

11 Alexander Park
Arabella, Ross-Shire, IV19 1QG

Monster
Moves

Offers Over £200,000

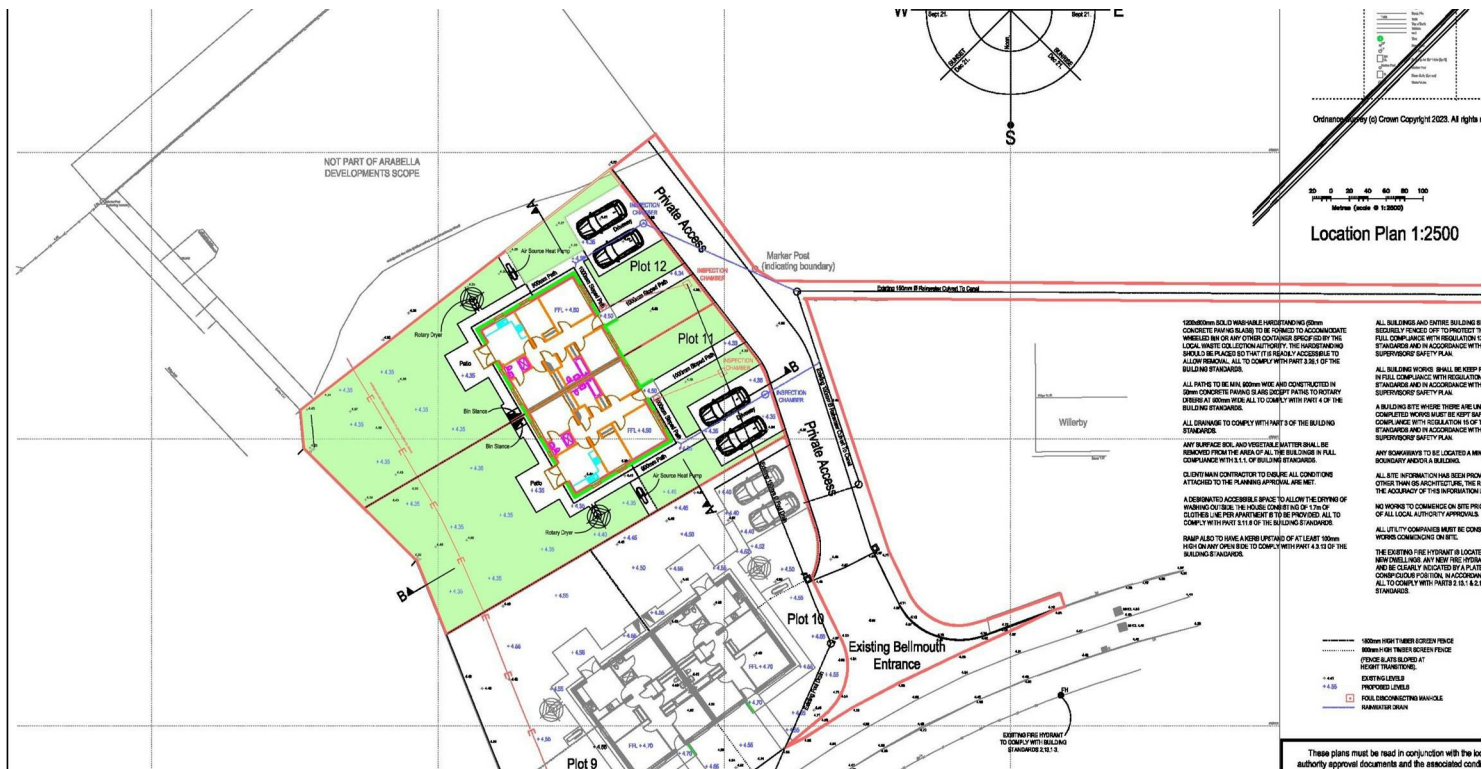


If you're looking for a new home in the Highlands of Scotland, within commuter to Inverness, then be sure to a look at this stunning newbuild 3 bedroom semi-detached bungalow, (with en suite,) built to a high specification by an independent reputable builder.

