



*DETACHED COTTAGE, REQUIRING REPAIR AND
REFURBISHMENT SET IN SCENIC SECLUDED
HIGHLAND SURROUNDINGS*



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Welcome to Rosebank, Foyers—a detached cottage brimming with promise and potential. Nestled amidst the tranquil Highlands, this property is a blank canvas awaiting your artistic touch, ready to be transformed into the Highland retreat of your dreams.

Step inside and envision the possibilities. The ground floor welcomes you with a semi-open plan kitchen area seamlessly blending into the dining room, a space primed for culinary creations and shared meals. Adjacent, a spacious lounge beckons for cozy gatherings and quiet evenings by the fire. While every room awaits your vision and attention, offering an opportunity for significant refurbishment and decoration, this is a project awaiting the right imagination to bring it to life.

The Property





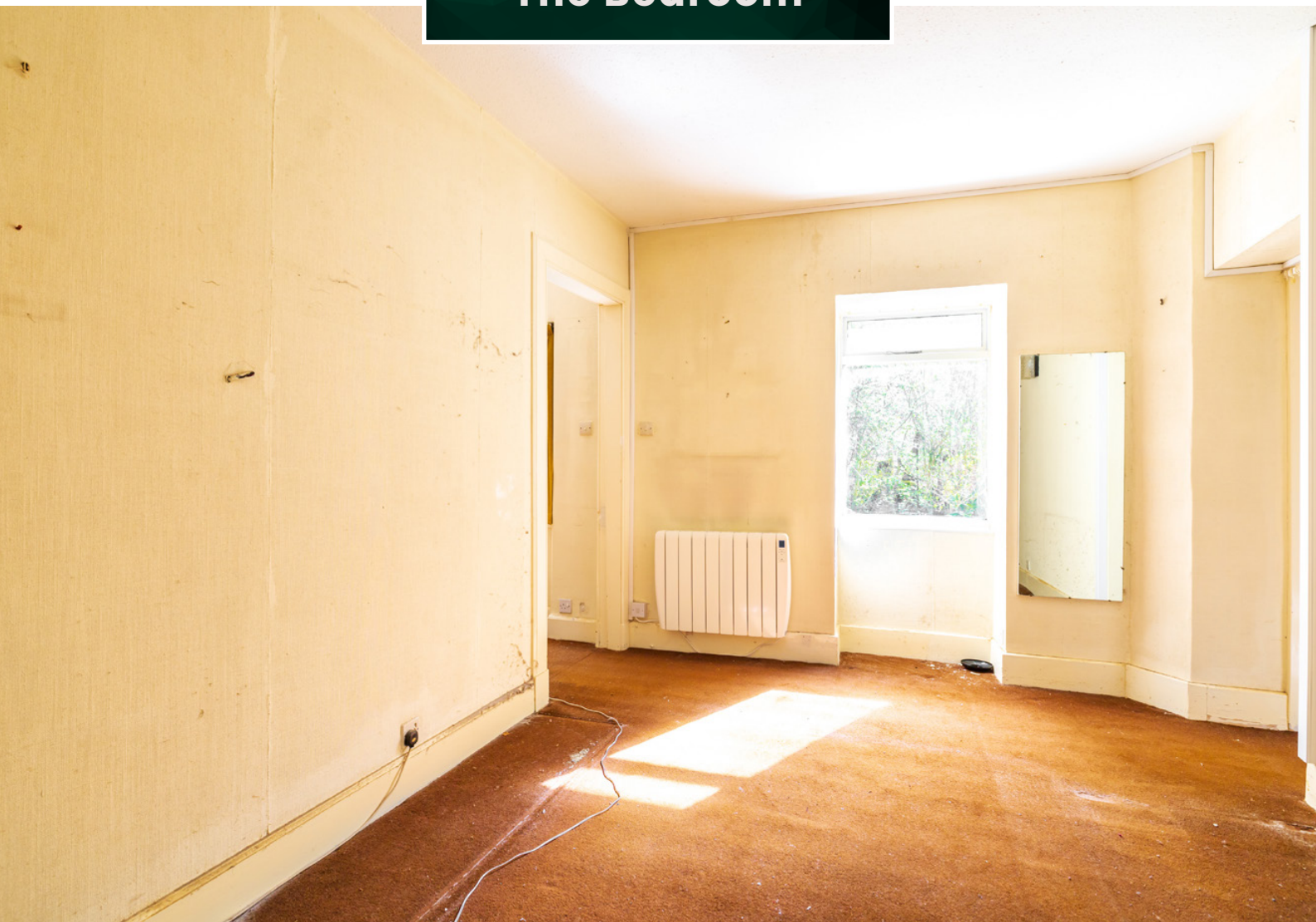
Descend to the lower level and discover a conservatory, ripe for repair or renewal, offering the potential for future extension (subject to planning), alongside a convenient downstairs bedroom complemented by a shower room.







