



Services

Mains water, electricity and drainage.

Extras

All fitted floor coverings, curtains and blinds.

Heating

Oil fired central heating.

Glazing

uPVC double glazing throughout.

Council Tax Band

A

Viewing

Strictly by appointment via Munro & Noble Property Shop
Telephone 01862 892 555

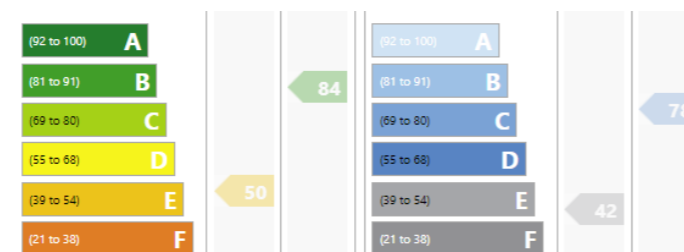
Entry

By mutual agreement.

Home Report

Home Report Valuation - £125,000

A full Home Report is available via Munro & Noble website.



3 Oykel Place Ardgay Sutherland IV24 3BH

Three-bedroom, semi-detached house located in the charming village of Ardgay. Ideal for a first-time buyer or buy to let investor.

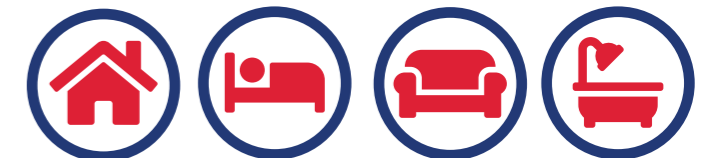
OFFERS OVER £125,000

The Property Shop, 22 High Street, Tain

property@munronoble.com

01862 892 555

Property Overview



Semi-Detached House | 3 Bedrooms | 1 Reception | 1 Shower Room



Oil | Gardens | Off Street Parking

DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892 555.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Property Description

This three-bedroom, ex local authority, semi-detached house is located in the charming village of Ardgay, located on the south west shore of the Dornoch Firth. The property would be ideal for a first-time buyer or buy to let investor. In good decorative order, the property comprises, lounge, kitchen/diner, bedroom one and shower room on ground floor. Stairway leads to the first floor where two further bedrooms can be found. The property benefits from double glazing throughout and oil-fired central heating. The cosy, south facing lounge which allows plenty of natural light to flood the room. The large picture window allows natural light to flood the room. The kitchen/diner is fitted with wall and base mounted units with laminate worktops and is neutrally decorated and has ceramic wall tiles splashback for the cooker. A stainless steel sink and drainer with mixer tap, cooker hood and space for cooker and a washing machine. Off the kitchen to the rear of the property, you will come to the back lobby, where you can access the large rear garden. Externally there is an off street parking area and the rear garden which is mainly laid to lawn and boasts stunning views to the surrounding countryside.

Rooms & Dimensions

Front Entrance Hall
Approx 2.70m x 1.95m

Lounge
Approx 3.95m x 4.25m

Kitchen/Diner
Approx 4.56m x 4.15m

Shower Room
Approx 1.90m x 1.80m

Bedroom One
Approx 3.50m x 4.14m

Bedroom Two
Approx 3.16m x 3.24m

Bedroom Three
Approx 2.60m x 3.10m

