

Glassburn Cottage

BEAULY, IV4 7LE



A simply stunning 4 bedroom detached barn conversion set in tranquil woodland surroundings



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McEwan Fraser Legal is delighted to present this 4 bedroom detached barn conversion only 500 yards down to the banks of the River Glass, set in the most spectacular woodland and gentle mountain surroundings, it truly is a tranquil highland retreat.

Once inside the property the immediate “wow” moment is the spacious kitchen/dining room which forms the heart of the property, with a high vaulted ceiling and windows to three sides that offer wonderful views over the garden, from where you may be lucky enough to see birds at the bird table, pine martens, deer and otters go about their daily business whilst you relax with your morning coffee!

THE LOUNGE



The property is all located across the ground floor and comprises internally:

- Separate cosy sitting room with wood-burning fireplace
- Fully equipped kitchen with breakfast bar area, leading to the open plan dining area with windows to three sides and a vaulted ceiling
- Utility room

THE KITCHEN/DINER

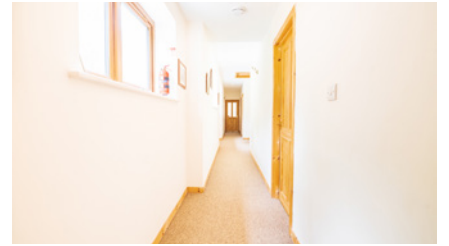






- 4 bedrooms which include en suite shower rooms to bedrooms 1 & 2
- Family bathroom with bath and showerhead

In addition to this the property has eco friendly underfloor heating supplied by a ground source heat pump, plenty of parking-space for more than 4 cars on the driveway, bench seating in the rear garden and a shed.



THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



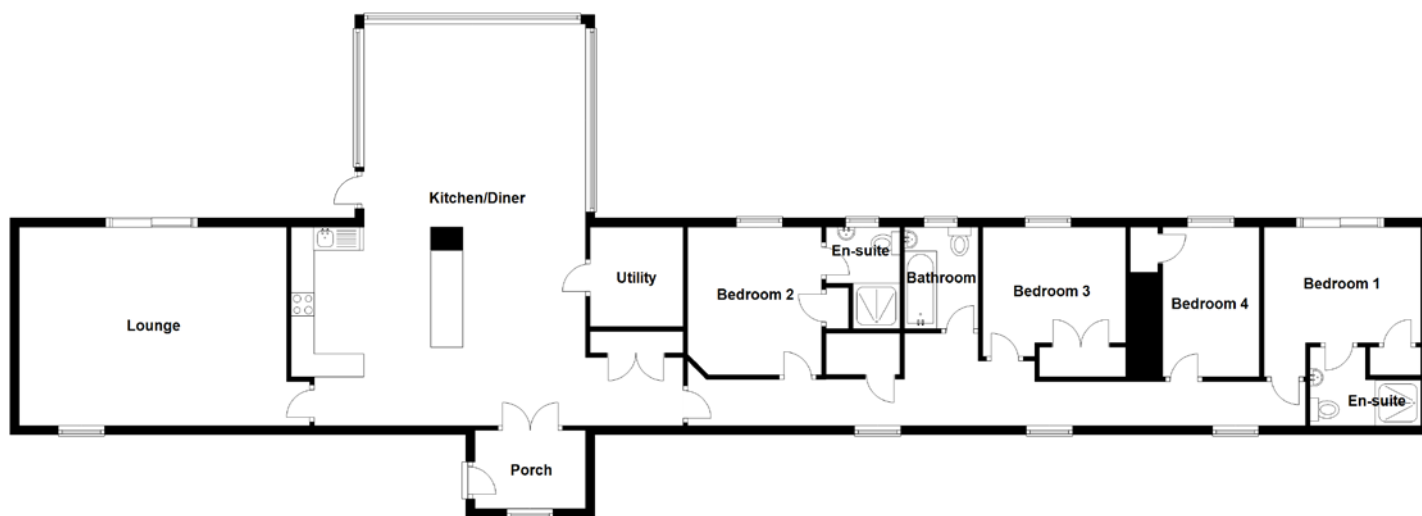
This is an ideal Highland holiday home to come and get away from city life, or it could become a very lucrative investment due to the high level of tourism in the North of Scotland, the property has been utilised as a successful well-reviewed holiday let by the current owners and have had bookings right up until coming to market for sale.

THE GARDEN & VIEW





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Porch	2.40m (7'10") x 1.70m (5'7")
Lounge	6.30m (20'8") x 4.30m (14'1")
Kitchen/Diner	8.70m (28'7") x 8.00m (26'3")
Utility	2.72m (8'11") x 2.02m (6'7")
Bedroom 1	3.50m (11'6") x 3.40m (11'2")
En-suite	2.40m (7'10") x 1.70m (5'7")

