



Innes & Mackay

**Allt-Na-Banag, Fairburn,
Marybank, Ross-shire, IV6 7QD**

- DETACHED THREE BED BUNGALOW
- MASTER ENSUITE SHOWER
- STUNNING UNINTERRUPTED VIEWS
- MODERN KITCHEN
- CONSERVATORY
- RURAL LOCATION
- BEAUTIFUL GARDENS
- VIEWING RECOMMENDED

**OFFERS OVER
£315,000**



DESCRIPTION

This desirable three bedroom detached bungalow located in the beautiful Strathconon valley yet close to the village of Marybank, offers anyone looking for a comfortable family home, with the most breath taking views out to the stunning gardens, fields and hills beyond. The property built in the early 1990's benefits from a modern fitted kitchen and conservatory to the rear, from which one can sit and enjoy the panoramic views.

There are two log burners along with ceramic electric radiators throughout and the property is fully double glazed. Only by viewing will one appreciate the rural location and accommodation this desirable family home has to offer.

LOCATION

This highly popular and picturesque area of Strathconon, renowned for it's beautiful Glen and stunning scenery, offers many attractive and scenic walks together with fishing, shooting and hillwalking. Local amenities can be found in the small village of Contin which is 3 miles away or Muir of Ord which is approximately 4 miles away. The market town of Dingwall provides an excellent range of facilities including a supermarket, Bank and thriving High Street offering a good range of retail outlets. There is also a community centre and swimming pool. Primary education is provided at Marybank Primary School with Secondary education being provided at Dingwall Academy. Inverness, the main business and commercial centre of the Highlands, is approximately 23 miles away and offers extensive shopping, leisure and entertainment facilities, along excellent road, rail and air links to the south and beyond.

GARDENS

The gardens to this property are idyllic from start to finish and form one of the many attributes Allt Na Banag has to offer.

There is a large gravelled driveway providing ample off road parking for a number of cars along with a deep border of mature shrubs and plants providing a pleasing external appearance. To the side of the property are is a single detached garage with a number of outbuildings and wood stores to the rear. The rear garden which is laid to grass and extends right to the bottom of the fencing has a variety of mature trees, little wooden bridges and a pond at the bottom from which to enjoy the sound of the trickling burn and birds. There are also a couple of raised beds, suitable for growing vegetables. Quite often, there are deer to be seen in the gardens here along with a regular Otter who frequents the water.

ENTRANCE HALLWAY

Part glazed door with window to the side, opens into the entrance vestibule which provides access to the carpeted hallway. From here, access is gained to the lounge, kitchen, three bedrooms and bathroom. A built in walk-in cupboard provides ample storage and a drop down hatch opens in to the floored loft space providing further storage.

LOUNGE

5.50m x 5.40m (18'0" x 17'8")

The lounge is a lovely bright room by virtue of the large window to the side and sliding doors leading through to the Conservatory. This room laid with carpet, benefits from a log burning stove set on a Caithness slate hearth with stone fire surround which continues to the side and has a TV shelf and



areas for display. Open views are to be enjoyed out across the fields towards the hills beyond.

CONSERVATORY

5.02m x 2.98m (16'5" x 9'9")

This pleasing addition to the property boasts the most amazing open and uninterrupted views across the gardens to the River Conon, Contin hills and Ben Wyvis. There is a glazed door providing access out to the garden and a feature of this room is the corner log burner which provides an abundance of additional heat. Carpet completes this room.

KITCHEN

3.65m x 3.45m (11'11" x 11'3")

The kitchen is fitted with an ample range of modern floor based units, wall mounted cupboards and a corner opening walk in shelved larder all providing good storage and working areas. With the addition of a breakfast bar, the kitchen benefits from an integrated dishwasher and fridge and inset in the work counter is the electric hob with extractor hood over and oven to the side. Stunning and open views can be enjoyed from the window to the rear and below here is the stainless steel sink with drainer to the side. Brushed stainless steel splashbacks, laminate flooring and floor based under unit lighting complete this room giving a pleasing finish.

UTILITY ROOM

3.66m x 1.98m (12'0" x 6'5")

Located off the kitchen, the Utility room is fitted with floor based units with a sink and drainer inset located below the window to the side. Larder cupboards provide additional storage and

there is space and plumbing for a washing machine and tumble dryer. There is a built in double cupboard and a part glazed door leads out to the rear garden.

BEDROOM 1 and EN-SUITE

3.49m x 2.81m (11'5" x 9'2")

The master bedroom is located to the front elevation and benefits from built in wardrobes located behind sliding mirrored doors. Laid with carpet, this bedroom has a sliding door leading through to the en-suite shower room.

EN-SUITE SHOWER ROOM

2.79m x 1.28m (9'1" x 4'2")

The en-suite which has a patterned window to the side, is fitted with a WC, wash hand basin and shower cubicle housing an electric shower. Tiling, carpet, heated towel rail and extractor fan complete this room.

BEDROOM 2

2.82m x 2.67m (9'3" x 8'9")

The second bedroom is located to the front elevation and is fitted with a carpet. This room has a built in double wardrobe providing hanging rail and shelving.

BEDROOM 3

3.79m x 2.63m (12'5" x 8'7")

The third bedroom is again located to the front elevation and has built in double wardrobes providing hanging rails and storage. Carpet completes this room.



BATHROOM

3.49m x 2.04m (11'5" x 6'8")

The bathroom located to the rear of the property, is furnished with a four piece suite comprising a WC, wash hand basin, bath and shower cubicle housing an electric shower. Tiling to dado height, heated towel rail, extractor fan and vinyl flooring complete this room.

HEATING

Ceramic electric radiators and two log burning stoves.

GLAZING

The property is fully double glazed.

PARKING/GARAGE

Ample off road parking for a number of cars together with a single detached garage which has power and light.

COUNCIL TAX

Band E

EPC

Band E50

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, integrated dishwasher, fridge, electric hob, oven and cooker hood. Greenhouse and log sheds.

SERVICES

Mains water, septic tank drainage, electricity, telephone and TV points. There are also Solar pv's located on the roof providing electricity.

VIEWING ARRANGEMENTS

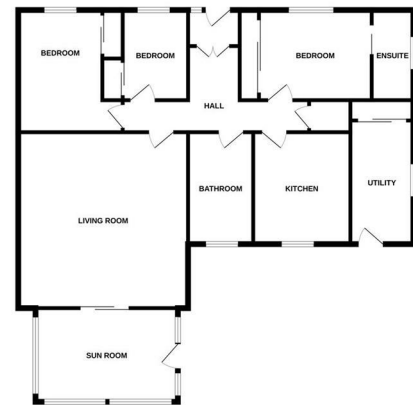
Viewing is through Innes and Mackay (01463) 251200.







GROUND FLOOR



These plans should not be relied on as a basis for any contract. 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.

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