



# Logie Easter Cottage

The Glebe, Kildary, Invergordon

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A charming four bedroom house with stables and paddock, in a picturesque Easter Ross setting

A detached house with lots of character, set in a stunning rural position on the Easter Ross peninsula. The property lies a mile from the village of Kildary and within easy reach of Tain and Invergordon.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS & 1 WC**



**GARAGE, STORE, 2 STABLES**



**GARDEN & Paddock**



**FREEHOLD**



**RURAL**



**2,513 SQ FT**



**OFFERS OVER £460,000**



### The property

Logie Easter Cottage is a delightful stone-built property that features more than 2,500 sq ft of light, airy accommodation.

The main ground-floor reception room is the impressive 33ft, open-plan sitting and dining area. Running from the front to the rear of the home, there is plenty of space for a seating area and a family dining table, with wooden flooring and a splendid stone-built fireplace. At the side there is a sunny conservatory, while the ground floor also includes an open, social kitchen, breakfast room and family room. Ideal for entertaining, the living space has steps leading to the raised family area with its sliding glass doors opening to the south-west-facing rear aspect, as well as a generous kitchen with fitted units to base and wall level, an integrated double oven an induction hob, and space for all the necessary under-counter appliances. There is also space for a breakfast table for informal dining, while the pantry, utility room and boiler room provide further storage and space for appliances.

Upstairs, three of the four well-appointed bedrooms are doubles, including the generous principal bedroom with its built-in wardrobes and en suite shower room. The two further double bedrooms also benefit from built-in storage, while the fourth bedroom is ideal for use as a study, a nursery or a dressing room, or simply as a single bedroom. The first floor also has a family bathroom.

### Outside

The house is set on a substantial plot with a fenced paddock incorporating a garage with two stable blocks, suitable for equestrian activities. At the front there is a dual entrance driveway with parking space for several vehicles and access to the detached, stone-built garaging block. As well as parking, the garage includes a store and two stables at its rear, plus a 57ft store to its upper level, accessed via internal stairs and offering the potential for conversion, subject to the necessary planning consents ([highland.gov.uk](http://highland.gov.uk)). The garden at the rear of the house has an area of lawn, while the fenced paddock is ideal for grazing and exercising horses.



## Location

The property is situated within easy reach of both Tain and Invergordon. Tain provides a good range of local amenities including several supermarkets. Invergordon also provides a good selection of everyday amenities, including shops, restaurants, cafés and a supermarket. The property sits in the catchment area for Milton Primary School and Invergordon Academy. Inverness, the capital of the Highlands provides further shopping, leisure and cultural facilities. The property is also perfectly placed to explore the delights of the east coast and Highlands beyond, including sailing on the Cromarty Firth and a range of stunning hiking, cycling and riding routes. Further leisure facilities include golf at both Tain and Invergordon with many other courses slightly further afield, while the town also has a leisure centre with a swimming pool. The area is well connected, with the A9 nearby providing easy access to Inverness. Rail services are available from Tain and Invergordon, with Inverness Airport 36 miles away which provides a good selection of domestic and European flights.

