

# Drumnamarg, Baddon Drive

Marybank, Muir of Ord, IV6 7QH

Offers Over £275,000





### Overview

- Spacious 4 bedroom detached bungalow
- With unspoilt views of the surrounding countryside to Ben Wyvis
- Generous lounge, dining room, kitchen/diner, conservatory
- 4 double sized bedrooms, principle ensuite, utility room and WC
- Level garden and detached garage, drive for 6 vehicles
- EPC Band D



### Description

An excellent opportunity to purchase a spacious detached bungalow on the outskirts of the village of Marybank, just 3 miles from Muir of Ord. Set in a prime position with open views across the surrounding countryside to Ben Wyvis, this family home will also appeal to those looking for a retirement bungalow. The generous bright lounge has a large window overlooking the rear garden where the views can be best appreciated. There is a formal dining room which opens into a conservatory overlooking the rear garden. The kitchen/diner has ample units and work surface, with space for a cooker and dishwasher. There is ample room for a dining table and 4 chairs. There are four double bedrooms which all benefit from fitted wardrobes and the principal bedroom offers an ensuite shower room. There is a family bathroom, with separate shower and bath, and a useful utility room and WC completes the accommodation. There is excellent storage throughout including two large hallway cupboards and loft space. There is double glazing and oil central heating throughout. The garden is level, mostly laid to lawn and bounded by a mature hedge. There is a large gravelled drive with parking for 6 vehicles, which leads to the detached garage with power and lights. Overall, this property is the ideal purchase for those looking for a quality home in a quiet location.



## Room Dimensions

Lounge	(15' 9" x 18' 6") or (4.79m x 5.63m)
Dining Room	(9' 0" x 10' 2") or (2.74m x 3.09m)
Conservatory	(7' 9" x 10' 2") or (2.35m x 3.10m)
Kitchen / Diner	(14' 9" x 10' 1") or (4.49m x 3.07m)
Utility Room	(7' 6" x 8' 6") or (2.28m x 2.59m)
WC	(4' 7" x 4' 11") or (1.40m x 1.50m)
Principal Bedroom	(11' 5" x 13' 1") or (3.49m x 3.99m)
Principal Bedroom En Suite	(4' 3" x 7' 6") or (1.30m x 2.29m)
Bedroom 2	(12' 10" x 10' 6") or (3.90m x 3.19m)
Bedroom 3	(9' 9" x 9' 10") or (2.97m x 3.00m)
Bedroom 4	(10' 0" x 9' 10") or (3.06m x 3.0m)
Bathroom	(5' 11" x 10' 1") or (1.81m x 3.08m)





#### Floor Space

146m<sup>2</sup>

#### Services

Mains electricity and water. Septic tank. Oil tank. Telephone and broadband.

#### Extras

All fitted floor coverings, fixtures and fittings including all light fittings. Curtains, curtain poles and window blinds. Fridge, washing machine. Furniture is available by separate negotiation.

#### Council Tax

Band F

#### Tenure

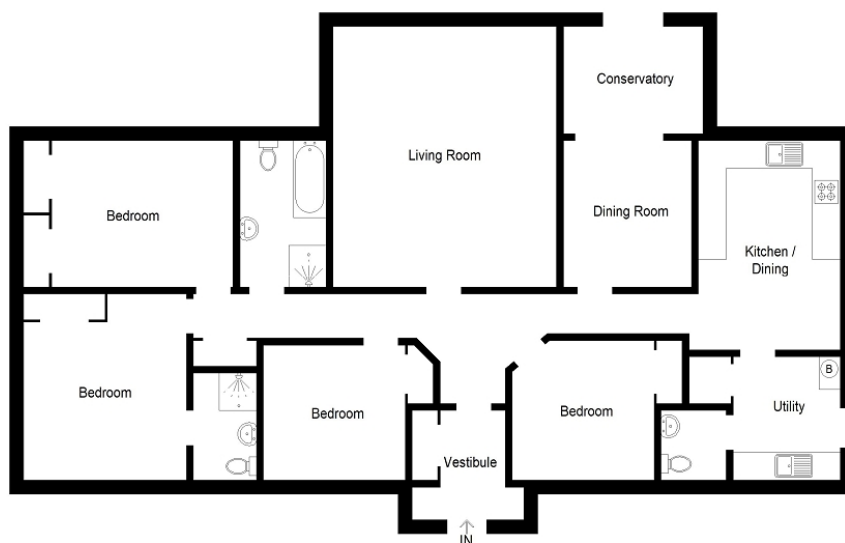
Freehold

#### Entry

By mutual agreement.

#### Viewing

To arrange a viewing of this property please contact Emma on 01463 233218 or 07860 407884.



Tel: 01463 233218

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