

THE COTTAGE, LITTLEMILL, NAIRN IV12 5QL

Offers over £190,000



A most delightful one bedroom refurbished cottage set in the peaceful hamlet of Littlemill which lies approximately 5 miles South of the seaside town of Nairn.

R&R Urquhart LLP



Quaint, quirky, and full of character this one bedroom stone built cottage is set in the peaceful hamlet of Littlemill, set in rural surroundings just off the A939 Grantown-on-Spey road and within easy travelling distance to Inverness, Nairn and surrounding villages. The previously run down

structure has been cleverly and tastefully renovated with lots of attractive exposed stonework, and in recent years further improvements have been made. Many of the rooms offer multi-purpose options. The Cottage benefits from

an attractive garden, ample parking, a garage and further outside storage.

The property can be entered via the Sun room or the utility room/boot room.



Sun room – 2.77m x 2.83m

A later extension to the property and accessed via a glazed timber door with a large glazed window overlooking the garden.

The floor is laid with grey slate effect tiles with underfloor heating. Two exposed stone walls create an interesting feature.

Utility room/Boot room – 2.60m x 2.90m

A glazed door gives access from the garden, and a large window again gains lots of natural daylight.. This room is very much multi-functional, including a utility room or a cosy dining area being located just off the kitchen,

Study/hobby room – 2.60m x 2.30m

A multi-purpose room with a window facing onto the garden and finished with solid oak floor boards. A door then leads to the bathroom, and a further one to the lounge.

Bathroom – 2.75m x 2.03m

Comprising a white WC, wash-hand basin and bath with shower over, and a glass shower screen. A recessed area provides ample shelving, with plumbing and space for a washing machine (included). The floor benefits from underfloor heating.

Lounge – 6.15m x 3.37m

A fantastic room with double height vaulted beamed ceiling with three skylights. The huge feature wall is of exposed stone with a recessed multi fuel stove and slate hearth. The stove, when lit heats the radiators and water. The floor is laid with solid Oak floor boards, and a stunning cast iron spiral staircase leads to the mezzanine bedroom.

Kitchen – 3.53m x 3.47m

Fitted with Ikea 'Shaker' style freestanding units in white with a timber trim, oak worktops, and a white ceramic 1½ bowl sink and drainer. As the units are freestanding, this gives a degree of flexibility in layout. Appliances include a dishwasher, cooker and a fridge/freezer .

There is open shelving providing additional storage, and a stone wall features a cast iron ornamental stove/ fire.

Bedroom – 4.83m x 3.00m

Accessed via the cast iron spiral staircase, a bright double room with coombed ceilings and beams, and giving a terrific perspective of the ground floor lounge. A partition has been erected and a WC installed for convenience.

Outside

A single garage with double timber doors and a side door offers amazing external storage if not used for a car. There is also a lean-to store and a green house. The garden is mainly laid to lawn with lots of established trees, shrubs and bushes creating a peaceful haven.



Extras Included

Blinds and curtains (except bedroom), washing machine and cooker

Heating Multi-fuel stove which heats the water and radiators. Sun room and bathroom have underfloor heating.

Double Glazing Timber double and triple glazed

Council Tax Band C

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.