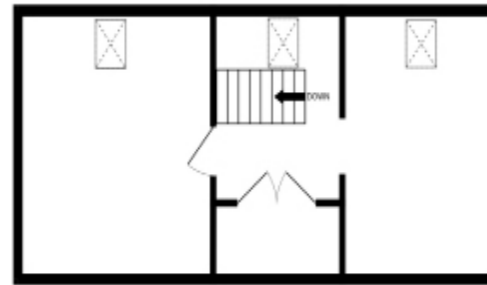
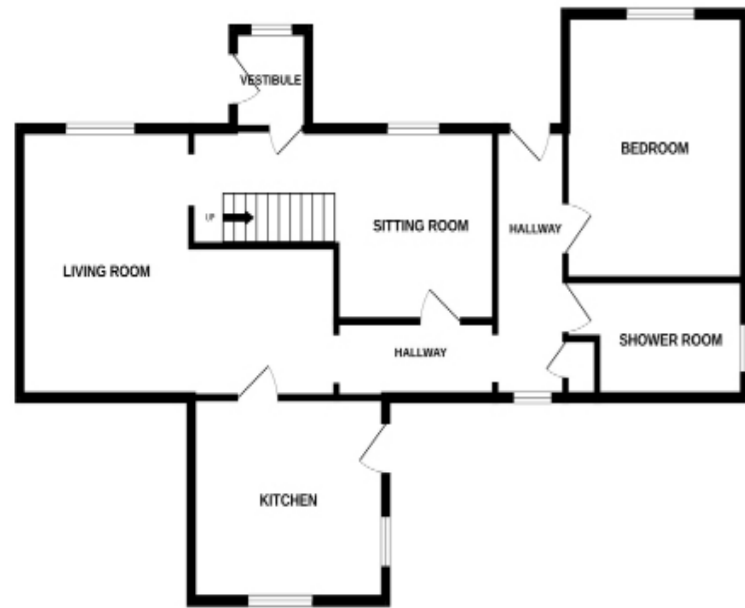


GROUND FLOOR

1ST FLOOR



**Services**

Mains electricity, water, and drainage.

**Heating**

No fixed heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

C

**Viewing**

Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

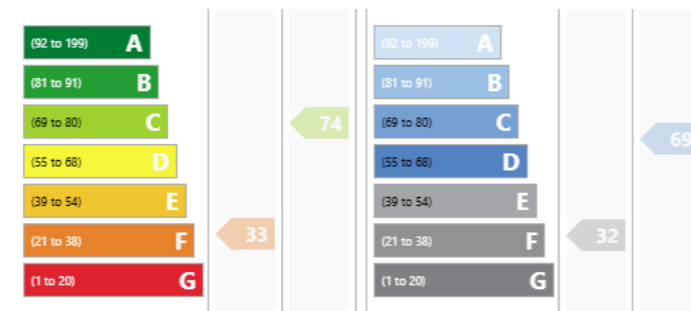
**Home Report**

Home Report Valuation - £180,000

A full Home Report is available via Munro & Noble website.

**Disclaimer**

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or other system within the property.



**HOME REPORT VALUATION £180,000**

**Holly Tree Cottage, 1 Incheril  
 Kinlochewe  
 IV22 2PA**

A detached cottage which requires complete renovation, and benefits from stunning panoramic views and a great location.

**OFFERS OVER £165,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

- Detached Cottage
- 2 Bedrooms
- 1 Reception
- 1 Shower Room
- No Fixed Heating
- Garden
- Off-Street Parking

**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533  
**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.  
**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.  
**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Lounge



Kitchen

**Property Description**

Nestled just outside the sleepy village of Kinlochewe, in a serene settling with stunning views over the countryside and mountains beyond lies Holly Tree Cottage, a two bedroomed detached cottage which offers a fantastic development opportunity for those looking to create their ideal family home. The property sits within surrounding garden grounds which are predominantly laid to lawn, with areas of gravel, and has a tarmac driveway running out the side elevation, as well as a timber shed. The cottage is currently arranged over two floors, with the ground floor consisting of an entrance vestibule and entrance hallway, off which is a lounge/dining room, a kitchen, an inner hall (with a storage cupboard), and two bedrooms. A shower room completes the ground floor and has a WC, a wash hand basin and a large shower cubical. The kitchen is a sizeable room, giving access to the rear elevation and is fitted with wall and base mounted units with worktops and has stainless steel sink with taps and drainer. From the entrance hall, stairs rise to the first floor accommodation which has a landing area and two loft rooms with combed ceilings. There are double glazed windows throughout, and no fixed heating. The boundaries are formed by wire fencing, and viewing is recommended to appreciate the location and scenery, but also to gain an understanding of the work required.

Kinlochewe lies some two miles southeast of the head of Loch Maree and has a couple of shops, a hotel and bunkhouse, mountain chalets, several B&B's, a Post Office, and a petrol filling station. The village lies approximately 50 miles northwest of the city of Inverness on the A832. A popular destination for tourists, the area is renowned for its natural beauty and abundance of wildlife including eagles, pine martens and a variety of birds.

**Rooms & Dimensions**

- Entrance Vestibule  
Approx 1.43m x 1.52m
- Entrance Hall
- Lounge  
Approx 3.95m x 6.05m\*
- Kitchen  
Approx 3.66m x 3.16m
- Inner Hall
- Bedroom Two  
Approx 2.76m x 3.11m
- Bedroom One  
Approx 4.12m x 2.88m
- Shower Room  
Approx 2.91m x 1.80m
- Loft Room One  
Approx 3.08m x 2.37m
- Loft Room Two  
Approx 3.40m x 2.42m
- \*At widest point

**Shower Room**



Bedroom One



Bedroom Two

