



BIRCH COTTAGE, (WESTER BRAE, BY BALBLAIR,
ROSS-SHIRE) "THE BLACK ISLE"

Hall
Lounge
Kitchen/dining room
Bathroom
2 Bedrooms
Garden

Fixed Price £115,000

Situated within a small rural development of holiday cottages Birch Cottage enjoys an elevated site with stunning views over the Cromarty Firth to Ben Wyvis and beyond.

Located approximately 17 miles from the highland capital of Inverness Wester Brae is also ideally placed for visiting the charming towns and villages of the Black Isle including Cromarty, a conservation village lying on the shores of the Cromarty Firth. Both Fortrose and Rosmarkie are within easy reach, they lie on the shores of the Moray Firth, home to the bottlenose dolphin and boast beautiful beaches.





Inverness is the main business and commercial centre for the Highlands and offers superb shopping, leisure and recreational facilities together with a varied arts and cultural scene. Inverness also boasts excellent restaurants and hotels. The gateway to the Highlands Inverness has good road, rail and air links.

Birch Cottage is a detached traditionally built single storey holiday cottage providing well planned accommodation benefiting from LPG heating with radiators throughout and double glazed windows. The cottage is to be sold fully equipped and ready for use. The cottage has its own garden area and off road parking space. The kitchen is stylish and modern with washing machine, dishwasher, fridge/freezer and integral oven and hob. Both the bedrooms are double in size and the lounge has large front and side windows enjoying the outlook. Viewing is highly recommended to fully appreciate the location and quality of the accommodation on offer.

A planning restriction prohibits Birch cottage being used as a permanent residence.

Hall

From the hall access can be gained to all rooms.

Lounge: 3.54m x 3.69m

Well proportioned room with large windows allowing an open outlook over the countryside and to Ben Wyvis beyond

Kitchen: 4.10m narrowing to 1.59 x 3.49m narrowing to 2.39m

Stylish modern kitchen with floor based and wall mounted units incorporating an electric oven and hob. The washing machine, dishwasher and fridge/freezer are all included. Space for dining. Rear facing window.

Bathroom: 1.93m x 2.42m

Fitted with a wash hand basin, WC and bath with electric shower fitted above. Wall tiling. Two wall mounted mirrors.

Bedroom 1: 4.10m x 2.85m

Bright and spacious double room with side and rear facing windows.

Bedroom 2: 2.84m x 2.84

Double room with front facing window enjoying the open outlook.

Directions

From Inverness continue to the village of Culbokie, go through the village and continue on this road, heading for Cromarty, for approximately 3 $\frac{3}{4}$. Turn right at the junction for Culbo and Drumdyre and follow the signs for Wester Brae.

Conditions

The property is to be sold fully furnished and ready for use.

Post code

IV7 8JU

Entry

By mutual agreement

Viewing

By appointment with the sellers on 01349 877609

Price

Fixed Price £115,000



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