The Bedroom



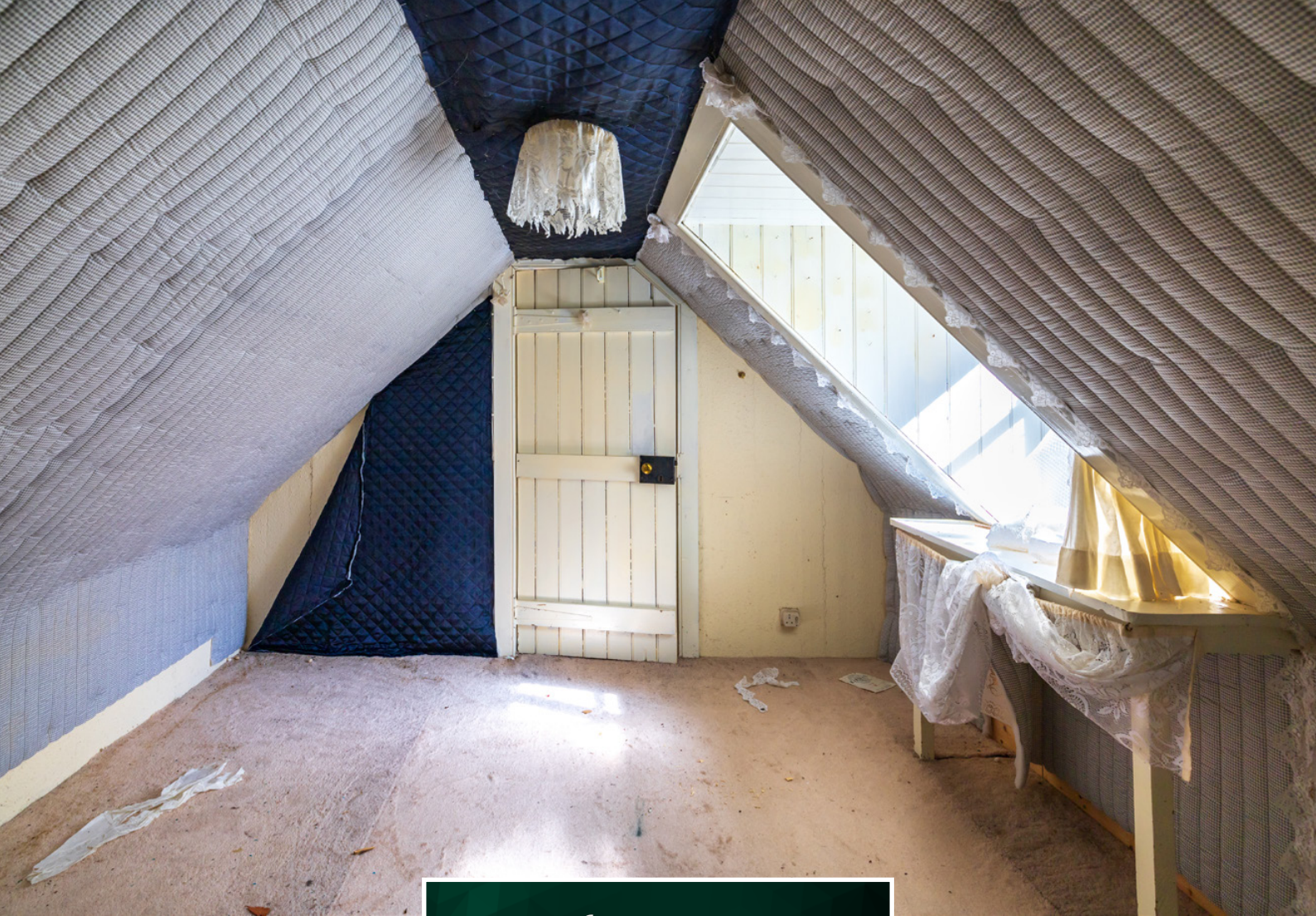


LOFT ROOM 3

Ascending to the upper floor reveals three loft rooms, each awaiting your personal touch to transform them into havens of comfort and tranquility.

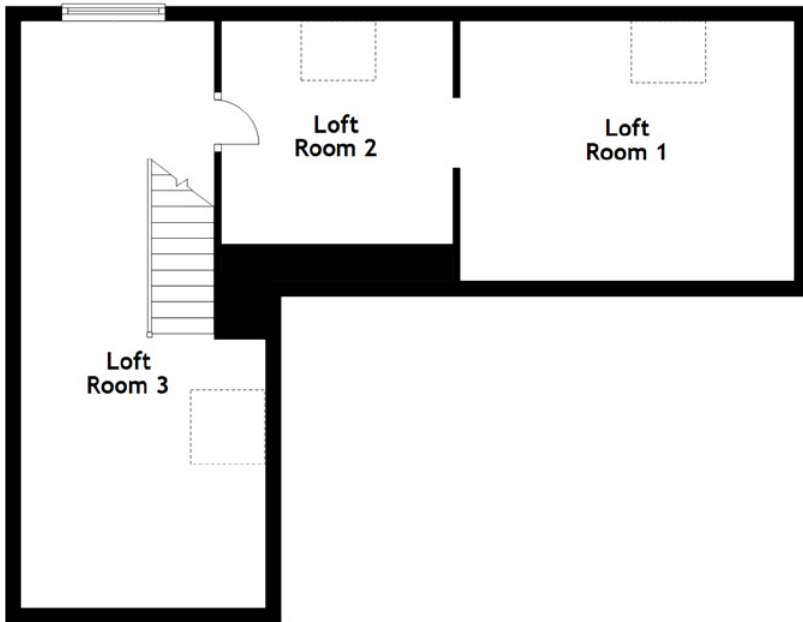


LOFT ROOM 1



Loft Room 2





Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	8.60m (28'3") x 2.89m (9'6")	Loft room 3	7.90m (25'11") x 2.60m (8'7")
Lounge	4.70m (15'5") x 4.10m (13'5")	Shower Room	3.30m (10'10") x 2.60m (8'6")
Conservatory	3.70m (12'2") x 2.50m (8'2")	WC	1.50m (4'11") x 1.40m (4'7")
Bedroom	4.10m (13'5") x 2.50m (8'2")		
Loft room 1	4.50m (14'9") x 3.50m (11'6")	Gross internal floor area (m ²): 73m ²	
Loft room 2	3.11m (10'2") x 3.00m (9'10")	EPC Rating: G	

Outside, a secluded garden area provides a serene escape, offering a peaceful backdrop for outdoor activities and moments of relaxation.

With its raw potential and scenic surroundings, Rosebank invites you to embark on a journey of renovation and renewal, crafting a Highland retreat uniquely tailored to your taste and desires.





Foyers is a charming village with a rich array of local amenities. Located just a stone's throw away, residents can easily access a post office, restaurant, shop, hotel, farm shop, and health centre. For education senior pupils benefit from the newly constructed Inverness Royal Academy, facilitated by complimentary Highland Council-supplied transport.

Foyers is surrounded by breathtaking scenery, offering residents an idyllic backdrop for a multitude of recreational activities. From invigorating hillwalking and climbing to the serenity of horse riding and fishing, the area is a haven for outdoor enthusiasts. One of the prominent highlights among the array of attractions is the renowned Falls of Foyers, a majestic cascade that has captured the admiration of notable figures like Robert Burns. So profoundly inspired by its splendour, Burns penned his poem "Lines on the Fall of Foyers, near Loch Ness" while gazing upon its cascading waters. Its distinction as one of Scotland's most exquisite waterfalls is easily justified by its mesmerising beauty. Another prominent local feature that draws considerable attention is the globally renowned Loch Ness, renowned for its enigmatic allure and legendary status, captivating visitors from around the globe with its mystique and scenic beauty.

