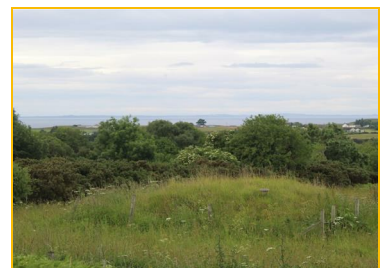




Rhidarroch Badnellan, Brora KW9 6NG

Spacious, Detached 3 Bedroom Bungalow Set in Good Sized Garden Grounds

- Sun Lounge & Porch
- Lounge
- Kitchen/Dining Room
- Utility
- Shower Room & Wc
- Dining Room
- Office/Family Room
- 3 Bedrooms (1 En-suite)
- Garden & Double Garage
- EPC Band - E





DESCRIPTION

This detached bungalow offers spacious and bright accommodation enjoying a superb aspect across the surrounding countryside to the sea beyond. The large lounge is set to the front, taking advantage of the lovely view, and has an open fireplace providing an attractive focal point. There is a nicely proportioned hall/office area and the kitchen is well fitted offering ample space for a table and chairs with separate dining room providing for more formal occasions. There are three bedrooms, one of which has an en-suite bathroom, and a sun lounge to front and large porch to rear. Benefiting from a dual heating system (oil and electric heating) and double glazing, the property is in excellent order throughout, is set in good sized garden grounds and has a detached double garage to the side. Viewing is highly recommended to appreciate the space and lovely position of this comfortable family home.





LOCATION

Situated on the outskirts of the village appreciating a pleasant rural aspect yet within easy reach of the local services including shops, supermarket, chemist, garage, train station and an 18 hole golf course. The harbour and sandy beaches are also just a short distance away. Primary school children would attend the school in the village whilst older children would be bussed to Golspie Academy. The Clynesh Distillery and Visitor Centre, which was founded in 1819 by the Duke of Sutherland, is also within easy reach.

DIRECTIONS

From Inverness take the A9 road heading north towards Wick. Follow the road into the village and after crossing the bridge take the left hand turning after the war memorial, sign posted for Badnellan, Balnacoll & Gordon Bush. Follow this road for approximately 1 mile and take the right hand turn off sign posted for Badnellan. There is a timber built property on the left and after passing that, Rhidarroch is the second house on the right.

SUN LOUNGE

3.69m x 2.80m

Set to the front of the property the sun lounge has windows to front and side looking over the garden. Glass panelled door to the front garden. Glass panelled door and step up to the utility room.

UTILITY ROOM

2.87m x 2.78m & 1.68m x 1.20m

This is a good sized utility room fitted with base, wall and drawer units incorporating a stainless steel sink with drainer. Ceiling mounted clothes drying pulley. Windows and glass panelled door to the sun lounge. Doors opening to the kitchen, rear porch and wc. Electric storage heater and radiator. Door to shelved pantry cupboard. Washing machine and tumble dryer.

WC

1.33m x 1.28m

Fitted with a wc and wash hand basin with opaque window to the rear porch. Electric storage heater.

REAR PORCH

3.09m x 2.03m (excluding entrance)

This is a good sized room, which could be utilised as another sun lounge, which is set to the rear of the property with windows on three sides looking over the garden to field beyond. Door with glazed panel opens to the back garden.

KITCHEN

5.01m x 3.65m

This good sized double aspect room has a window to front and rear and is fitted with base and wall units incorporating a granite style sink with drainer and granite work surfaces. Bosch dishwasher. NEFF electric oven and grill with ceramic hob and extractor

hood above. Hotpoint fridge freezer. The window to the front looks over the surrounding countryside and beyond to the sea with the rear window appreciating a private aspect over the garden to field beyond. Electric storage heater and radiator. Space for table and chairs. Telephone point. Step up to the dining room.

DINING ROOM

4.72m x 3.54m (approximately)

This well proportioned room has a large window set to the front with view across the countryside to the sea beyond. Radiator and storage convector heater. Opaque glass sliding door the kitchen and glass panelled door to the family room.

HALL/FAMILY ROOM/OFFICE

4.85m x 3.06m

Currently utilised as an office area with window to front looking over the surrounding countryside to the sea beyond. Telephone point. Glass panelled door to the lounge, bedroom and inner hall. Glass panelled door to the vestibule. Hatch to the floored loft space with pull-down ladder.

VESTIBULE

1.87m x 0.86m

Double doors, with small glazed panels, opening to the garden.

LOUNGE

6.21m x 4.88m

This is a spacious room with large picture window to the front enjoying the lovely views over the surrounding countryside to the sea beyond. Television aerial point. Open brick fireplace with slate hearth (electric fire not included). Electric storage convector heater and radiators.

MASTER BEDROOM

4.07m x 3.33m & 2.18m x 1.27m

This is a generously proportioned double room which is set with window to the rear enjoying an aspect over the garden to field beyond. Fitted wardrobes and drawer units line one wall providing ample storage. Electric storage convector heater and radiator. Eye level double doors to shelved storage. Door to en-suite.

EN-SUITE BATHROOM

2.70m x 2.05m

Fitted with a white suite incorporating bath with shower and screen above, wc, bidet and wash hand basin with tiled splashback. Opaque window to the rear. Electric panel heater and ladder radiator. Wall mounted mirror and shelving unit.

