



Manderley, West Syall

Ardgay, Sutherland IV24 3BP

Offers Over £300,000



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Manderley is a modern bungalow (built 2010) comprises 4 bedrooms (one with en suite), sitting room, dining room, bathroom, utility, kitchen/ sun room and attic room. A driveway leads to the enclosed garden (0.4 acre approx) which is mainly laid to lawn and is surrounded by croftland. The property has been built to a high standard and has classic finishes such as walnut doors and surrounds, sleek kitchen and luxurious bathroom fittings.



VESTIBULE & HALL

Entry to the property to the vestibule and then through a glazed door and into the central hall with access to all rooms. A cupboard houses the hot water tank and another cupboard for hanging coats etc.

SITTING ROOM 13'5" x 17'4"

The sitting room has fitted vertical blinds and polished mahogany flooring. An open fireplace with Caithness hearth.

DINING ROOM 10'0" x 13'3"

The dining room is located off the kitchen and has fitted carpet and blinds.

KITCHEN FAMILY ROOM 11'7" x 16'10" (widest)

A well presented and laid out kitchen with cream base and wall units, black stone worktops and upstands, integrated oven, dishwasher and hob. Tiles on the floor with feature Moroccan tiles in the centre of the kitchen. The room also has a hexagon shaped sun room with windows and french door facing the view. A wonderful social space.

UTILITY 11'7" x 6'4"

From the kitchen is the utility with sink, worktop, space for under counter washing machine and tumble drier The boiler is located in here.

BATHROOM 10'0" x 8'9"

A stylish bathroom with stand alone claw foot bath, w/c with high cistern, wash basin and shower enclosure. Tiled walls and floor with underfloor heating.

BEDROOM 1 with EN SUITE 9'10" x 13'5" (4'7" x 9'2")

The master bedroom has 2 double wardrobes and fitted carpet. The en suite has a arched doorway to the en suite with walk in shower enclosure, wash basin in vanity unit and ww/c.

BEDROOM 2 9'10" x 11'1"

A double bedroom with fitted carpet and double wardrobe.

BEDROOM 3 10'0" x 8'2"

Bedroom 3 overlooks the front of the property.

BEDROOM 4 9'10" x 12'5"

A double bedroom with fitted wardrobe that overlooks the front of the property.

ATTIC ROOM

In the hallway is a Ramsay ladder that comes down from the attic hatch. There is an attic room which is fully lined and insulated and doors to the rest of the attic for more storage.

GARDEN

The garden (0.4 acre approx) is laid to lawn and is enclosed by post and wire fencing. Surrounded by fields to the east and south and woodland north and west. A driveway leads up to the rear of the property and the main door.

ADDITIONAL INFORMATION

Council Tax Band - F

Built - 2010

Oil fired Central Heating

Private septic tank

uPVC Double Glazed Aindowws

LOCATION

The property is located in the scattered community of Syall, close to Ardgay in central Sutherland. No local shopping is available but shops, primary school and a range of other amenities are available in Ardgay and Bonar Bridge some 3/4 miles distant. Enhanced facilities, including secondary school is in Tain (17 miles East)

VIRTUAL TOUR LINKS

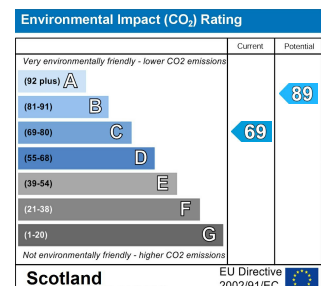
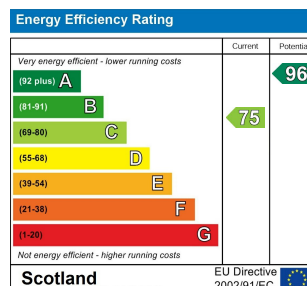
Area Map

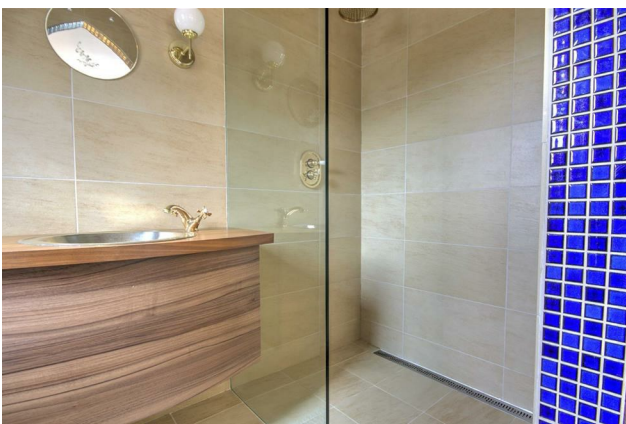


Floor Plans



Energy Efficiency Graph







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