

TAIGH SAMHRAIDH CROY



INVERNESS, HIGHLAND, IV2 5PG

INVERNESS, THE HIGHLANDS



This spacious and substantial property is situated in a very quiet location in the attractive and popular village of Croy. It lies less than eleven miles east of Inverness, the capital city of the Highlands, seven miles from Nairn and three miles from Inverness Airport. Local amenities, include a village hall, with Post Office and primary school, are all found within an easy walking distance of the property. There is a regular bus service to and from Inverness where a more comprehensive range of facilities can be found.

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 Highland capital 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 provide fabulous opportunities for outdoor activities with easy access to the celebrated Cairngorms National Park. The ruggedness of the North-West Highlands often referred to as the last great wilderness in Europe, is also accessible with the area boasting some of the most beautiful beaches and mountains in Scotland.

Golfers are not forgotten about either with some of the most internationally famous iconic courses such as Royal Dornoch, Nairn and Castle Stuart, all within an hour's drive away.

ADERSIER, KESSOCK BRIDGE, CAWDOR CASTLE & INVERNESS CASTLE



VIEW FROM THE ANNEX BALCONY

TAIGH SAMHRAIDH CROY

McEwan Fraser Legal is delighted to offer an exciting opportunity to purchase this very attractive and modern four-bedroom detached villa along with a recently finished, separate, two-bedroom annexe located in the popular and quiet village of Croy, near Inverness. Both properties enjoy extensive views over the Moray Firth to Ben Wyvis and The Black Isle.

The house was constructed over two levels with the entrance vestibule opening to the inner hallway, giving access to a spacious family room, an attractive and bright lounge with multi-fuel stove leading to a large dining-room and beautiful fitted breakfasting kitchen. Which comes with island LPG range cooker, breakfast bar and dishwasher. Adjoining the kitchen are the utility room and a WC.

The upper floor consists of four bedrooms (master bedroom having an en-suite shower room) and family bathroom.

The self-contained annexe has two bedrooms (both with patio doors leading to a large area of decking) and bathroom on the lower floor, with the spacious upper lounge having patio doors leading to a charming balcony having sensational views over The Moray Firth. This self-contained living area could be used for a variety of purposes e.g. letting accommodation, extended family living space etc.

Both properties benefit from LPG heating, as well as double-glazing throughout.





FAMILY ROOM



LOUNGE



KITCHEN



DINING ROOM



BEDROOM ONE



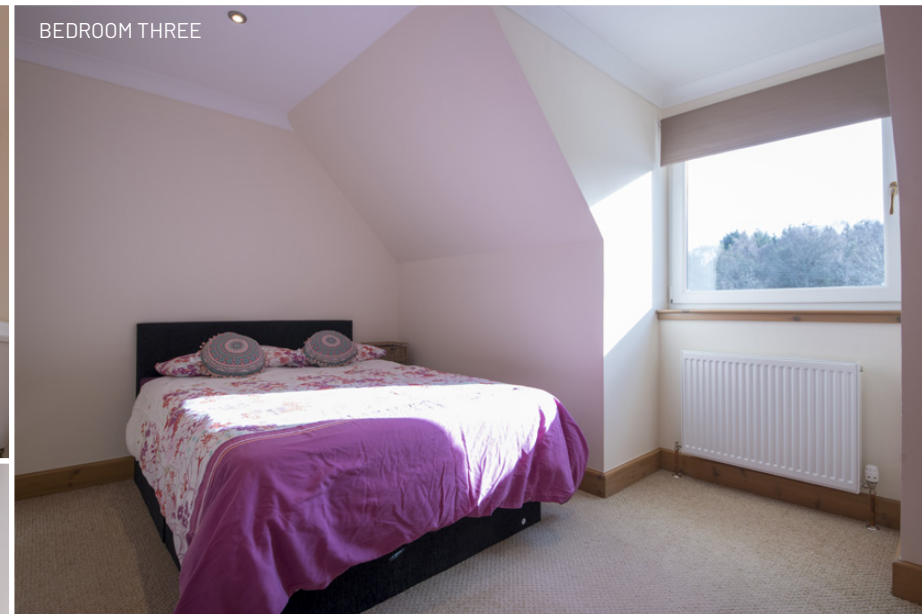
EN-SUITE



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



HALLWAY



BATHROOM





BEDROOM ONE



BEDROOM TWO



HALLWAY



LOUNGE



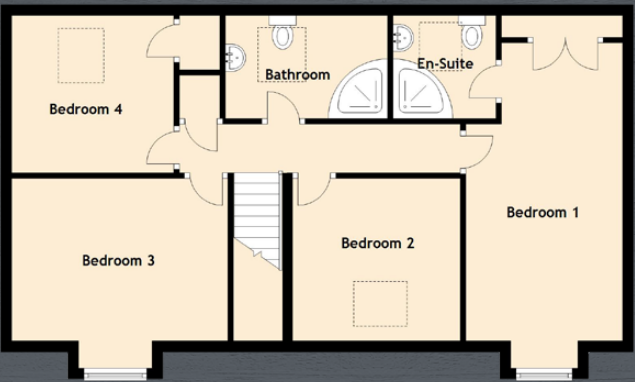
BATHROOM



PROPERTY ANNEX

PROPERTY SPECIFICATIONS

LAYOUT & DIMENSIONS



TAIGH SAMHRAIDH CROY

Approximate Dimensions (Taken from the widest point)

