

The Turning Point

FOYERS, INVERNESS, HIGHLAND, IV2 6YB



A charming three-bed cottage, refurbished by the current owners, nestled by woodlands and water



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Welcome to "The Turning Point" in Lower Foyers, IV2 6YB. This refurbished single-storey three-bedroom cottage is a hidden gem nestled against a secluded woodland backdrop, close to the serene waters of Lower Foyers.

Imbued with country-style charm, the cottage's interiors have been lovingly refurbished by its current owners. Set on a generous plot, it holds potential for future development, subject to planning. A gated driveway accommodates two-three cars, and a lockable shed/workshop adds convenience.

THE LOUNGE

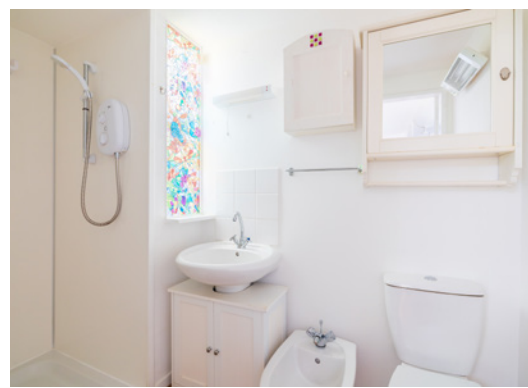


Step inside to discover the cosy lounge boasting a wall-mounted fireplace, creating a snug retreat. A versatile second reception with a log burner is at the rear of the house offering possibilities as a second sitting area, dining room, or even a walk-through wardrobe/dressing area leading to bedroom 1 with an en-suite shower room.

THE 2ND RECEPTION



BEDROOM 1



THE KITCHEN



The cottage presents a new kitchen with free-standing appliances and a recently installed boiler.



Two further bedrooms offer comfort, while the slightly smaller of the two is perfect for an office or guest accommodation. The modernized bathroom features a free-standing roll-top bath.

THE BATHROOM



BEDROOM 2



BEDROOM 3

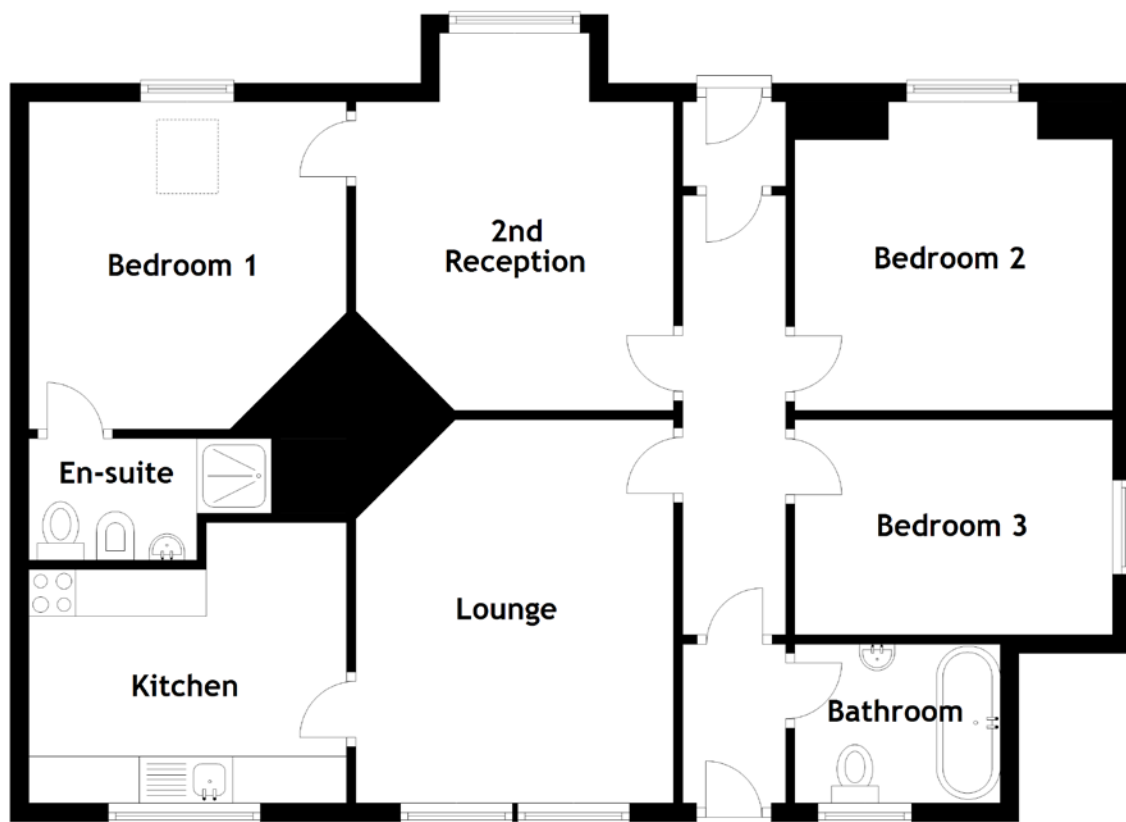


Ideal for a holiday let or as a vacation home, this property benefits from the region's robust tourism. Its excellent location provides easy access to the Highlands' many attractions.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

