



MacPhee & Partners



ROBIN COTTAGE | INCHLAGGAN | INVERGARRY | PH35 4HR



PRICE GUIDE: £160,000

Set in the heart of the Highlands, Robin Cottage enjoys a superb elevated position with delightful views across the surrounding countryside, with glimpses of Loch Garry in the distance. This charming detached timber bungalow sits within generous garden grounds extending to around 0.24 acres and benefits from private off-road parking. Offering spacious and versatile accommodation all on one level, the property is double glazed throughout and benefits from oil-fired central heating. The well-proportioned layout comprises a bright dual-aspect lounge/dining room with an attractive wood-burning stove, a fitted kitchen, three double bedrooms (including one with a convenient en-suite cloakroom), and a family bathroom. Currently used as an idyllic holiday retreat for the owners, Robin Cottage would also make an excellent permanent residence, combining comfort with a peaceful rural setting. Outside, the mature gardens provide ample space to relax and enjoy the surroundings, featuring a charming patio area, a garden shed, a small greenhouse, and a woodstore, all of which further enhance the appeal of this delightful Highland home.

Located in Glen Garry, an area renowned for its natural beauty, rugged landscapes, and abundant wildlife, the property enjoys a feeling of real seclusion, whilst being less than 10 miles from the neighbouring village of Invergarry. Further facilities are available in Fort Augustus and Fort William, 17 miles and 34 miles distant respectively. This property also enjoys the benefits of supermarket deliveries and good broadband, ideal for remote working.

Charming Detached Timber Cottage
Idyllic Rural Location with Countryside & Partial Loch Views
Lounge/Dining Room
Kitchen
3 Bedrooms (Principal with En-Suite Cloakroom)
Bathroom
Double Glazing & Oil Fired Central Heating
Garden Shed, Greenhouse & Woodstore
Grounds Equating to around 0.24 Acres
Private Parking Area
EPC Rating: E 50

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Accommodation

Entrance Porch 1.5m x 1.5m

With single glazed wooden entrance door. Windows to front and side. Door to entrance hallway.

Entrance Hallway 5.5m x 5.0m

Z-shaped, with two built-in cupboards, one housing hot water tank. Hatch to loft. Doors to all rooms.

Lounge/Dining Room 6.1m x 4.0m

With two sets of triple windows to front countryside views and triple window to side. Multi-fuel stove set on tiled hearth with brick surround and wooden overmantle. Open to kitchen.

Kitchen 5.0m x 3.3m

L-shaped, with triple window to rear. Fitted with a mixture of wooden and wooden trim kitchen units, offset with granite effect work surfaces. Rayburn stove. Plumbing for dishwasher and washing machine. Stainless steel sink unit. Tiled splashback. Doors to rear porch and hallway.

Rear Porch 2.3m x 1.1m

With single glazed frosted window to side. Fitted shelving. Open to cupboard (1.2m x 1.1m with single glazed window to side and fitted shelving). Wooden door to rear garden.

Bathroom 2.4m x 1.8m

With triple frosted window to rear. Fitted with white suite of WC, wash hand basin, and bath with Triton shower over. Tiled splashback.

Bedroom 3.6m x 2.9m

Very slightly L-shaped, with triple window to rear.

Bedroom 4.0m x 3.5m

With triple window to rear. Built-in wardrobe and cupboard.

Bedroom 5.4m x 3.4m

With two triple windows to front views. Built-in wardrobe with cupboard over. Double door to en-suite cloakroom.

En-Suite Cloakroom 1.1m x 0.6m

Fitted with white suite of WC and wash hand basin.

Garden

The property benefits from grounds to all sides, equating in total to around 0.24 acres. The property is approached by a private parking area, with a concrete pathway leading through the archway of mature trees and bushes. An attractive patio area offset with gravel for ease of maintenance features to the front and leads to the entrance door. The remaining grounds are laid in the main to lawn, offset with mature greenery, a concrete pathway leading round to the rear, and paved slabs. A garden shed, greenhouse and woodstore are included in the sale.

