SouthForrest
Solicitors and Estate Agents

55 Glenlia, Foyers, Inverness, IV2 6XY

- Terraced cottage.
- Two bedrooms.
- Private parking space.
- Lounge.
- Shower room.
- Double & single glazing..
- Kitchen.
- Private garden grounds.
- Multi-fuel stove & room heaters.

Offers Over £145,000

An exciting opportunity to purchase a charming, two-bedroom, terraced cottage in the peaceful village of Foyers offering a fantastic first-time buy or investment opportunity in a rural location with lots of potential.
The accommodation comprises the entrance hall, bright and spacious lounge with multi-fuel stove creating a cosy focal point to the room, kitchen and two double bedrooms with the shower room completing the accommodation. There is currently no central heating system installed, however heating is provided by the multi-fuel stove and room heaters. The property benefits from double glazing with the exception of the windows in the porch at the rear of the property.
Private outdoor space includes a fully enclosed front garden with a colourful variety of mature shrubs and trees and a seating alcove. The rear garden is fully enclosed, has been laid with bark and features a summer house, seating area and assortment of mature trees, shrubs and plants. Private parking space is located at the rear of the property and is accessed by the vehicular access track.
This property will appeal to a range of potential purchasers and early viewing is advised.

LOCATION

Located in Foyers on the banks of Loch Ness, this property offers a quiet, rural location within easy commuting distance of Inverness.
Amenities in the village include a convenience store, post office, café, tearoom and farm shop, and medical practice. There is also a community hub run by the Stratherrick and Foyers Community Trust which hosts a range of services and events available to local residents. Whitebridge hotel, which is open to non-residents is approximately 3 miles away. Inverness is situated approximately 20 miles from the property and hosts a comprehensive range of amenities and leisure facilities.
A short walk from the property you will find the Falls of Foyers, which is a popular attraction for locals and visitors alike, and many other local walks can be started from the house.
Children of Primary School age are currently attending Aldourie Primary School. Older children would attend Inverness Royal Academy. A school bus service is offered for the Primary School, and older children attending the Academy would make use of the public bus service, at no cost. This public bus, just a minutes walk from the property, provides a convenient, regular link to Inverness. Other travel options include train, bus and road routes accessible from Inverness, as well as Inverness airport.

DIRECTIONS

From Inverness head to the Holm Roundabout and exit onto the B862 signposted for Dores and follow for approximately 5.7 miles. Just after The Dores Inn, take a slight right to join the B852 and follow for 11.2 miles into Foyers and pass the play park/local green on your left. Number 55 Glenlia will be on your left-hand side, just after the bus stop and will be clearly sign posted by a South Forrest for-sale board. The property has a yellow front door with '55' in yellow letters on the fence next to a sign on the gate for 'Heather Cottage'.

KEY POINTS

- Peaceful rural location.
- Well-proportioned accommodation.
- Private gardens & parking.
- Investment opportunity.
- Amenities nearby.

ACCOMMODATION

ENTRANCE HALL

1.22 x 0.95 & 2.89 x 1.01 (4'0" x 3'1" & 9'5" x 3'3")
Front external door, wall mounted cupboard with fuse box and electric meter, loft hatch and access to lounge, bedroom one and kitchen.

LOUNGE

3.63 x 3.37 (11'10" x 11'0")
Comfortable lounge with front facing window overlooking the garden, multi-fuel stove creating a cosy focal point in the room, shelved alcove and access into the kitchen.

KITCHEN
2.83 x 1.92 (9'3" x 6'3")
Galley style kitchen with one wall mounted and base cabinets, worktop space with stainless steel sink and draining board, space for white goods, rear facing window and access into the rear hallway.

BEDROOM ONE
3.75 x 2.70 (12'3" x 8'10")
Double bedroom with front facing window and built-in storage alcove.

BEDROOM TWO
3.17 x 2.14 (10'4" x 7'0")
Double bedroom with rear facing windows overlooking the garden.

