



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **Cluain Ard, Torran Beag , Croy, IV2 5PG**

**Offers over £275,000**

**\*\*CLOSING DATE SET FOR FRIDAY 12TH APRIL 2024 AT 12 NOON\*\***

Fantastic panoramic views over the open countryside are enjoyed from this fabulous 3 bedroom (one en-suite bathroom) semi-detached home, with integral garage, situated in a quiet cul-de-sac in the popular village of Croy.

This home with its contemporary open plan and multi-functional space has been finished to an exceptionally high standard and benefits from a wood burning stove and quality fittings and fixtures throughout. It is bright and spacious and has been decorated in neutral tones.

The accommodation comprises on the ground floor an entrance hallway, with doors to the open plan living accommodation, shower room and garage.

The open plan area comprises lounge/sun lounge/dining room/kitchen with a door to the utility room.

On the first floor there are three double bedrooms (one with a dressing area and en-suite bathroom) and a family bathroom.

The village of Croy is surrounded by open countryside and overlooks the Moray Firth. It has a community hall and garden, café and primary school. Secondary school pupils attend Culloden Academy. There is a convenience store and pharmacy at nearby Tornagrain.

This is a convenient location for commuting to Inverness and Nairn. Inverness Airport is approximately 3 miles from Croy and offer National and European flights.

Viewing highly recommended to appreciate the accommodation and location.

## Rooms

### Entrance hallway

5'4" x 25'5" (1.64m x 7.77m)

The front door opens into the hallway. Doors to open plan area, shower room and garage. Coat hooks. Shelf. Spotlights. Oak flooring.

### Shower room

5'9" x 5'8" (1.76m x 1.74m)

White WC and white wash hand basin set in vanity unit with tiled splash back, shelf and mirror with spotlight above. Shaver socket. Shower cubicle with mains shower and tiling. Extractor. Laminate flooring.

### Open plan lounge/sun lounge/kitchen/dining area

#### Lounge/sun lounge

17'5" x 12'4" x 22'5" (5.33m x 3.76m x 6.84m)

Double aspect to side and front with patio doors. Stunning views over the open countryside. Free standing wood burner on slate hearth. Under stairs walk-in storage cupboard. Smoke alarm and carbon monoxide detector. Oak flooring. Staircase to first floor.

### Dining area

12'0" x 9'0" (3.66m x 2.75m)

Patio doors opening onto the decking area at the rear with views over the open countryside. Door to utility room.

### Kitchen

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

Window to rear. Modern fitted kitchen with a good range of wall and base units, worktop and splash back. Under unit lighting. Integrated Neff bottled gas hob with extractor above. Integrated electric oven (which is not in working order), Samsung microwave oven and Beko dishwasher. Free standing fridge/freezer with water dispenser. 1 ½ bowl white composite sink with right hand drainer. Heat detector. Oak flooring.

### Utility room

6'3" x 9'7" (1.92m x 2.93m)

Window and door to rear. Wall and base units with worktop and tiling. Stainless steel sink with right hand drainer. Grundig washing machine and tumble dryer. Spotlights. Extractor. Oak flooring.

### First floor hallway

6'9" x 9'2" (2.08m x 2.81m)

Doors to three bedrooms and bathroom. Cupboard housing water tank and solar panel controls. Linen cupboard. Smoke alarm. Hatch to partially floored roof space with loft ladder. Carpet.

### Principal bedroom

12'5" x 11'7" (3.81m x 3.55m)

Juliet balcony with windows to side with views over the rear garden and open countryside beyond. T.V. point. Smoke alarm. Carpet.

### Dressing area

5'6" x 5'1" (1.69m x 1.56m)

Built-in storage drawers with shelf above. Spotlights. Carpet.

### En-suite bathroom

7'0" x 9'1" (2.15m x 2.79m)

Velux window to rear. White WC and wash hand basin set in vanity unit with tiled splash back. Wall mirror with cabinet and shelf and spotlights above. Shaver socket. Double ended bath. Recessed shower cubicle with wet wall, rainfall shower head and handset. Vertical chrome radiator. Laminate flooring.

### Bedroom 2

10'3" x 11'10" at widest point (3.13m x 3.63m at widest point)

Window to front. Built-in wardrobe with black glass panel sliding doors and shelves to side. Smoke alarm. Carpet.

### Bathroom

6'5" x 7'4" (1.98m x 2.25m)

Skylight window to rear. White WC and wash hand basin set in vanity unit with tiled splash back. Shaver socket. Shower bath with mains shower above, shower screen and tiled surround. Wall mirror. Vertical chrome towel rail. Laminate flooring.

### Bedroom 3

13'6" x 9'1" (4.12m x 2.78m)

Window to front. Built-in double wardrobe with black glass panel sliding doors. Smoke alarm. Carpet.

### Integral garage

8'10" x 17'3" (2.70m x 5.26m)

Electric door to front and door to hallway. Power and light.

### Outbuildings

Two wooden garden sheds  
Log store

### Outside

A shared access road leads up to the front of the property which is laid out with shingle with a loc block parking area and path leading up to the front door.

There is a paved path leading to a gate at the side and the rear of the property.

The rear garden is mainly laid to lawn with shrubs and a decking area for enjoying alfresco dining overlooking over the beautiful open countryside.

### Extras

All fitted floor coverings, fridge/freezer, washing machine and tumble dryer are included in the sale price.

### Heating and glazing

Oil fired central heating and double glazing.

### Services

Mains electricity, water and drainage.

### EPC Rating C

### Council Tax Band E

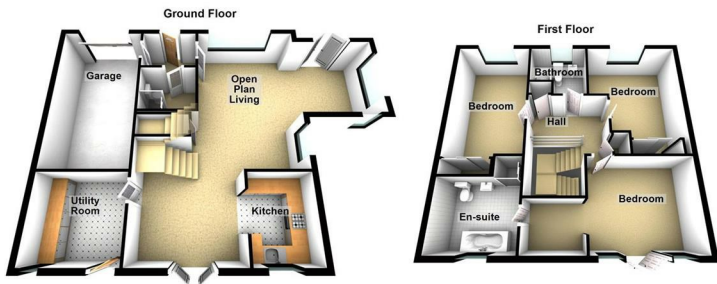








### Energy Efficiency Graph



This floor plan is an approximate guide to the layout of the property only. It is not to scale. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		78	85
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		75	82
	EU Directive 2002/91/EC		

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