





McEwan Fraser Legal

Solicitors & Estate Agents

01463 211 116

Whinstone Cottage

WESTER GALCANTRAY, CAWDOR, NAIRN, HIGHLAND, IV12 5XX













Castle Stuart from Alturlie / Cawdor Wildflower / Culloden Viaduct Winter Sun / Inverness Leanach Cottage Culloden Battlefield

Wester Galcantray

This charming property is located in the quiet hamlet of Wester Galcantray close to the villages of Croy and Cawdor. It is approximately 11 miles from both Nairn and Inverness, the capital city of the Highlands, and 6 miles from Inverness Airport. This make it ideal for commuting to local business centres.

Local amenities, including shop, bowling green, primary school, and the renowned Cawdor Tavern, are all found nearby. Secondary education is provided at the highly regarded Culloden Academy.

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 and there is 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 Nairn and Castle Stuart within a short drive away.



















Whinstone Cottage

McEwan Fraser Legal are delighted to offer a unique opportunity to purchase this attractive semi-detached two-bedroom cottage, located in a peaceful and tranquil rural location within easy commuting distance of both Inverness and Nairn, ideal for getting away from the hustle and bustle of city life.

The accommodation is all on one level and is accessed through the front porch which opens to the spacious and bright lounge/diner, with multi-fuel stove set in feature white pebble fireplace and decorative ceilings beams, offering a comfortable and inviting living space. The well-equipped breakfasting kitchen includes an integrated electric oven & hob along with fridge/freezer, condensing tumble dryer and washing machine. Both bedrooms are good-sized with large windows allowing in plenty light. The bathroom has been recently renovated to a high standard and has a shower over the bath.

The property benefits from newly fitted double glazing and state-of-the art biomass central heating for which substantial rebates are being received by the current owner. These rebates would continue to be paid to the purchaser.

The surrounding garden is a delightful mix of mature shrubs and bushes giving a great deal of privacy but still allowing sunlight to penetrate. A variety of wildlife is regularly seen in or around the garden including deer with young, badgers, red squirrels and many varieties of wild birds. In addition, and because of the the low light pollution, the night sky is very vibrant with shooting stars regularly spotted.

The rear garden has a very sheltered paved patio area for outdoor living and also includes a raised platform shed (formerly used as a radio room) and timber garden shed for general storage.

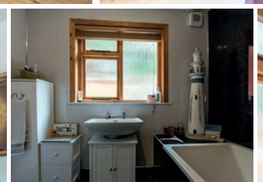
There is also an area of land adjacent to the property which could possibly be used to for multiple uses e.g. holiday let, residential, workshop etc. (subject to obtaining the appropriate planning considerations).

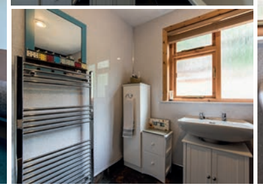
This appealing property would make a lovely family or holiday home.













Floor Plan, Dimensions & Location

Approximate Dimensions
(Taken from the widest point)

Porch	2.80m (9'2") x 1.80m (5'11")
Lounge	6.80m (22'4") x 3.80m (12'6")
Kitchen	3.60m (11'10") x 3.20m (10'6")
Bedroom 1	3.46m (11'4") x 3.20m (10'6")
Bedroom 2	3.80m (12'6") x 3.80m (12'6")
Bathroom	2.40m (7'10") x 2.20m (7'3")

Gross internal floor area (m^2) - 78 m^2

EPC Rating - F

Extras
(Included in the sale)

Integrated electric oven & hob, fridge/freezer, tumble dryer & washing machine. Timber platform shed & garden shed.





Image credit: https://www.ordnancesurvey.co.uk/osmaps/







McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



Text and description
THOMAS KISSOCK
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
EAMONN MULLANE
Designer