## Distances

- Tain 6 miles
- Invergordon 8 miles
- Inverness 28 miles
- Inverness 36 miles

## Nearby Stations

- Tain
- Invergordon

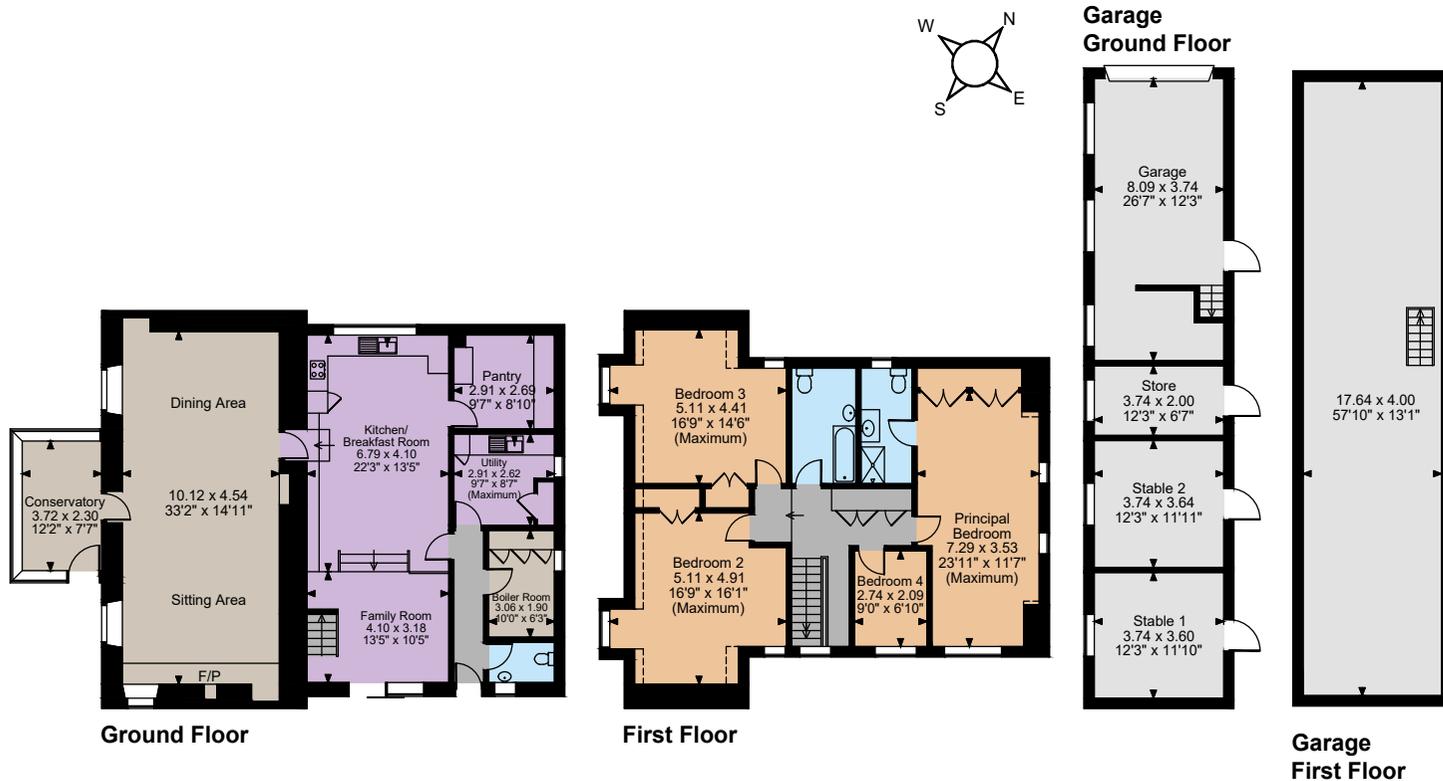
## Key Locations

- Cromarty Firth
- Moray Firth
- Tain (historic royal burgh)

## Nearby Schools

- Milton Primary School
- Invergordon Academy
- Tain Academy





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

☐☐☐ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8678872/GBR

### Floorplans

House internal area 2,513 sq ft (233 sq m)  
 Garage internal area 1,086 sq ft (101 sq m)  
 Stables and store internal area 384 sq ft (36 sq m)  
 For identification purposes only.

### Directions

Post Code: IV18 0NZ  
 what3words: ///kings.tune.crackled

### General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

**Services:** Mains electricity and water, private drainage to septic tank (SEPA registered), calor gas central heating.

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

**Council Tax:** Band B

**EPC Rating:** C

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

## Inverness

Castle House, Inverness, IV2 6AA

**01463 719171**

inverness@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