Main Property	
Lounge	4.90m (16'1") x 4.70m (15'5")
Family Room	4.90m (16'1") x 4.10m (13'5")
Dining Room	4.70m (15'5") x 3.30m (10'10")
Kitchen	4.50m (14'9") x 3.30m (10'10")
Bedroom 1	5.60m (18'5") x 2.90m (9'6")
En-Suite	1.90m (6'3") x 1.90m (6'3")
Bedroom 2	3.10m (10'2") x 2.90m (9'6")
Utility Room	2.20m (7'3") x 1.40m (4'7")
Bedroom 3	4.00m (13'1") x 3.00m (9'10")
Bedroom 4	3.00m (9'10") x 2.90m (9'6")
Bathroom	3.00m (9'10") x 1.90m (6'3")

Annex	
Lounge	7.20m (23'7") x 4.90m (16'1")
Bedroom 1	5.00m (16'5") x 2.90m (9'6")
Bedroom 2	5.00m (16'5") x 3.70m (12'2")
Bathroom	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²)

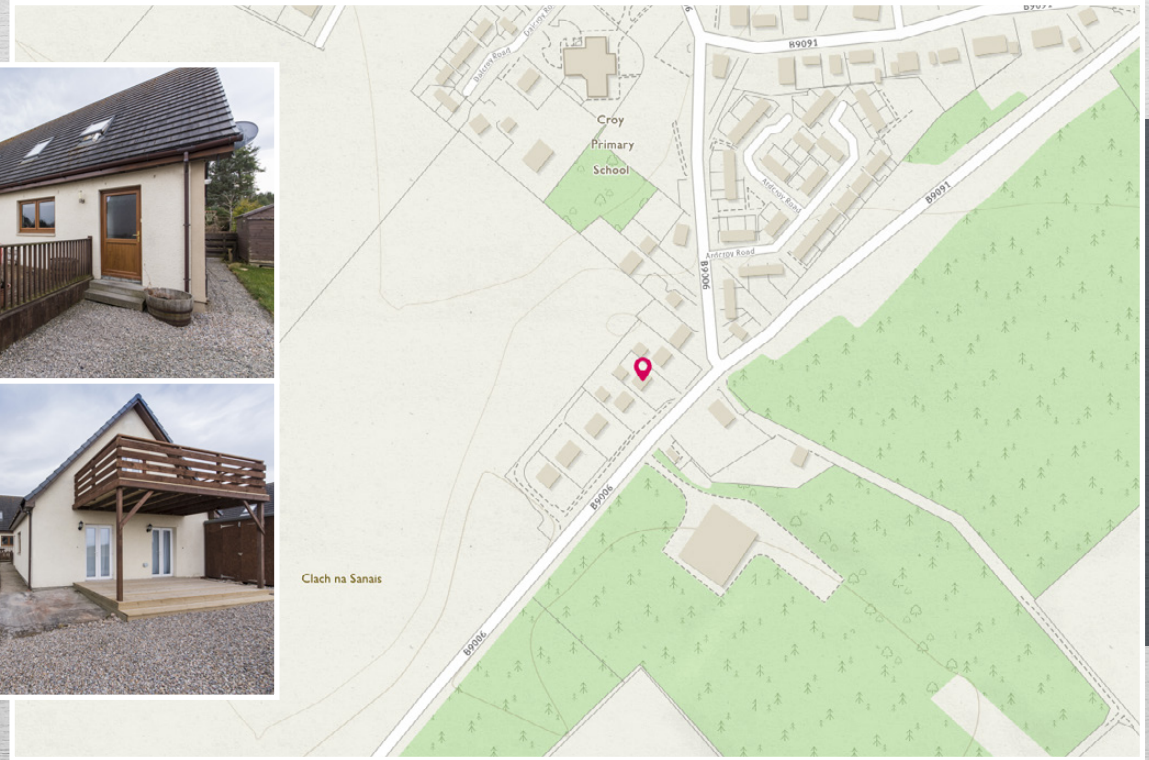
164m²

EPC Rating

D

Extras (Included in the sale):

LPG Range cooker, dish-washer and three timber sheds in the garden.



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Part
Exchange
Available

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