

# Millburn Cottage

MILTON, INVERGORDON, HIGHLAND, IV18 0NQ



*A CHARMING 3/4 BEDROOM  
DETACHED COTTAGE*



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Welcome to Millburn Cottage, an enchanting 3/4-bedroom detached residence with timeless curb appeal nestled in the heart of Milton, Invergordon. This delightful cottage exudes charm from the outside, promising a warm welcome to its new owners. While its exterior radiates character, the interior provides an exciting canvas for improvement, presenting a unique opportunity for a new owner to infuse their personal style and preferences.

The ground floor of this lovely cottage comprises one double bedroom offering a tranquil space for rest and relaxation. The kitchen, a hub of potential, awaits a modern touch, and the lounge, featuring a wood burner fireplace, creates a cosy atmosphere for gatherings. A family bathroom on this level adds practicality to the charming living space. Additionally, a second reception room on the ground floor is currently used as another bedroom, providing flexibility in usage. This versatile space could easily be transformed into a formal dining room or another living area, depending on how you would like to set it up.

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**Bedroom 4**







**Bedroom 3**







Ascend to the first floor to find two additional bedrooms and a shower room, providing ample accommodation for family and guests. The shower room, while functional, invites the opportunity for upgrading and customisation.







**Bedroom 2**











### Approximate Dimensions

(Taken from the widest point)

Lounge	4.40m (14'5") x 3.60m (11'10")	Bathroom	2.08m (6'10") x 2.00m (6'7")
Kitchen	3.62m (11'11") x 3.00m (9'10")	Shower Room	2.50m (8'3") x 1.10m (3'7")
Bedroom 1	4.40m (14'5") x 3.10m (10'2")	Gross internal floor area (m <sup>2</sup> ): 95m <sup>2</sup> EPC Rating: F	
Bedroom 2	4.40m (14'5") x 3.70m (12'2")		
Bedroom 3	4.20m (13'9") x 3.00m (9'10")		
Bedroom 4	4.40m (14'5") x 3.70m (12'2")		



Externally, a small lawn section in the rear garden beckons for outdoor enjoyment, this is very low maintenance as its artificial grass. A side gate ensures convenient pedestrian access, and a spacious outdoor wooden shed/workshop unit stands ready for storage or creative pursuits. This charming cottage, priced to reflect its potential for improvement, invites a new owner to shape it into a personalised haven. With a vision for modernisation and redecoration, Millburn Cottage is poised to become a cherished home with character and contemporary flair. Embrace the opportunity to transform this lovely property into your dream retreat.







Millburn Cottage is perfectly situated in Milton, a tranquil locale just 5 miles and a short 10-minute drive from Invergordon. This charming village boasts essential amenities, including a local store catering to day-to-day needs and a primary school. Invergordon Academy is conveniently available for senior pupils, making Milton an ideal location for families. Milton serves as an excellent base, offering easy accessibility to neighbouring towns such as Tain, Alness, and Invergordon. Invergordon, a mere 10-minute drive away, is renowned for its sheltered, deep-water harbour, steeped in naval history. The town's architecture reflects its maritime past, with various amenities including shops, hotels, restaurants, a cottage hospital, library, sailing club, and a community swimming pool with a modern gym.

## The Location



For golf enthusiasts, Invergordon Golf Course provides a challenging experience, while the world-famous links at Royal Dornoch, Nairn, and Castle Stuart are within easy reach. Regular commuter train services connect Invergordon to Inverness, which is approximately a 35-minute drive via the nearby A9 trunk road. Inverness, the Highland capital city, offers a myriad of retail parks, cultural attractions, educational institutions, and medical facilities, ensuring a well-rounded and convenient living experience. Venture further to explore the easily accessible North West Highlands, often hailed as the last great wilderness in Europe.





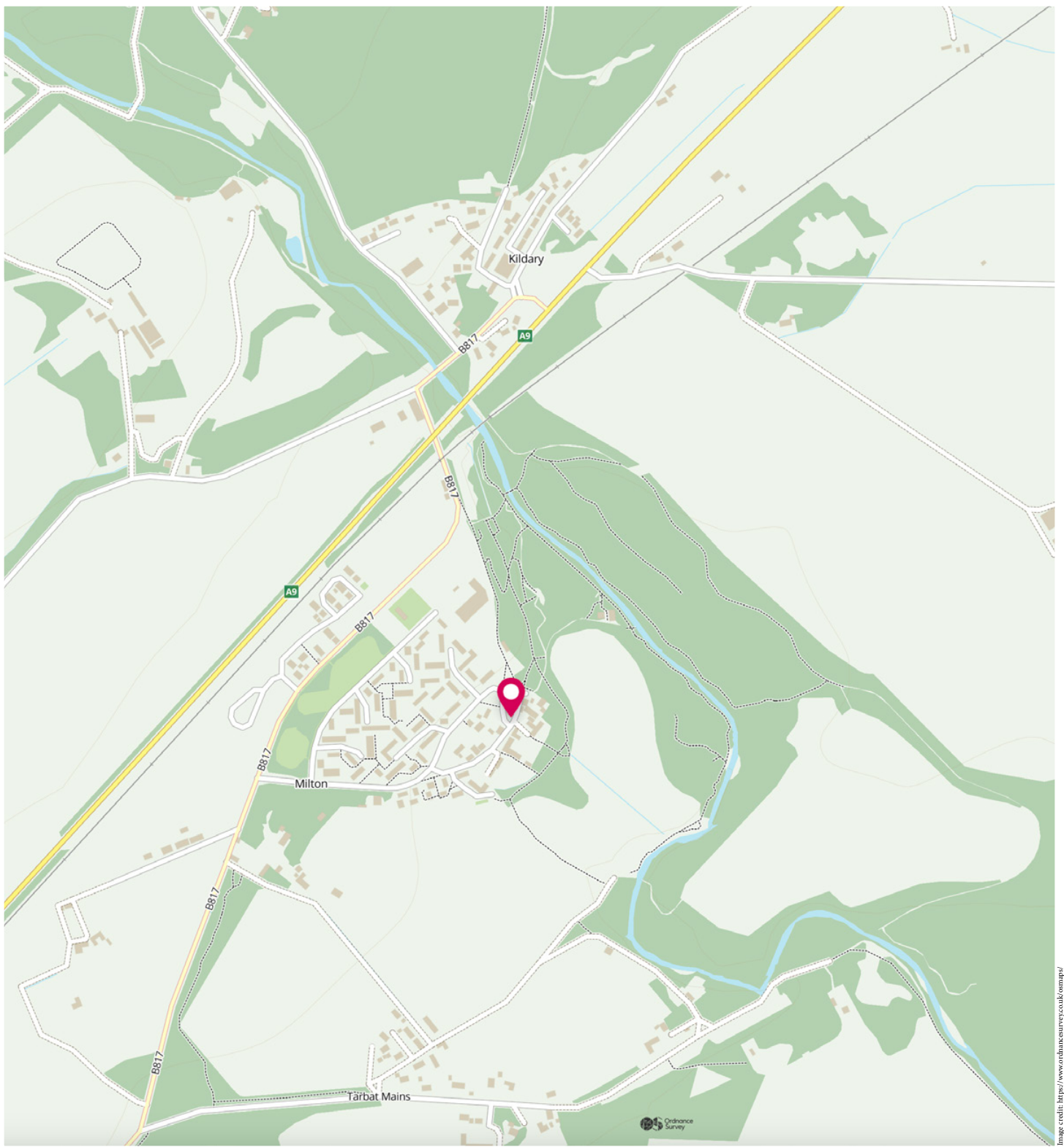


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