The Location



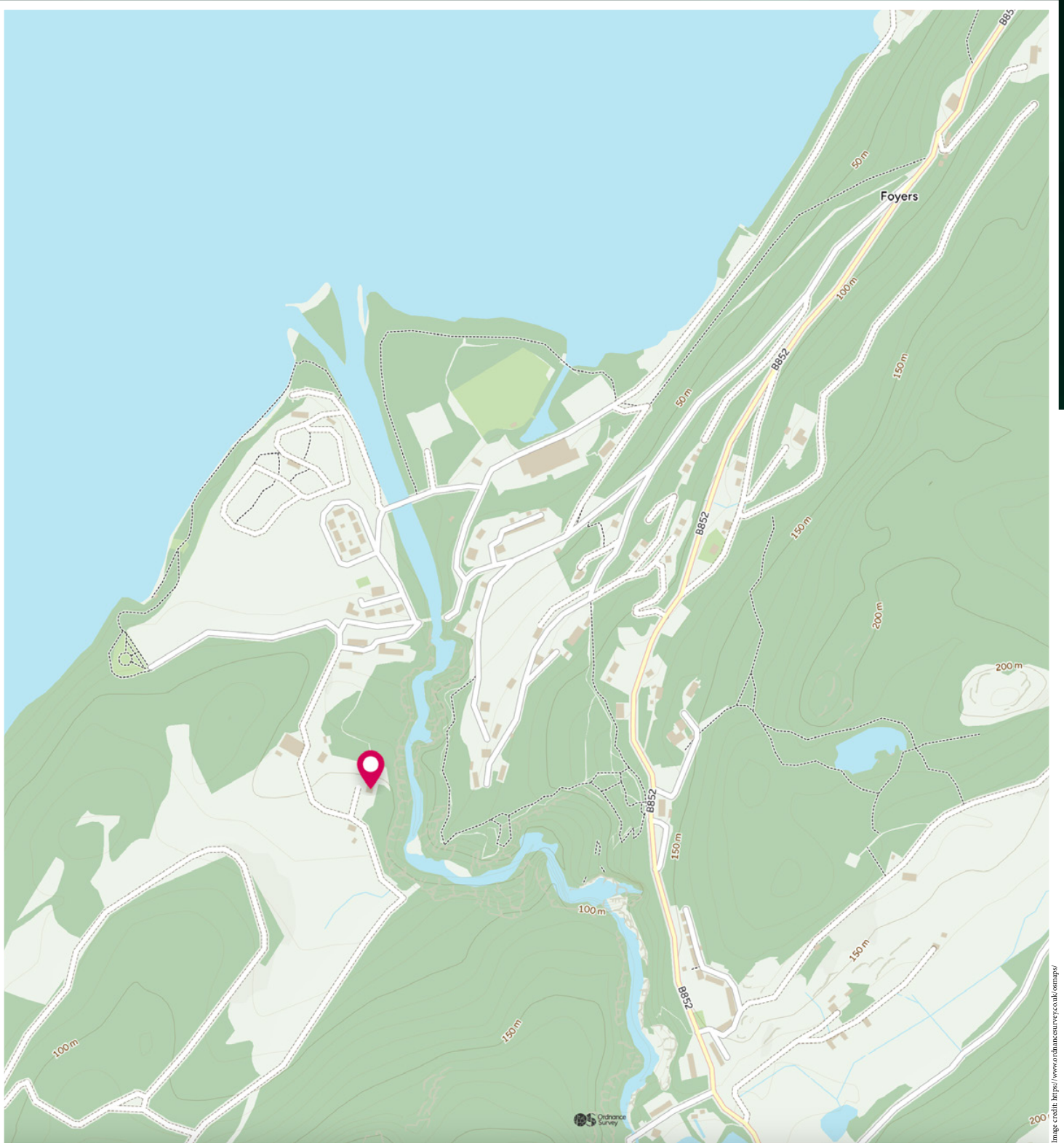


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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