



Innes & Mackay

**8 ARDGAY HILL, ARDGAY,
SUTHERLAND, IV24 3DH**

- THREE/FOUR BED DETACHED BUNGALOW
- ELEVATED POSITION
- MODERN KITCHEN & BATHROOM
- GENEROUS GARDENS TO FRONT AND REAR
- OIL FIRED CENTRAL HEATING
- STUNNING VIEW OVER TO THE KYLE OF SUTHERLAND
- AMPLE OFF ROAD PARKING
- LARGE GARAGE
- LOVELY FAMILY HOME

**Offers Over
£285,000**



DESCRIPTION

Only by viewing this spacious three/four bed detached bungalow will one appreciate its stunning location with views out across the Kyle of Sutherland and beyond. The property which sits in approximately half an acre of garden grounds benefits from oil fired central heating, recently installed double glazing throughout and a lovely open fire providing additional heat.

LOCATION

The property is situated just off the main road into the village of Ardgay. A few miles from Ardgay you will find the magnificent Carbisdale Castle which was built for the Duchess of Sutherland in 1917 and Croick Old Parish Church which is famous for the role it played in the Highland Clearances in the late 1700s. The village itself has a well stocked convenience store, garage with cafe, bike shop, and village hall, but to name a few. Local schooling is provided by the nearby Gledfield primary school with secondary schooling being provided by Tain Royal Academy. In Bonar Bridge there are local shops, GP surgery and golf club. Ardgay train station provides a regular commuter service to the highland capital, Inverness. Tain is 16 miles away and provides further local services, supermarkets and banks. There are a number of sandy beaches nearby plus hill and woodland walks. Golf, horse riding, hunting, shooting, mountain biking and fishing can all be found nearby.

GARDENS

The generous garden ground of ½ an acre is fully enclosed

with a metal gate which secures the driveway. The gravel drive leads up to the front of the property and provides ample off road parking for a number of cars. The front garden is laid to grass with a selection of mature shrubs, plants and trees all adding to the external appeal of this desirable property.

The rear garden which is also laid to lawn has a deep flower bed containing a number of flowers and shrubs providing all year round colour. A covered Verandah has been built onto the rear of the house from which to enjoy the gardens in all types weather. To the side is a concreted patio area from which one can enjoy the view. A large wooden shed provides external storage. This garden is a haven for birds and wildlife.

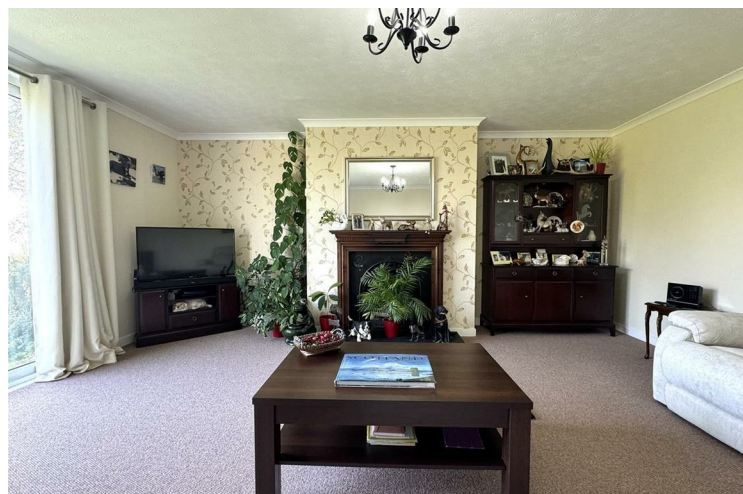
HALLWAY

Glazed front door with matching panel to the side, opens into the bright and airy hallway which is laid with oak flooring giving a pleasing entrance to this desirable property. Located off here, are the lounge, utility room, bathroom, study and three bedrooms. Good storage is provided by a single built in shelved cupboard along with a built in double cupboard located behind solid doors. A drop down hatch provides access to the partially floored loft space.

LOUNGE

5.48m x 5.40m (17'11" x 17'8")

The lounge is a generous sized room and benefits from a cast iron fireplace with a solid wood surround and mantle providing a pleasing focal point. Sliding patio doors open out to the front of the property and lovely views to Kyle of Sutherland, River Carron and hillsides beyond can be seen from here. Carpet completes this comfortable room.



UTILITY ROOM

3.09m x 2.78m (10'1" x 9'1")

The utility room which provides access through to the kitchen and also out to the rear garden is a good sized room and benefits from a work counter with cupboard under and space for the washing machine. Door opens through to the WC.

WC

2.11m x 0.99m (6'11" x 3'2")

This room is furnished with a dual flush WC and wash hand basin. Bevelled window to the rear and vinyl flooring complete this room.

KITCHEN

4.39m x 3.54m (14'4" x 11'7")

The kitchen is fitted with an excellent range of modern floor based units and wall mounted cupboards all providing good storage and working areas. Located below the window to the rear is the one and a half bowl stainless steel sink with drainer to the side and under the counter is the dishwasher and space for a fridge. With space for a dining table, the kitchen is laid with laminate flooring and between the units are coloured glass splashbacks giving a pleasing finish.

