

**29
Beinn Ratha Court
Reay**

**Offers Over
£105,000**



- 2 Bedrooms
- Detached garage
- Semi-rural location
- Semi-detached house
- Modern interior
- Secure garden

Nestled at the end of a cul-de-sac in a desirable semi-rural location, this well presented 2 bedroom semi-detached house offers generous living space and modern comfort. Ideal for a range of buyers, this home offers tranquility, accessibility, and convenience in a scenic setting.

The ground floor features a welcoming porch and hallway, a stylish and functional kitchen, dining room, spacious lounge and a practical utility room. Upstairs comprises of 2 well-proportioned bedrooms, a shower room, and landing.

The property benefits from double glazing and oil central heating. Council tax band A and energy performance rating D. For a Home Report and the 360 tour please go to our website www.pollardproperty.co.uk

What3words: ///amid.kick.clasping

**Porch 6' 7" x 5' 5" (2m x 1.66m)**

Enter via a front door with an oval window into a spacious porch that has windows along 2 walls and is neutrally decorated. It has a patterned floor and a 15 glass panelled door into the hall.

Hall 9' 10" x 6' 7" (3m x 2m)

The hall is currently ready for redecoration. It has doors opening into the lounge, kitchen and a large under stairs cupboard. A staircase goes to the first floor landing.

Kitchen 12' 10" x 10' 6" (3.9m x 3.2m)

A contemporary kitchen that has a vinyl floor, a window overlooking the side of the property and fitted wall and floor units in light oak design with grey marble effect worktop and splashback. The integrated appliances are: electric 4 burner ceramic hob, eye level electric oven and dishwasher. An archway leads into the dining room.

Dining Room 13' 1" x 8' 6" (4m x 2.6m)

A bright and welcoming room that flows seamlessly from the kitchen into the dining room that continues into the lounge. The dining area has the same vinyl flooring as the kitchen and has plenty of space for a dining table and seating for at least 6 people.

Utility Room 9' 2" x 5' 11" (2.8m x 1.8m)

A 15 glass panelled door from the dining room opens into the utility room. It is neutrally decorated and has the same vinyl flooring as the dining room and kitchen. Along one wall is a worktop and underneath has plumbing for a washing machine, tumble dryer and oil boiler. There is a large window and an external door opening into the garden.

Lounge 27' 7" x 12' 2" (8.4m x 3.7m)

The lounge extends the full length of the house and benefits from a dual aspect, with a window overlooking the front garden and French doors opening onto the rear garden. Neutrally decorated and carpeted throughout, the room is accessed via the hallway and features an open-plan layout that flows seamlessly into the dining room. A wood-burning stove is inset within the chimney breast, set on a polished Caithness stone hearth, providing a charming focal point to the space. The black sofa is included in the sale.

Landing 7' 10" x 3' 3" (2.4m x 1m)

The landing has been prepared for redecoration. It has doors to the 2 bedrooms and bathroom with a ceiling hatch opening into the loft space.

Shower Room 7' 7" x 4' 11" (2.3m x 1.5m)

The modern shower room has a double shower cubicle with a mains shower and wet wall splashback. In addition there is a white toilet and wash hand basin that is set within a vanity unit. The flooring is vinyl in a tile design and all the walls are wet walled. A frosted window allows extra light and ventilation to the room.

Bedroom 1 14' 9" x 9' 2" (4.5m x 2.8m)

A spacious double bedroom that is carpeted, neutrally decorated and has a built wardrobe and a large window overlooking the front of the property that floods the room with natural daylight.

Bedroom 2 11' 4" x 9' 6" (3.45m x 2.9m)

Currently being used as a child's bedroom. It is a double bedroom that is carpeted with 2 built in wardrobes and a window overlooking side of the property making it a sunny and inviting room.

Garden

Outside the property there is a secure, fenced, low maintenance rear, side and front garden with gravel and paved areas. The garage is accessed via the rear of the garden across a gravelled drive. At the back of the garage is a workshop. A small wooden garden shed is adjacent to the garage.



Included in the sale: carpets, blinds, curtains in the lounge and bedroom 1, black sofa in lounge.
Excluded in the sale: curtains in bedroom 2.
Some furniture / fridge freezer and other appliances may be available under separate negotiation.

Please contact Pollard Property on 01847 894141 to arrange a viewing.

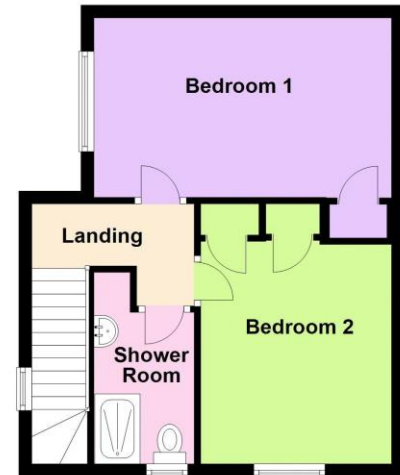




Ground Floor



First Floor



Asking Price in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement. **For current tax bandings:** www.saa.gov.uk **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a **FREE**, no obligation valuation and market appraisal on your property please contact us on 01847 894141.

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