



CREAG-LIATH, CRAGGIEMORE, DAVIOT EAST, IV2 5XQ

Detached 5 Bedroom Property set in Scenic Rural Location

- Entrance Vestibule
- Hall
- Lounge
- Kitchen / Dining / Family Room
- Utility Room
- W.C.
- Office
- 5 Bedrooms
- Bathroom
- Shower room
- Oil Central Heating
- Double Glazing
- Large Garden
- EPC Band - E





DESCRIPTION

Adapted and extended, Creag-liath is a deceptively spacious detached villa which enjoys the benefits of rural living, yet is within an easy commute to Inverness. The lounge has an open fireplace providing an attractive focal point and the kitchen / dining/ family room is the hub of the house with patio doors opening onto the lovely garden grounds to the side. Benefiting from oil central heating and double glazing, the property is set in large garden grounds with car port, workshop and ample off-road parking. Viewing is recommended to appreciate the pleasing views on offer.

LOCATION

Situated in a scenic rural location, within easy commuting distance of Inverness, some 8 miles distant. Primary school children are educated at Daviot with secondary school children taken by bus to Inverness (Millburn Academy). Tomatin is some 4 miles distant and has its own village hall with covered pitch/astro turf pitch, shop with post office and is home to a whisky distillery. Inverness airport, which is approximately 16 miles distant, provides scheduled flights throughout the UK, Ireland and limited chartered flights to Europe.

DIRECTIONS

From Inverness take the A9 south turning left on to the B9154 – signposted Moy. Follow this road then take the first road to the left sign posted for Dalroy. Continue along this road crossing over the bridge and take the second road to the right, sign posted for Craggiemore & Braeval Farms. Continue up this track, passing the farm and Creagliath is the next property on the left hand side



ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE **1.23m x 1.18m**

UPVC door with opaque glazed panel opens from the front garden to the vestibule. Glass panelled door to the hall.

HALL

Doors to the lounge, 3 bedrooms, bathroom and rear hallway. Door to deep shelved cupboard. Open tread staircase to the upper accommodation.

LOUNGE **4.26m x 3.93m**

Set to the front of the property with window to front and side overlooking the garden to countryside beyond. Wooden flooring. Three branch ceiling light and two wall lights. Cast iron open fireplace with slate hearth and wooden surround providing an attractive as well as cosy focal point. Glass panelled door and slight step down to the hall.

BEDROOM 1 **4.38m x 3.34m at longest & widest**

Set with window to the front overlooking the garden and beyond to open countryside. Vanity wash hand basin with mirrored tiled splash-back. Fitted wall unit with louvre doors incorporating wardrobes, dressing table with mirror above and upper storage. Further two fitted wardrobes with louvre doors with hanging rail in each, fitted mirror and storage above.

BEDROOM 2 **3.92m x 3.22m**

Set to the side with window overlooking the garden to countryside beyond.

BEDROOM 3 **4.23m x 1.94m widens to 2.06m**

This is a single room, set to the side of the property. Vanity wash hand basin with storage below and mirrored tiling above. Double fitted wardrobe with hanging rail and shelf. Recessed display area with storage below.

BATHROOM **2.12m x 2.00m**

Fitted with a white suite incorporating corner spa bath with shower attachment, w.c. and wash hand basin. Opaque window to the side.

REAR HALL

Accessed from the main hall, this area has doors leading off to the kitchen, office, w.c. and UPVC door with opaque glazed panel to the rear garden

KITCHEN/DINING/FAMILY ROOM

FAMILY ROOM **3.87m x 3.87m**

Door from the rear hall opens into the family room. Television aerial and satellite connections. Wide archway to the kitchen.

Patio doors with vertical blinds fitted open to the garden at the side.

KITCHEN/DINING ROOM **3.87m x 3.00m**

Fitted with wood fronted base and wall units incorporating fitted Rayburn cooking range with tiled splash-panel and extractor hood fitted above. Window to side with roller blind fitted and further window to the other side with bamboo style blind fitted. Electric oven, hob with tiled back panel and extractor hood. Space for an American style fridge freezer. Plumbed for a dishwasher. Ample room for table and chairs. Wide arch to the family room.

UTILITY ROOM **2.88m x 1.52m longest & widest**

Fitted with a base and larder unit incorporating stainless steel sink with drainer. Window to the side overlooking the driveway. Plumbed for washing machine. Space for a tumble dryer. Ceiling mounted clothes drying pulley.

OFFICE **2.17m x 1.53m & 1.32m x 0.76m**

This is a small L-shaped room, currently utilised as an office.

W.C. **1.29m x 1.23m**

Set with opaque window to the rear, this room is fitted with a w.c. and wash hand basin.

FIRST FLOOR

The carpeted open tread staircase with hand rail leads up from the hall to a spacious and bright gallery LANDING: This area could easily be utilised as a sitting area or study. Velux window to front. Telephone point. Doors to 2 bedrooms and a shower room. Door to eaves storage. Door to deep cupboard with light.

BEDROOM 4 **3.99m x 3.94m longest & widest**

Two Velux windows to the side ensure this is a bright room. Door to eaves storage. Door to fitted wardrobe with hanging rail and shelf. Mirrored doors conceal further storage area. Telephone point.

SHOWER ROOM **2.23m x 1.60m**

Fitted with a shower tray with curtain, rail and electric shower fitted. Wash hand basin with tiled splash-back and w.c. Wall mounted cabinet with mirrored door. Velux window to the side.

BEDROOM 5 **3.41m x 3.10m longest & widest**

Velux window to the front with pull down blind. Door to eaves storage.

WORKSHOP **5.20m x 2.39m approx**

Set to the rear of the property with power and light. Pedestrian door and window to the side.





GARDEN

The garden is mainly gravelled to the front to allow further parking if required with planted rockeries. There is a large area of garden to the side laid to grass with mature trees and bushes. Decked patio. CAR PORT with loc-block driveway and further gravelled parking adjacent.

HEATING

The property benefits from oil central heating, supplemented by the open fireplace in the lounge.

GLAZING

The property has double glazed windows. The window in the workshop is single glazed.

EXTRAS

All fitted floor coverings, blinds, some curtains, Rayburn, and the oven hob and extractor hoods are included in the sale. The fridge freezer, washing machine, dishwasher and tumble dryer may be available subject to negotiation.

COUNCIL TAX

The current Council Tax band on this property is band E. You should be aware that this may be subject to change upon the sale of the property.

SERVICES

The subjects benefit from mains electricity and the seller is in the process of changing the private water supply to a mains supply. Drainage is to a septic tank.

ENTRY

By mutual agreement.

VIEWING

Contact Anderson Shaw & Gilbert, Property Department on 01463 253911 or the Highland Solicitor's Property Centre on 01463 231173 to arrange an appointment to view. NO SUNDAY VIEWINGS

REF: LFB

E-mail: lburns@solicitorsinverness.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	44	49	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
			(34) (38)



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THE PROPERTY MISDESCRIPTIONS ACT 1991

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