INNER HALL

2.94m x 2.19m

Door to a walk-in cupboard with light, shelving and



housing the electric meter and consumer units (1.25m x 0.85m). Doors to two bedrooms and a shower room.

BEDROOM

3.39m x 3.10m

This twin room is set to the rear with window looking over the garden to field beyond. Radiator and electric storage heater.

SHOWER ROOM

1.97m x 1.54m

Set with opaque window to the rear this room is fitted with a large shower cubicle, wc and wash hand basin.

BEDROOM

3.13m x 2.50m

This is another double room set to the rear with window looking over the garden to field beyond. Radiator and electric storage heater.

DOUBLE GARAGE

5.85m x 2.82m & 5.78m x 3.00m

The detached double garage is set to the side of the property with double up and over electric doors to the front. A pedestrian door is set to the side and opens into the first section of garage with window to side and door opening into the second area.

GARDEN

The garden to the front has a gravelled path with an abundance of flowers and bushes planted to either side. Raised planted areas. The tarred driveway in front of the garage provides off road parking. A gate at the side opens to the rear garden which is enclosed and laid mainly to grass with matured trees, bushes and flowers planted. Vegetable growing area. Small paved sitting area. Water tap. There is a good sized area to the side of the property laid to grass.

HEATING

The property benefits from a dual heating system which is oil central heating as well as electric storage heating.

GLAZING

The property benefits from double glazing.

EXTRAS

All fitted floor coverings, blinds, kitchen appliances and white goods are included in the sale.

COUNCIL TAX

The current council tax band on this property is Band D. You should be aware that this may be subject to change upon sale.

SERVICES

The property benefits from mains water and electricity. Drainage is to a septic tank.





ENTRY

By mutual agreement.

VIEWING

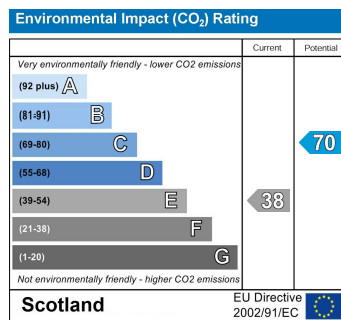
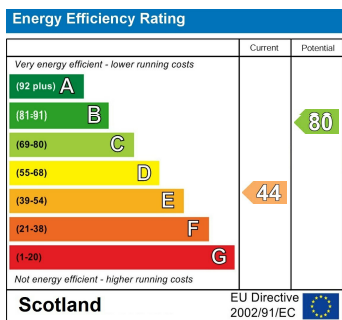
Contact Anderson Shaw & Gilbert on 01463 253911 on Monday - Friday 9am until 5pm to arrange an appointment to view. If calling on an evening or weekend, please call the Highland Solicitors' Property Centre on 01463 231173 and they will be able to arrange a viewing on your behalf.

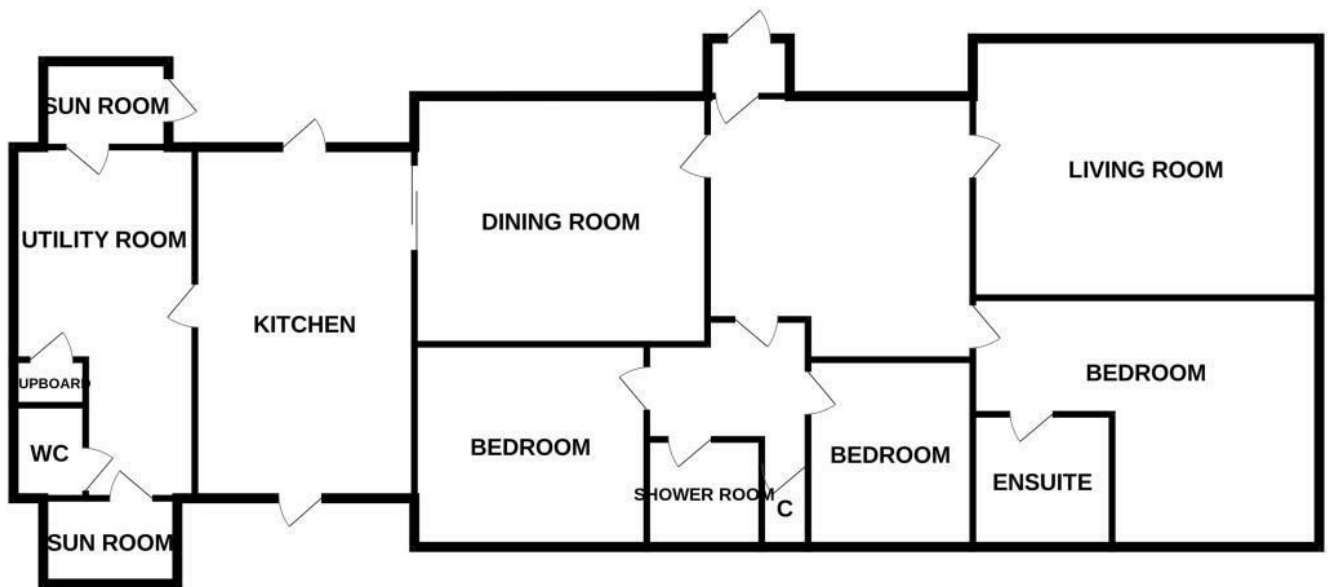
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HSPC REFERENCE

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The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

