



PATHEND, LOHCARRON, ROSS SHIRE

Hall
Kitchen/Breakfast
Room
Lounge

Sitting Room/Kitchen
3 Double Bedrooms -
2 En Suite
Shower Room

Utility Room
Garden
Driveway

Offers over £215,000

Charming semi detached dwelling house pleasantly situated in the village and enjoying superb views over Lochcarron and surrounding hills. This substantial property offers versatile accommodation arranged over two floors and benefits from a combination of oil and electric heating and double glazed windows. The rear wing, a later addition to the property, has been designed in a way that allows it to be used separately from the main house if desired. It would make ideal holiday rental accommodation or a comfortable granny flat (subject to the relevant planning permission). The rear wing has its own access from the rear and it can also be accessed from the main house.





In good decorative order throughout the property has many attractive and original features including an oil fired Aga in the kitchen/breakfast room and open fire in the lounge. The rooms are spacious and well proportioned and all the front facing window enjoy the outlook over Lochcarron. Viewing is highly recommended to fully appreciate the stunning location and the many features of this home.



Lochcarron is a picturesque village located in an area of outstanding natural beauty on the west coast of Scotland. The village offers a good range of amenities including primary school, medical centre, shops, restaurants and hotels. An abundance of outdoor activities to be enjoyed in this area including hill walking, fishing, sailing and golf. Lochcarron is located approximately 62 miles from the Highland Capital of Inverness. The main business and commercial centre for the Highlands Inverness boasts superb shopping, entertainment and leisure facilities as well as good road, rail and air links.

Hall

From the hall access can be gained to the kitchen/breakfast room and the lounge. Stairway leading to the half landing.

Kitchen/breakfast room: 3.91m x 4.41m & 2.38m x 1.92m

Attractive, spacious room with large front facing window. Oil fired Aga set in a recess. Archway to area housing the sink unit and providing space for fridge/freezer. Wall mounted and floor based units. Door to rear vestibule.

Rear vestibule: 0.75m x 1.45m

Providing storage space and giving access to the rear of the property.

Lounge: 4.28m x 3.96m

Well proportioned room with large front facing window. Open fire set in an impressive traditional style fireplace.

First floor

Access to the utility room and the rear wing can be gained from the half landing. Two bedrooms and a shower room can be accessed from the first floor landing.

Bedroom 1: 4.02m x 4.37m

Spacious, double room located on the first floor with large front facing window. Attractive fireplace. Shelved cupboard. Door to en suite bathroom.

En suite bathroom: 3.52m x 1.54m

Fitted with a white sunken bath with hand held shower, WC and wash hand basin.

Bedroom 2: 3.79m x 4.43m

Located off the first floor landing this double room also has a large front facing window as well as a rear window. Fireplace with wood surround and tiled inset. Fitted book shelving and shelved cupboard.

Shower room: 1.60m x 2.08m

Fitted with a white WC, wash hand basin and shower in tiled shower cubicle.

Utility room: 1.53m x 1.36m

Located off the half landing and fitted with a stainless steel sink. Plumbed for an automatic washing machine and shelving providing good storage space.

Rear wing

A door on the half landing give access to the rear wing of the house.

Rear hall

Access to bedroom three and the sitting room/kitchen. Door leading out to the rear of the house.

Bedroom 3: 5.35m x 3.28m

Very spacious room with side facing window. Wood flooring and door to en suite.

En suite: 2.54m x 1.39m

Fitted with a white WC, wash hand basin and bath with electric shower fitted above.



Sitting room/kitchen: 4.50m x 3.85m

Well planned room fitted with floor and wall units and incorporating an electric hob and oven. Plumber for an automatic washing machine and space for a dishwasher. Ample space for casual living. Archway to store room/box room and shower room.

Store room/box room: 1.91m x 2.04m

Small area located off the sitting room/kitchen with side facing window and door to shower room.

Shower room: 1.72m x 1.67m

With tiled flooring and walls the shower room is fitted with a shower in shower cubicle and white WC and wash hand basin.

Conditions

All fitted carpets, curtains, fitted kitchen units, light fittings and Aga are included in the sale price. Other items may be available by separate negotiation.

Post code

IV54 8YB

Council Tax

Band F

Entry

By mutual agreement

Viewing

By appointment through South Forrest Property Department on 01463 250255

Price

Offers over £215,000

Home Report

A Home Report exists for this property and can be made available to seriously interested parties.



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