



Roana, Ardgay Hill Ardgay, Sutherland IV24 3DH

Offers In The Region Of

£200,000



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Kendra at Monster Moves is delighted to present to the market Roana, a large 3 bedroom bungalow with a double garage set in half an acre of garden. Includes carpets, flooring, vertical blinds and curtains, Comprising:- 3 double bedrooms, sitting room, dining room, family room, sun lounge, bathroom, shower room, utility and an abundance of storage cupboards.

Ardgay is located on the Kyle of Sutherland and has local amenities close by in Bonar Bridge. Further amenities, shops, petrol stations, supermarkets, high schools, and restaurants are found in nearby Tain some 14 miles east.



REAR HALL & UTILITY 3'11" x 11'5" (total)

The main entrance to the property is through the rear door and into the vestibule that leads to the utility room, kitchen/diner and corridor to four bedrooms. The utility has worktop and washing machine, tumble drier and a sink.

KITCHEN & FAMILY ROOM 11'5" x 9'10" 10'9" x 9'10"

The kitchen has base units on three sides with integrated fridge, freezer, dishwasher and free standing cooker with hood and wall units above. Dual aspect windows and vinyl flooring. An archway is between the kitchen and family room which is carpeted.

DINING ROOM 10'9" x 9'2"

The dining room sits between the sitting room and family room/kitchen. Fitted carpet and vertical blinds. Patio doors open up to the front garden.

SITTING ROOM 16'4" x 14'9"

The spacious sitting room has a picture window over looking the rear garden. access to the sun lounge and dining room as well as glass wall between the sitting room and central hallway.

SUN LOUNGE 15'1" x 11'1"

The sun lounge is accessed through a sliding door from the sitting room and has windows on three sides with a door to the front garden

CENTRAL HALL

The central hall has access to the four bedrooms, bathroom, shower room, sitting room and front porch. There are two storage cupboards.

BEDROOM 1 12'5" x 11'1"

A double bedroom with fitted wardrobe, carpet and vertical blinds.

BEDROOM 2 9'10" x 11'9"

A double bedroom with fitted wardrobe, carpet and vertical blinds.

BEDROOM 3 9'10" x 11'9"

A double bedroom with fitted wardrobe, carpet and vertical blinds.

BATHROOM 6'6" x 11'1"

The bathroom has a white 3 piece bathroom suite:- bath, w/c and wash basin in a vanity unit and a corner shower enclosure. Wetwall is on all walls.

SHOWER ROOM 4'11" x 6'6" (9'2")

Shower room with shower enclosure, w/c and wash basin. A radiator and the walls are partially tiled.

GARDEN & GARAGE 24'11" x 28'2"

The property Roana, sits in a half acre garden (approx) and has paved driveway to the front, ample parking for cars. Access to the double garage which has two up and over doors. The rear garden is mainly laid to lawn with mature hedging around the boundary. A large decked area leads out from the double glass doors in the hall and has views across the garden and down to the Kyle of Sutherland.

ADDITIONAL INFORMATION

Council Tax Band - E

Oil Fired Central Heating

Video Walkthrough - <https://youtu.be/sFuT3KpIiA>

360 Tour - <https://www.madesnappy.co.uk/tour/1g171g7f30>

LOCATION

Roana is located on Ardgay Hill over looking the Kyle of Sutherland. On arriving in Ardgay from the south turn left at the memorial in the centre of Ardgay n to Ardgay Hill. Take the second turning on the left and Roana is the second house on the left.

What3words [///chum.outboard.keys](https://www.what3words.com/?q=chum.outboard.keys)

VIRTUAL TOURS

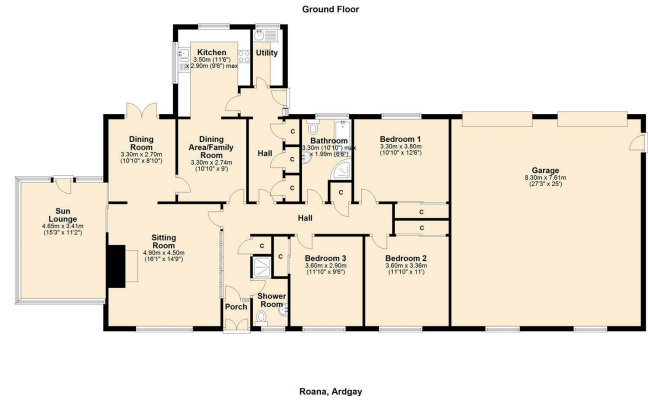
360 TOUR - <https://www.madesnappy.co.uk/tour/1g171g7f30>

VIRTUAL TOUR - <https://youtu.be/sFuT3KpIiA>

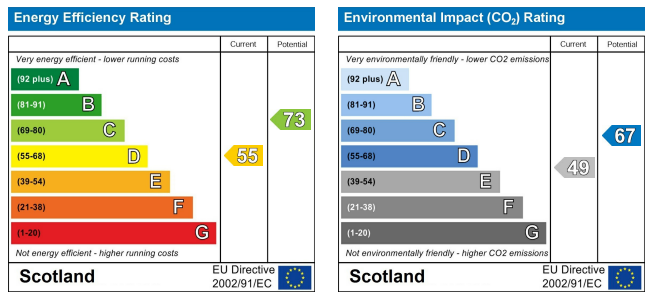
Area Map



Floor Plans



Energy Efficiency Graph







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