


Approximate Dimensions  
(Taken from the widest point)

Lounge	5.70m (18'8") x 5.30m (17'5")
Kitchen	5.54m (18'2") x 4.60m (15'1")
Bedroom 1	5.70m (18'8") x 4.90m (16'1")
En-suite	2.50m (8'2") x 1.50m (4'11")

Bedroom 2	5.00m (16'5") x 3.10m (10'2")
Bedroom 3	4.00m (13'1") x 3.04m (10')
Shower Room	2.40m (7'10") x 1.80m (5'11")
External Office	2.40m (7'11") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 148m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

The Bothy, Scatwell is situated in an idyllic peaceful rural location yet within easy commuting distance of Inverness. Scatwell consists of a handful of properties in a small thriving community surrounded by a beautiful, forested area ideal for long tranquil walks and cycling in the surrounding hills or along the nearby river.





There are 3 lochs within a 10-minute drive for canoeing, paddleboarding and swimming and also excellent fishing along the Glen and Golf at nearby Strathpeffer.

The Bothy forms part of the original residential Scatwell estate, has its own gardens, and parking and is in the heart of Strathconnon lying just 5 miles West of Marybank, with Strathpeffer and Dingwall nearby for shopping and other leisure activities. Ullapool is just 35 minutes drive and Inverness is readily accessible being just 22 miles away.



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01463 211 116

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
Exchange  
Available**



Text and description  
**CRAIG PETERS**  
 Surveyor



Layout graphics and design  
**ALLY CLARK**  
 Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.