



# Signalman's Cottage

High Street, Clachnaharry, Inverness

## A delightful two-bedroom property with views over the Caledonian Canal and beyond.

A charming period property with plenty of character and far reaching views. The stone built cottage, once a working railway property serving the signals for the Clachnaharry Swing Bridge, provides various original features and exposed stonework, alongside attractive modern fittings.



**1 RECEPTION ROOM**



**2 BEDROOMS**



**1 SHOWER ROOM**



**ON STREET PARKING**



**GARDEN**



**FREEHOLD**



**TOWN**



**749 SQ FT**



**OFFERS OVER £249,000**



### The property

This splendid historic period cottage offers sensitively modernised accommodation arranged over two floors. The sitting room on the ground floor features panelled walls, wooden flooring, built-in shelving and a cast-iron fireplace, as well as sash windows to the front and rear. The recently renovated kitchen offers a feature stone-built wall, modern units to base and wall level, as well as integrated appliances, while the ground floor also has a spacious shower room with contemporary fittings and tiling as well as a feature fireplace.

The two well-presented bedrooms are upstairs, one of which is a double. Both bedrooms feature dormer windows with views at the rear across the open waters of the Beaully Firth.

The property is currently running as a holiday let, providing guests with a luxurious holiday experience. Further details are available on request.

### Outside

The cottage is set back from the road and accessed via a pathway, which leads to a gated entrance onto the paved courtyard gardens. There are railway sleeper beds and a patio area for al fresco dining, while at the rear there is a further area of patio, and a second gate entrance providing access along a pathway adjacent to the railway line.



## Location

The property is situated in the heart of Clachnaharry, on the edge of Inverness and the banks of the Beauly Firth. The community has various everyday amenities, including a local pub, while there are various further facilities along nearby Telford Street. Considered to be the capital of The Highlands, Inverness offers a wealth of shopping, leisure and cultural facilities, as well as access to a selection of large supermarkets. There is also a choice both primary and secondary schools within the wider city. Transport connections in the city include mainline rail, with the A9 offering routes south towards Perth, Edinburgh and Glasgow or north onwards into the Highlands. Inverness Airport is within easy reach. The surrounding landscape offers a wealth of activities, including walking, riding and cycling, while the shores of the Moray Firth are ideal for sailing. There are also several golf clubs in and around the city, including Inverness Golf Club and Kings Golf Club.

## Distances

- Inverness 1.7 miles
- Inverness Airport 10.8 miles
- Beauly 10.6 miles

## Nearby Stations

- Inverness
- Beauly

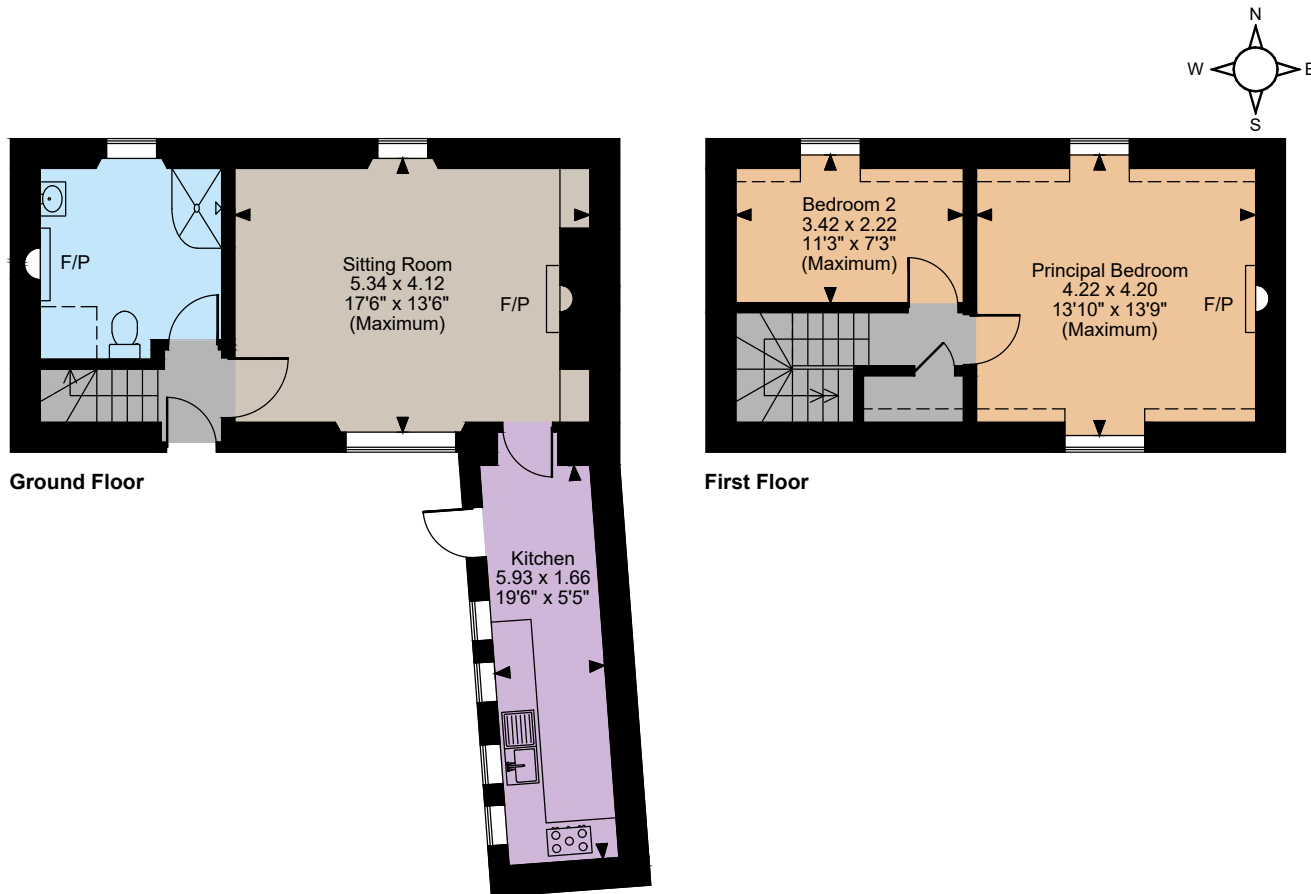
## Key Locations

- Beauly Firth
- Inverness
- Loch Ness

## Nearby Schools

- Charleston Academy
- Inverness Royal Academy
- Muirtown Primary School
- Merkinch Primary School





Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Floorplans

House internal area 749 sq ft (70 sq m)

For identification purposes only.

## Directions

Postcode - IV3 8RB

what3words - ///island.cave.down

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

**Services:** Mains electricity, water and drainage, electric heating.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band C

**EPC Rating:** F

**Fixtures and Fittings:** Fitted floor coverings and integrated kitchen appliances will be included in the sale.

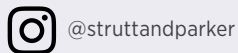
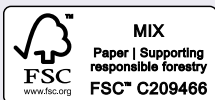
## Inverness

Castle House, Inverness, IV2 6AA

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