



Innes & Mackay

**1 BREAC AN ORD, MARYBURGH,
DINGWALL
IV7 8DH**

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- MASTER ENSUITE
- MATURE AND ENCLOSED GARDENS TO REAR
- BEAUTIFULLY PRESENTED
- IMMACULATE CONDITION
- SINGLE GARAGE
- CLOSE TO LOCAL AMENITIES

**OFFERS OVER
£340,000**



DESCRIPTION

This immaculate four bedroom, detached villa is located in a quiet cul-de-sac in the popular village of Maryburgh, within easy walking distance of local amenities. In walk in condition throughout, the property benefits from oak doors, modern and contemporary kitchen, gas-fired central heating, a private rear garden and off-street parking together with a link detached single garage. With well-proportioned rooms and ample storage, viewing comes highly recommended for this property and represents an ideal purchase for those looking for a village lifestyle yet within commuting distance of Inverness City.

LOCATION

Facilities in the village include a general store which caters adequately for daily requirements, while the nearby village of Conon Bridge offers a supermarket, Post Office, cafe, takeaway and train station providing a regular service to Inverness. Education is provided at Ben Wyvis Primary School in Conon Bridge, with secondary pupils attending Dingwall Academy. The market town of Dingwall is a few minute's drive away and offers excellent facilities along with a cottage hospital, community centre with swimming pool and a thriving High Street offering a good range of retail outlets. Inverness City, the main business and commercial centre in the Highlands, is a very short commute away offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

GARDENS

The gardens to the front are laid to lawn with a path leading to the front door and a double driveway providing ample off road parking along with access to the single garage. The gardens to the rear which are also laid to lawn benefit from an elevated bank of mature shrubs and plants providing a pleasing outlook from the property. A large decking area provides a comfortable space from which to enjoy

the sun and to the side is a paved patio area enclosed with high fencing.

ENTRANCE VESTIBULE

Attractive front door opens into the entrance vestibule which is laid with carpet and provides access to the spacious hallway.

HALLWAY

The bright and airy hallway which is laid with oak wood flooring, provides access to the lounge, kitchen, bedroom four and the shower room. A built in double cupboard provides good storage and there is additional storage located under the stairs.

LOUNGE

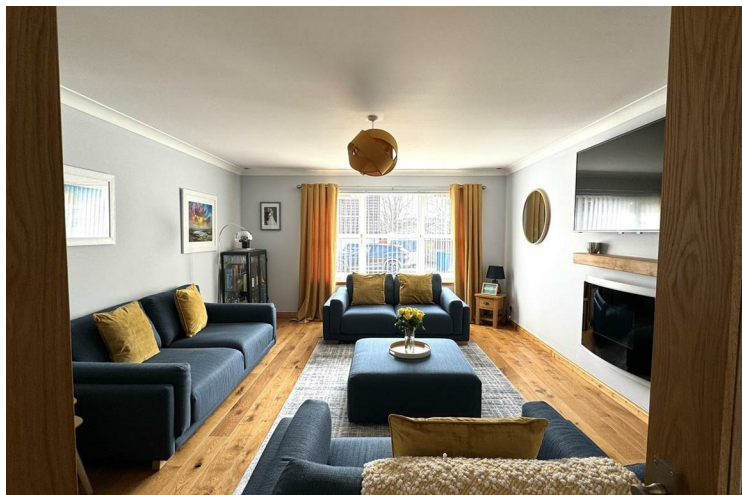
5.79m x 4.13m (18'11" x 13'6")

The lounge is lovely bright room by virtue of the window to the front and French doors opening through to the dining area and kitchen. A feature of this room is the wall mounted electric fire providing a pleasing focal point. Real Oak wood flooring completes this room.

KITCHEN/DINING

4.43m x 3.52m (14'6" x 11'6")

The contemporary and modern kitchen is fitted with a fantastic range of high gloss floor based units and floor to ceiling cupboards providing excellent storage together with the breakfast bar which provides informal dining and working area. Located below the window to the rear is the sink with drainer to the side. There is a five ring gas Range cooker with stainless steel splashback over and extractor hood above. Integrally fitted is the dishwasher along with fridge freezer all of which are included in the sale. The spacious dining area has patio doors opening out to the rear garden whilst providing good light. Real wood flooring gives a pleasing finish and a door leads through to the utility room.