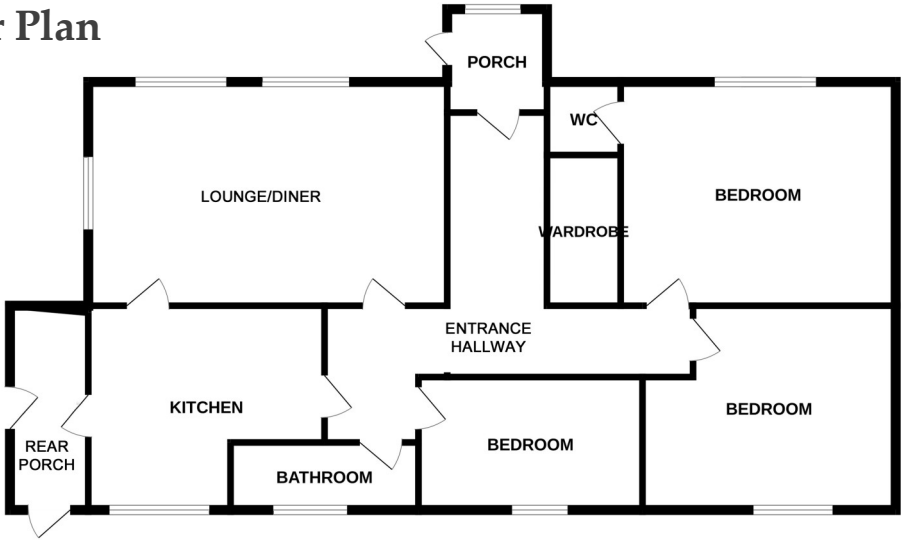
Travel Directions

Travelling north on A82 Fort William to Inverness road for around 24 miles, turn left on to the A87, where signposted Kyle of Lochalsh. Proceed along this road for around 5 miles, and turn left, where signposted Tomdoun. Continue on this single track road for around 4.5 miles. The property is located on the right hand side, directly after the large carved wooden fish on the roadside. Proceed up the shared driveway and Robin Cottage is the first property situated on the left. **Please note:** do not follow SatNav instructions for this postcode, as it will take you across the bridge, around a mile before the property. Instead, use the what3words app:

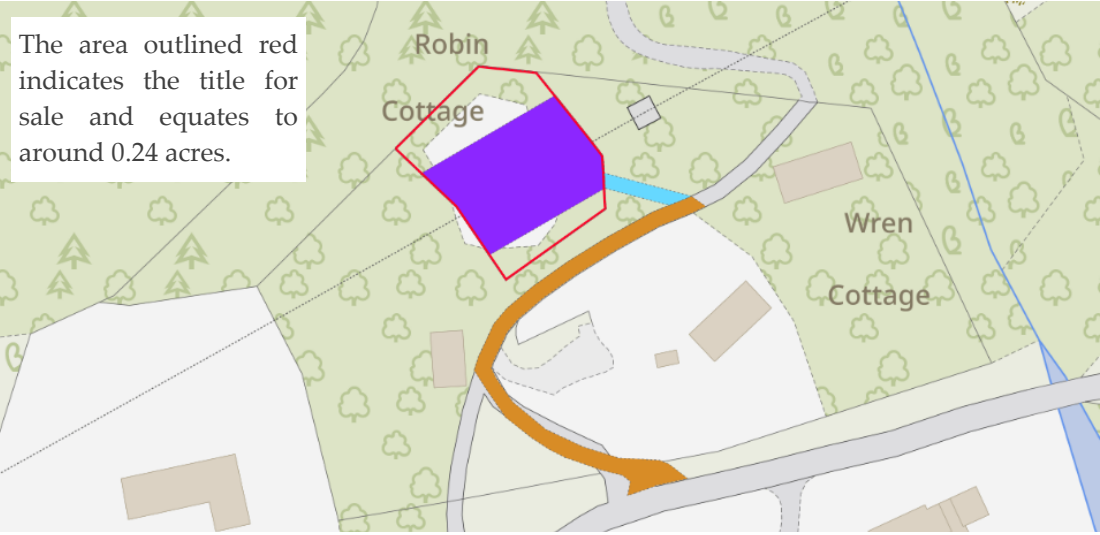
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Floor Plan



Title Plan





These particulars were prepared on the basis of our knowledge of the local area and, in respect of the property itself, information supplied to us by our clients. All reasonable steps were taken at the time of preparing these particulars to ensure that all details are accurate. All statements contained in the particulars are for information only and all parties should not rely on them as representations of fact; in particular:- (a) descriptions, measurements and dimensions are approximate only; (b) all measurements are taken at the widest points; and (c) all references to condition, planning permission, services, usage, construction, fixtures and fittings and moveable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers and therefore if you wish to pursue interest in this property you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the subjects ahead of a closing date and will not be obliged to accept either the highest or indeed any offer for the subjects or any part thereof. All measurements are taken using a sonic tape measure and therefore may be subject to a small margin of error. None of the services or appliances have been checked by us and no warranty is given as to their condition. All arrangements to view must be made by prior appointment with MacPhee and Partners. It is the responsibility of all prospective viewers to check with the agents prior to viewing the property to ensure that it is still available for sale, particularly with regard to long journeys or those viewings arranged some time in advance. 'Offers are invited in the style of the Scottish Standard Offer and incorporating the Scottish Standard Clauses (Edition 6)'.