



Innes & Mackay

7 Breac An Ord, Maryburgh, Dingwall, IV7 8DH

- BEAUTIFULLY PRESENTED FAMILY HOME
- BRIGHT AND GENEROUS ACCOMMODATION THROUGHOUT
- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- TWO BATHROOMS & WC
- WELL MAINTAINED GARDENS
- AMPLE PARKING - ATTACHED SINGLE GARAGE

Offers Over
£325,000



PROPERTY 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 attached single garage. Boasting 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.

GARDEN

A paved path continues to the front door. The well maintained front garden is predominately laid to lawn and has an area laid with decorative slate chips. A lock-block driveway to the side of the property, proceeds to the attached single garage and provides ample parking. The enclosed rear garden is predominately laid with slate chippings and has a patio area laid with Indian sandstone paving slabs, providing an ideal space for outdoor entertaining. There rear garden is planted with a variety of colorful flowers and shrubs. There is a garden shed providing external storage.

ENTRANCE VESTIBULE

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

HALLWAY

The spacious and welcoming hallway is open to the stairs and provides access to the lounge, kitchen, bedroom, WC and under stair storage cupboard.

LOUNGE

4.96 x 4.27 (16'3" x 14'0")

The bright and airy lounge is laid with carpet and has windows to the front elevation. A pleasing focal point is the electric fireplace with marble surround and hearth. French doors open to the dining room.



DINING ROOM

3.79 x 3.36 (12'5" x 11'0")

This room is semi-partitioned to the kitchen and provides an ideal space for dining furniture. There are windows to the rear elevation and vinyl flooring completes this room.

KITCHEN

4.39 x 3.36 (14'4" x 11'0")

The modern kitchen is fitted with a combination of wall mounted and floor based units with worktop, 1 1/2 sink with drainer, integrated oven with gas hob and extractor hood, integrated full-length fridge and freezer and breakfast bar. This room is laid with vinyl and has a window to the rear elevation. Access is provided to the utility room.

UTILITY ROOM

3.35 x 1.88 (10'11" x 6'2")

The utility room is fitted with floor based units with worktop and has space for a washing machine and tumble dryer. This room is laid with vinyl and houses the boiler and has a cupboard housing the water tank. Access is provided to the rear garden.

WC

2.05 x 1.47 (6'8" x 4'9")

This room is furnished with a wash hand basin with fitted storage, WC and heated towel rail. There is a

BEDROOM 4

3.39 x 3.28 (11'1" x 10'9")

Located on the ground floor, this bedroom benefits from double integrated wardrobe with mirrored sliding doors and has a window to the front elevation. Carpet completes this room.

STAIRCASE TO LANDING

Carpeted stairs with pine bannister and balustrades lead up to the bright and airy landing courtesy of a Velux window to the front providing a flood of natural light. Located off here are three further bedrooms and the family bathroom. A ceiling hatch with drop-down ladder provides access to the loft space.

BEDROOM 1

4.49 x 3.29 (14'8" x 10'9")

The master bedroom is a generous double room laid with carpet. This bedroom has a window to the front elevation and benefits from a double wardrobe fitted with mirrored sliding doors. Access is provided to the en-suite.

ENSUITE

3.28 x 2.59 (10'9" x 8'5")

This room is floored with luxury vinyl and furnished with a wash hand basin with fitted storage, wall mounted storage unit, WC and large shower cubicle with mains shower. There is a Velux to the rear elevation.



BEDROOM 2

4.28 x 4.01 (14'0" x 13'1")

Bedroom two is another well-proportioned bedroom, located to the front of the property. This bedroom is laid with carpet and also benefits from a double wardrobe fitted with mirrored sliding doors.

BEDROOM 3

4.28 x 3.05 (14'0" x 10'0")

The third double bedroom is laid with carpet and benefits from a double wardrobe with mirrored sliding doors. There is a Velux window to the rear.

FAMILY BATHROOM

2.67 x 2.50 (8'9" x 8'2")

The bathroom is furnished with an illuminated mirror, wash hand basin with fitted storage, WC, bath and heated towel rail. This room is laid with luxury vinyl flooring and has a Velux window to the rear elevation.

HEATING

Gas central heating

GLAZING

Double glazing

PARKING

Off-street driveway parking and attached single garage

COUNCIL TAX BAND - F

EPC BAND - C

SERVICES

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

EXTRAS INCLUDED

All fitted carpets, floor coverings, window fittings and light fixtures.

VIEWING ARRANGEMENTS

Through Innes and Mackay Property Department on 01463 251200.







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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