SHOWER ROOM
2.16 x 1.71 (7'1" x 5'7")
Electric shower, wash hand basin, WC, heated towel rail, wall mounted shelving, shaving point and extractor fan.

REAR HALLWAY
2.17 x 0.85 (7'1" x 2'9")
Access to bedroom two and porch.

PORCH
1.02 x 1.02 (3'4" x 3'4")
Situated at the rear of the property and allows access out into the rear garden.

FRONT GARDEN
Private, fully enclosed garden with a paved pathway to the front door and mature trees, shrubs and perennial plants providing a vibrant green outlook from the front of the property. Please note the potted plants will be removed prior to sale.

REAR GARDEN
Fully enclosed, private garden laid to bark with a seating area, summer house, assortment of colourful trees, shrubs and perennial plants and paved pathway giving access to the vehicular track and parking space.

PARKING SPACE
Situated at the rear of the property off the access road, next to the garage of the neighbouring property. Sufficient parking space for two cars.

ACCESS ROAD
Private access road at rear of terrace cottages, right of access for all properties in the terrace, maintenance is a shared responsibility between all properties.

EXTRAS
This property is being sold as seen. Fitted floor coverings, light fittings, curtains in the lounge, blinds and curtain poles/tracks are to be included in the sales price. Please note the bedroom curtains will be removed prior to sale.

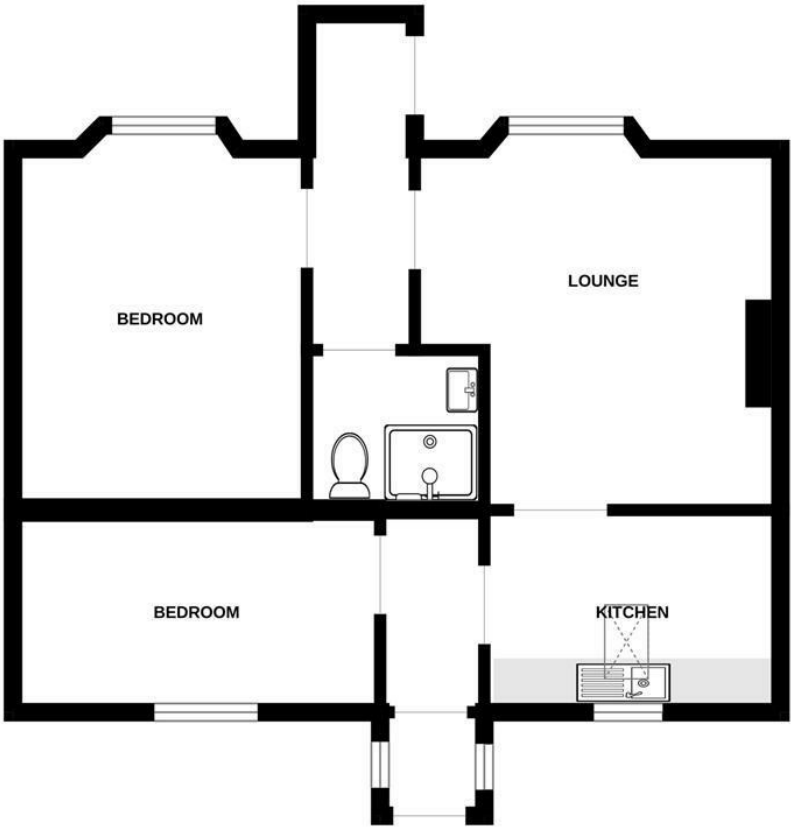
SERVICES
The subjects benefit from mains electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available. Heating is provided by a multi fuel stove in the lounge and electric room heaters.

EPC BAND
EPC Band D.

COUNCIL TAX BAND
The current council tax is Band A. Please be aware that this may be subject to change upon sale.

VIEWING ARRANGEMENTS
By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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