

23 Culburnie

Kiltarlity, IV4 7JJ

Offers Over £390,000





Overview

- Spacious 4 bedroom detached villa
- Idyllic rural setting on outskirts of Kiltarlity
- Lounge, kitchen/diner, dining room/salon, utility, WC
- 4 double bedrooms, 2 ensembles, family bathroom, drive
- Grounds extend to 0.47 acres, outbuilding, static caravan
- EPC band C



Description

Rarely available, this architect supervised detached home has quality finishes and offers spacious family living, on the outskirts of Kiltarlity. The property is well laid out, with each room taking advantage of the lovely countryside outlooks. The bright lounge has windows on dual aspects, with views of the surrounding fields and has a feature open fire with slate hearth and wooden surround. The open plan kitchen/diner has integrated appliances including an electric hob, double oven, extractor and dishwasher. The American fridge/freezer is included in the sale and there is ample space for a dining table and 4 chairs. The formal dining room is accessed from the kitchen and is currently utilised as a home salon. There is a guest room with ensuite shower room and a useful utility room and WC completes the ground floor accommodation. Upstairs offers 3 double bedrooms and the family bathroom. There is fitted storage in all the bedrooms and the principal also has an ensuite shower room. The bedrooms to the front offer lovely outlooks. The property benefits from double glazing and oil fired central heating. There is a large patio well placed to catch the sun and appreciate the peace and quiet. The garden is bounded by a fence, with the grounds extending to 0.47 acres which also includes a barn and static caravan. The barn could be turned into additional accommodation, subject to the appropriate planning approvals. The caravan is in need of modernisation, however there is water and electricity and can be used as additional storage space. There is parking for 4 cars. This property will suit those looking for all the benefits of a rural lifestyle, whilst still within easy commuting distance.



Room Dimensions

Lounge (17' 0" x 13' 2") or (5.18m x 4.01m)

Kitchen / Diner (19' 0" x 6' 9") or (5.79m x 2.07m)

Utility Room (10' 5" x 5' 3") or (3.17m x 1.60m)

Dining Room (10' 2" x 10' 1") or (3.10m x 3.07m)

Wc

Principal Bedroom (14' 2" x 12' 2") or (4.32m x 3.71m)

Principal Bedroom En Suite (8' 5" x 6' 4") or (2.56m x 1.92m)

Bedroom 2 (15' 1" x 9' 3") or (4.60m x 2.81m)

Bedroom 3 (13' 7" x 9' 11") or (4.13m x 3.03m)

Bedroom 4 (14' 2" x 12' 3") or (4.32m x 3.73m)

Bedroom 4 En Suite (6' 10" x 5' 4") or (2.08m x 1.63m)

Bathroom (8' 1" x 6' 4") or (2.46m x 1.93m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated appliances including electric hob, double oven, extractor and dishwasher. American fridge/freezer. Static caravan.

Services

Mains electricity and water. Oil tank. Private drainage by septic tank. Telephone and broadband.

Council tax

Band E

Floor Area

158m²

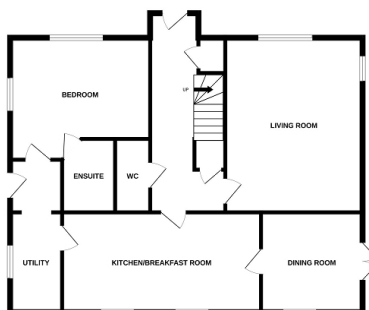
Entry

By mutual agreement.

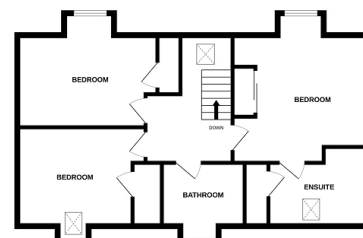
Viewing

To arrange a viewing of this property please contact Karine MacRae 01463 233218 or 07919176787

GROUND FLOOR



1ST FLOOR



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