



Fantastic four bedroom extended bungalow located at the end of a peaceful cul-de-sac and benefitting from a large secluded garden.

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6 Assynt Gardens is very desirable extended four bedroom bungalow. The present owners have lived in the property for over 30 years, and over this period have upgraded, maintained and extended to a high standard.

The property presents a fabulous family home with ample accommodation, along with a particularly large garden which offers seclusion and privacy. Situated in a sought-after quiet cul-de-sac within easy walking of the town centre, this property will no doubt appeal to a wide range of buyers.

The property is wrought-iron gated, with a gravelled driveway providing off-street parking for a number of vehicles and leading to a garage. The garden wraps around the house to four sides with most of it being laid to grass. A large pond is home to a large number of fish and creates a lovely feature to the front of the property along with paving, gravel and shrubs. The majority of the garden is to the North side elevation offering a surprisingly large area enclosed by hedging for privacy. A gate to the rear accesses a public pedestrian path ideal for cycling and walks, as it leads to the beach. The garden also includes 2 greenhouses and 3 sheds.

The front door gives access into the vestibule and in turn into the hall which benefits from a single and a double storage cupboards. There are two loft areas to the property, one is floored and the other partially floored, both have power, light and drop-down ladders for access.

One of the extensions to the property forms an impressive lounge which could accommodate the largest of families with a picture window looking out over the garden to the side and a further window to the rear.







### Approx. Dimensions

Lounge	7.47m x 3.25m (4.67m at widest)
Kitchen/dining	4.51m x 2.12m (3.17m at widest)
Sitting room	4.43m x 3.86m
Master bedroom	4.32m x 2.90m
En suite	2.69m x 1.19m
Bedroom 2	3.74m x 3.52m
Bedroom 3	2.96m x 2.57m
Bedroom 4	2.42m x 2.95m (incl. wardrobes)
Shower room	2.02m x 1.76m

### Extras Included

Fitted floorcoverings, blinds and curtains (except lounge), fridge, freezer, washing machine, tumble drier, 3 sheds and 2 greenhouses.

Heating	Gas fired central heating and wood burning stove
Double Glazing	uPVC double glazing
Council Tax	Band D
EPC Rating	Band C
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains
Other benefits	Solar panels, cavity wall insulation, electric car charging point





A beautiful new and contemporary kitchen was fitted several years ago. Finished in high gloss cream wall and base units with complementing black sparkle worktops and matching splashback. Appliances include a four ring gas hob, electric oven, extractor hood, black composite sink, washing machine and fridge. There is also space for a dining table and chairs. A further extension has then been added adjacent to the kitchen providing a beautiful vaulted ceiling sitting room with a feature wood burning

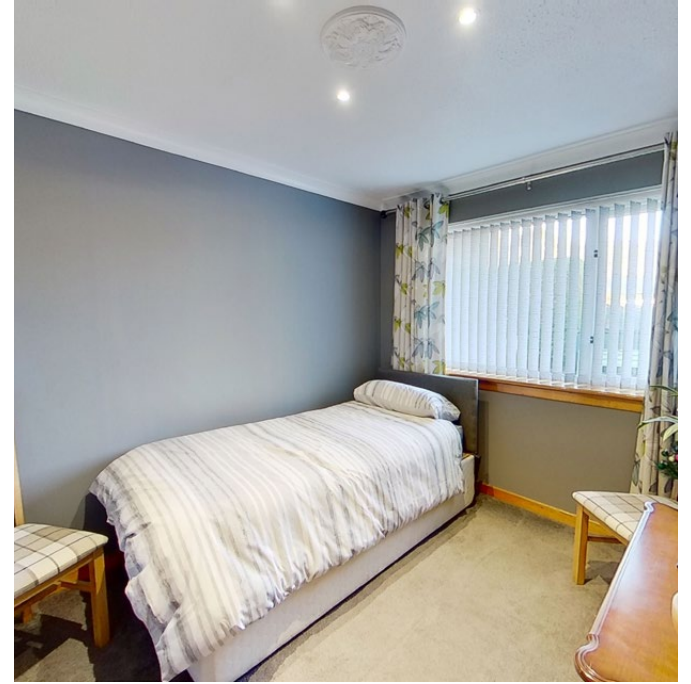
stove in the corner. French doors lead to the garden. This room could also be used as a more formal dining room.

Also off the hallway lie four bedrooms. Three of double capacity and one single. The master bedroom is a lovely spacious room to the front and benefits from double built-in wardrobes and an en-suite shower room. The en suite comprises a white WC, wash hand basin and a shower cubicle housing a mains fed shower, and is lined with wet-wall panelling. Bedroom 4 also benefits from double

built-in wardrobes.

The family shower room has been beautifully refurbished in recent times and now offers an attractive and elegant room comprising a white WC, wash hand basin with storage below and illuminating mirror above along with a large shower cubicle housing a mains fed shower. All walls are lined with striking, modern wet-wall panelling which also streamlines a cupboard which offers linen storage and houses the Worcester central heating boiler.









The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

**Offers**

Formal offers in an acceptable legal Scottish form should be submitted in writing.

**Closing Date**

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.