BATHROOM

3.01m x 1.91m (9'10" x 6'3")

The bathroom is furnished with a four piece suite comprising a WC, wash hand basin, bath and recessed shower cubicle housing an electric shower and finished with modern wet wall. Chrome ladder style heated towel rail, window to rear, vinyl flooring and wet wall gives this room a pleasing finish.



STUDY/BEDROOM 4

2.98m x 2.40m (9'9" x 7'10")

The study located to the front elevation, is laid with carpet and is fitted with a double wardrobe located behind louvre doors.

BEDROOM 3

3.41m x 2.97m (11'2" x 9'8")

The third bedroom located to the front elevation and enjoying views out to the hills beyond, is a double room and laid with carpet.

BEDROOM 2

3.41m x 2.45m (11'2" x 8'0")

The second bedroom is located to the rear elevation and is laid with carpet.

BEDROOM 1 & EN-SUITE

5.51m x 3.19m (18'0" x 10'5")

The master bedroom is a generous sized room located to the front and has a door leading through to the en-suite shower room. A single built in wardrobe provides hanging rail and storage. Carpet.

EN-SUITE

3.19m x 1.48m (10'5" x 4'10")

The en-suite is furnished with a WC, wash hand basin and a large walk in shower housing a mains shower. Window to the rear, vinyl flooring, wall and base units providing storage and chrome ladder style heated towel rail completes this room.



HEATING

Oil central heating.

GLAZING

Fully double glazed.

PARKING/GARAGE

Ample off road parking together with a large attached garage with power and light.

COUNCIL TAX BAND

Band E

EPC

D61

EXTRAS INCLUDED

All fitted carpets, blinds. wardrobes in the master bedroom and garden shed. White goods can be sold under separate negotiation.

SERVICES

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

VIEWING ARRANGEMENTS

Viewing is strictly through Innes and Mackay Property (01463) 251200

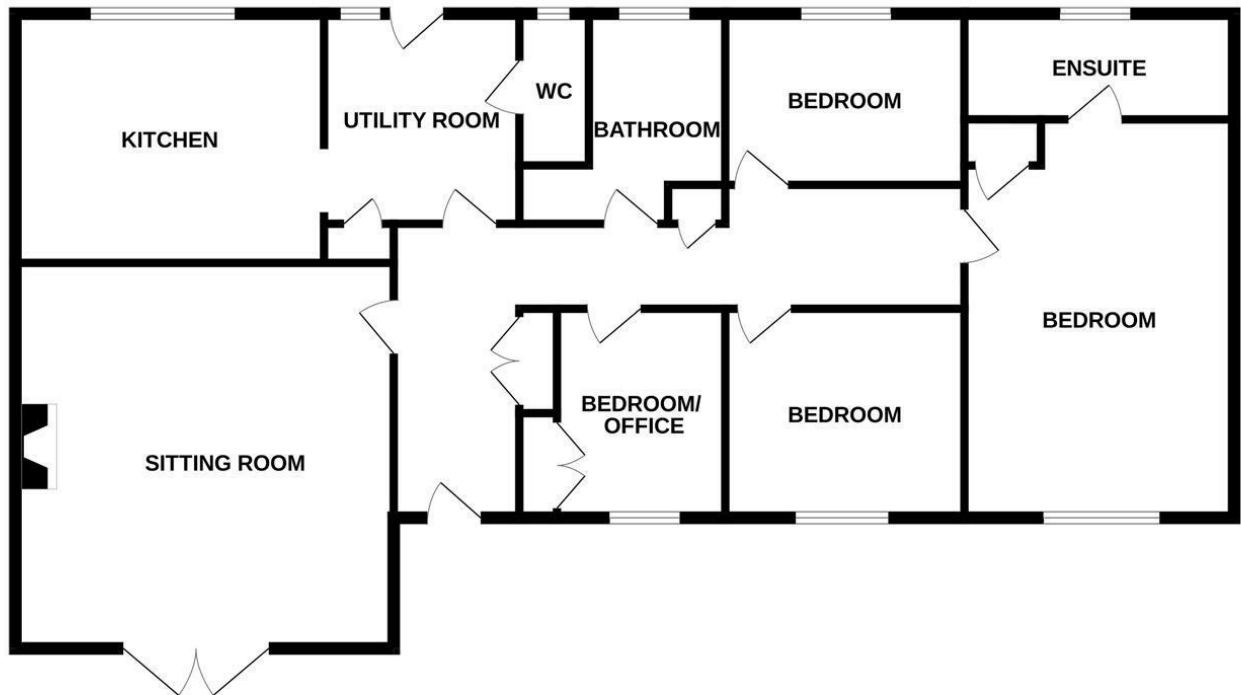
DIRECTIONS

On entering Ardgay from the Struie Road, turn left immediately before the war memorial then first left again onto the shared access road. Number 8 is the last house located on the right hand side





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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