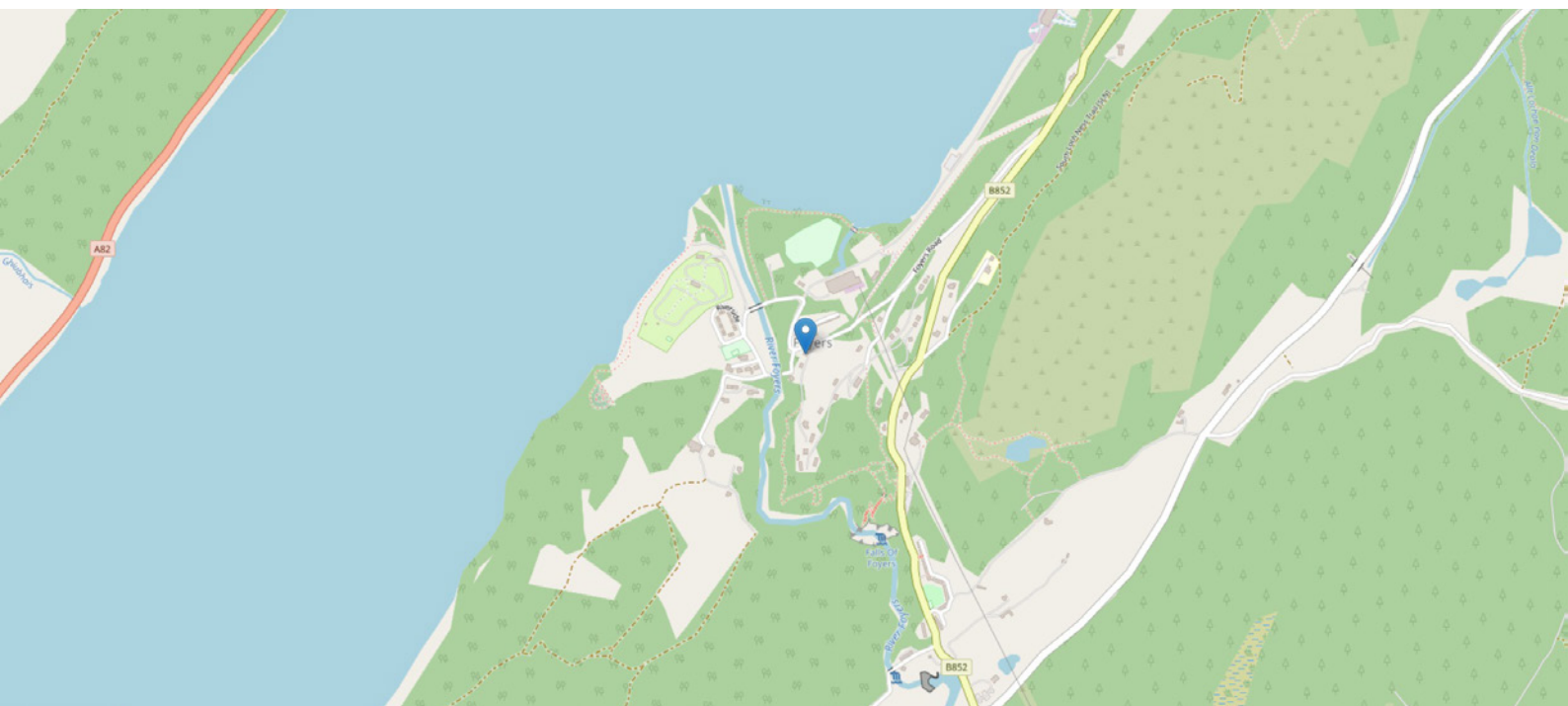


Approximate Dimensions
(Taken from the widest point)

Lounge	4.10m (13'5") x 3.40m (11'2")
Kitchen	3.40m (11'2") x 3.00m (9'10")
2nd Reception	4.00m (13'1") x 3.40m (11'2")
Bedroom 1	3.50m (11'6") x 3.40m (11'2")

En-suite	2.60m (8'6") x 1.30m (4'3")
Bathroom	2.20m (7'3") x 1.70m (5'7")
Bedroom 2	3.40m (11'2") x 3.30m (10'10")
Bedroom 3	3.40m (11'2") x 2.20m (7'3")

Gross internal floor area (m²): 92m²
EPC Rating: F



THE LOCATION

Nestled in Lower Foyers, this delightful 3-bedroom cottage enjoys a community-rich locale. The vicinity offers an array of amenities including a post office, restaurant, shop, hotel, farm shop, and health centre. Foyers Primary School caters to junior education, while senior pupils benefit from the modern Inverness Royal Academy, facilitated by Highland Council's transport.





Enveloped in stunning scenery, the area is a haven for outdoor enthusiasts. From hillwalking to horse-riding, fishing to climbing, endless recreational activities await. A mere 20 miles away, Inverness presents a dynamic cityscape with historic charm. Experience retail parks, supermarkets, cultural venues, education, entertainment, and top-tier medical facilities. A harmonious blend of tranquillity and convenience awaits in this remarkable locale.



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