UTILITY ROOM

3.62m x 1.79m (11'10" x 5'10")

Located off the kitchen is the utility room which is fitted with a floor based unit housing the stainless steel sink with drainer to the side and broom cupboard providing good storage. There is space for a tumble dryer and plumbing for a washing machine together with a wall mounted central heating boiler, window to the side and part glazed door opening out to the rear garden. Real wood flooring completes this room.

BEDROOM 4/STUDY

4.08m x 3.25m (13'4" x 10'7")

Bedroom four which is currently used as a snug, is located to the front elevation and benefits from built in wardrobes located behind sliding mirrored doors. Real wood flooring completes this room.

SHOWER ROOM

1.91m x 1.59m (6'3" x 5'2")

The shower room is furnished with a dual flush WC, corner wash hand basin with storage under and a shower cubicle housing a mains shower. Bevelled window to the side, chrome ladder heated towel rail and floor tiles complete this room.

UPPER LANDING

Carpeted stairs with pine bannister and balustrades lead up to the bright and airy landing by virtue of the Velux window to the front providing a flood of natural light. Located off here are three further bedrooms and the family bathroom. Good storage is provided by a built in double wardrobe and a drop down hatch with Ramsey ladder provides access to the partially floored loft space.

BEDROOM 1 & EN-SUITE

5.34m x 3.25m (17'6" x 10'7")

The master bedroom is a comfortable and generous sized room

located to the front elevation with a Dormer window providing good light. Laid with carpet, this room benefits from built in double wardrobes located behind sliding mirrored doors and a door leads through to the en-suite shower room.

EN-SUITE

3.08m x 2.63m (10'1" x 8'7")

The en-suite is furnished with a three piece suite comprising a dual flush WC, freestanding cupboard with wash hand basin inset and an ornate tiled shower cubicle housing a mains shower with recessed shelf providing storage. Velux window to the rear, large built in cupboard and laminate flooring completes this room.

BATHROOM

2.91m x 2.66m (9'6" x 8'8")

The family bathroom is fitted with a modern suite comprising a dual flush WC, wash hand basin with light up mirror above and a shower bath with mains shower over and screen to the side. Attractive tiling above the bath gives this room a pleasing finish. Velux window to the rear, laminate flooring and a chrome ladder heated towel rail completes the bathroom.

BEDROOM 2

4.49m x 3.90m (14'8" x 12'9")

The second bedroom is a good sized comfortable room located to the front elevation and benefits from fitted double wardrobes located behind sliding mirrored doors providing excellent storage. Carpet.

BEDROOM 3

3.90m x 3.56m (12'9" x 11'8")

The third bedroom is another good sized room located to the rear elevation and benefits from fitted double wardrobes located behind sliding mirrored doors. There is a Velux window to the rear with shelf under for display purposes. Carpet completes this room.



HEATING

Viewing is through Innes and Mackay (01463) 251200.

Gas central heating. The heating and electric can be controlled remotely via NEST.

GLAZING

Fully double glazed.

PARKING/GARAGE

Link detached single garage with power and light.

COUNCIL TAX BAND

Band F

EPC

Band C79

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, Range cooker, extractor hood, double oven, integrated fridge freezer and dishwasher.

SERVICES

Mains water, drainage, electricity, gas, telephone and TV points.

VIEWING ARRANGEMENTS





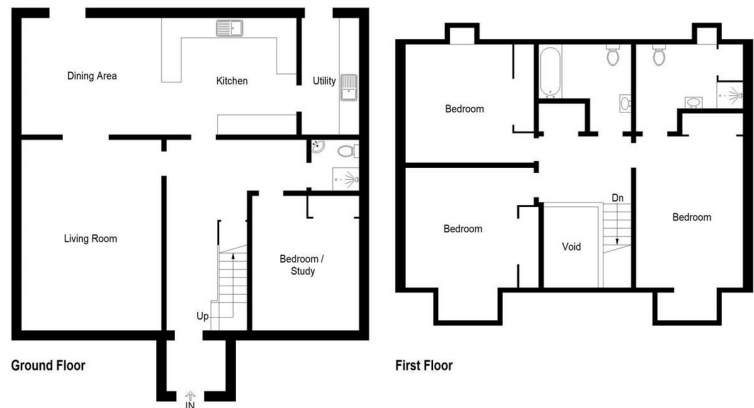


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kintail House
 Beechwood Business Park
 Inverness
 IV2 3BW

01463 251 200
 property@innesmackay.com
 www.innesmackay.com



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