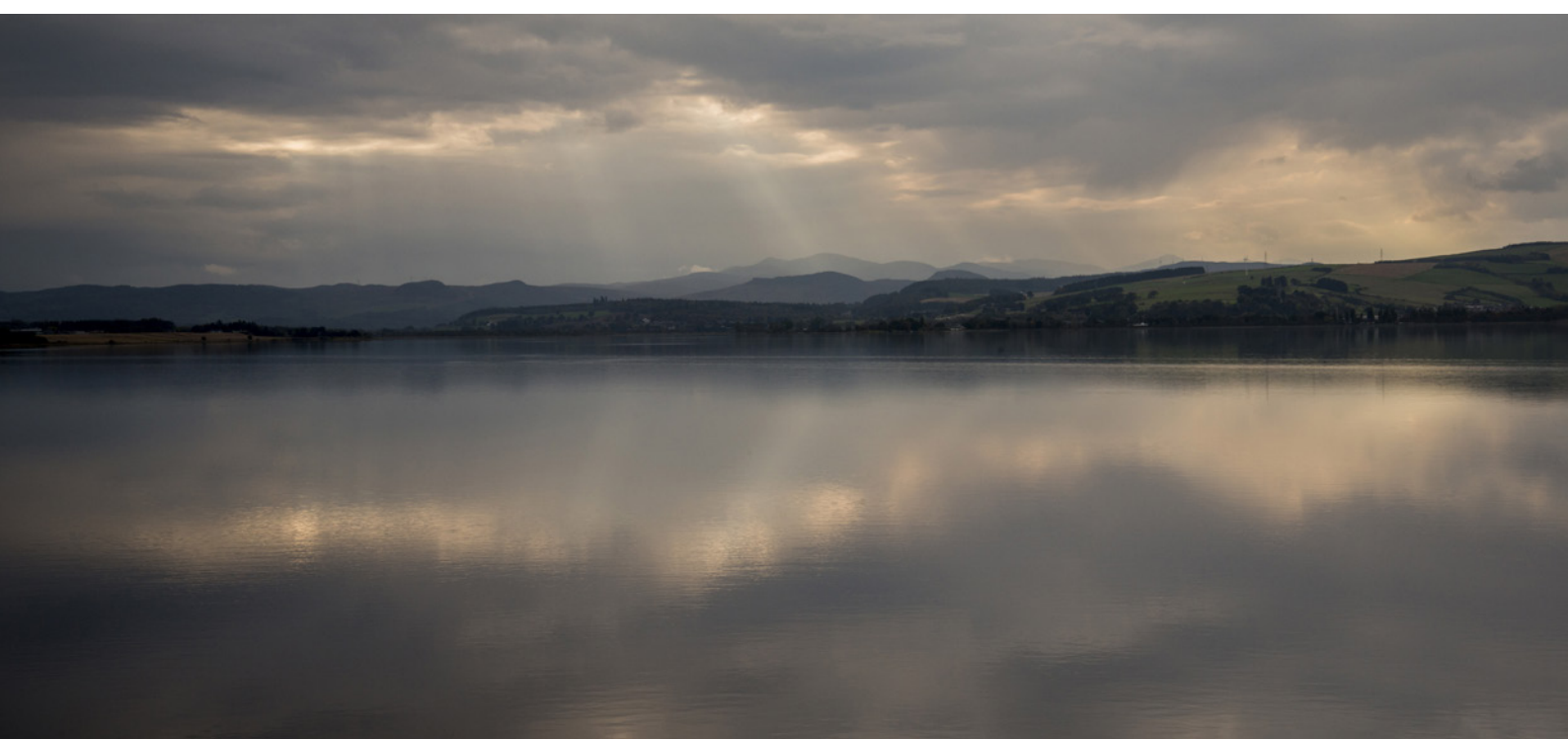
Bedroom 2	3.20m (10'6") x 2.90m (9'6")
En-suite	2.20m (7'3") max x 1.60m (5'3")
Bedroom 3	3.10m (10'2") x 2.80m (9'2")
Bedroom 4	3.50m (11'6") x 2.10m (6'11")
Bathroom	2.20m (7'3") x 1.60m (5'3")

Gross internal floor area (m²): 67m²
EPC Rating: C



THE LOCATION

Glassburn Cottage is a superbly designed detached barn conversion situated in Glen Strathfarrar, just beside the famous Glen Affric, known as the most beautiful glen in Scotland, two miles from the village of Cannich in the Northern Highlands and only a few minutes from the larger town of Beauly that will offer all the amenities expected in a local high street.





The village of Beaulieu is an easily commutable 12 miles from Inverness and on the internationally famous North Coast 500 driving route (NC500). The name Beaulieu means “beautiful place” with the village attracting thousands of visitors from all over the world. In addition, it also has a health centre, railway station and offers a wide selection of shops, restaurants, and hotels. Secondary pupils attend Charleston Academy in Inverness using free council provided transport with younger pupils attending the highly-rated Teanassie Primary School.

Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment, whilst offering spectacular scenery and places of historical interest. Acknowledged to be one of the fastest-growing cities in Europe, the city provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands are a delight to followers of outdoor pursuits with easy access to the winter and summer sports playgrounds of The Cairngorms and Lochaber. The ruggedness of the North-West Highlands, often referred to as the last great wilderness in Europe, are close-by with this area boasting some of the most beautiful beaches and mountains in Scotland. Golfers are not forgotten either with some of the most internationally famous, iconic courses such as Royal Dornoch, Nairn and Castle Stuart all within an easy drive.



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