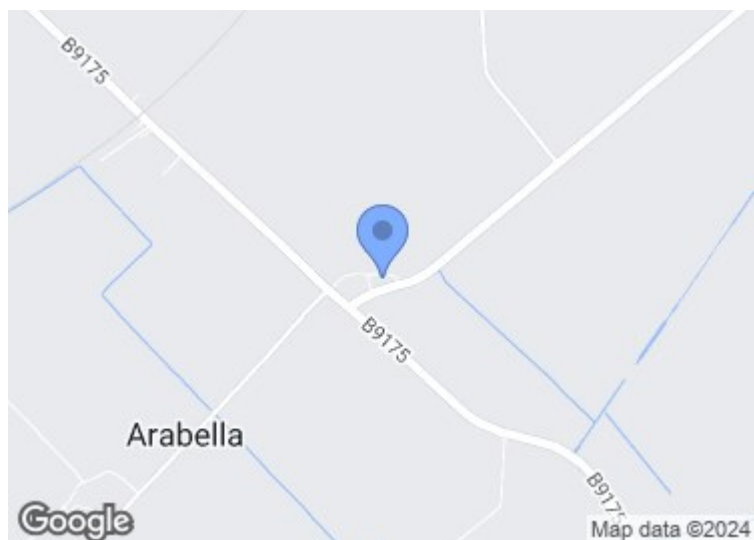
Located in a quiet residential area on the Easter Ross peninsula, the property sits within an enclosed garden and has parking on driveway.

Air source heat pump and underfloor heating makes for an efficient and low carbon footprint property.

The property is currently in construction and photographs are of a neighbouring property, recently completed.



- Newbuild
- 3 Bedroom Semi detached Bungalow
- Ready October 2024
- Air Source Heat Pump & Underfloor Heating
- Bedroom with En suite



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 Sutherland - 01408 525001
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HALL

Entry to the property is through the front and central door in to the hallway that has all rooms leading from it. There is a hatch to the attic space located in the hall.

SITTING ROOM

11'6" x 11'11"

The sitting room is situated to the front of the property.

KITCHEN

10'9" x 11'11"

The kitchen will have Howdens wall and base units with integrated appliances;- induction hob, oven, dishwasher, fridge freezer and washing machine. French doors lead to rear garden.

BATHROOM

7'8" x 9'10"

The family bathroom will have white three piece bathroom suite comprising; bath with overhead shower and wet wall, w/c and wash basin.

BEDROOM with EN SUITE

10'9" x 9'10"

Located at the rear of the property and has fitted wardrobe and an en suite shower room comprising; white w/c, wash basin and large shower enclosure with wet wall.

BEDROOM 2

9'3" x 9'10"

A double bedroom located at the front of the property with a fitted wardrobe.

BEDROOM 3

7'7" x 6'6"

Bedroom 3 has a fitted wardrobe and window looking over the driveway.

GARDEN & DRIVEWAY

All paths around the property will be constructed with paving slabs and hard standing for two cars, off street parking at the front. The remainder of garden will be laid to grass and a patio area in front of the French doors exiting from the kitchen into the rear garden. the garden will be enclosed at the rear and side by a 1800mm timber Screen Fence dropping to a 900mm screen fence at the front.

ADDITIONAL INFORMATION

Council Tax Band to be confirmed by Highland Council on completion.

EPC to be in situ on completion of sale.

Pre finished oak doors throughout.

Flooring included. Laminate in kitchen, bathroom and ensuite. Carpeted elsewhere.

Floor area 75 sq m (approx.)

LOCATION

Located in the hamlet of Arabella some 4 miles south of the town of Tain and close to the seaboard villages of Shandwick, Hilton and Balintore on the east coast of the Highlands of Scotland.

Local amenities are in Tain and Alness;- supermarkets, primary & secondary schools, hairdressers, local shops, restaurants etc.

What3words ///spectacle.minute.reap



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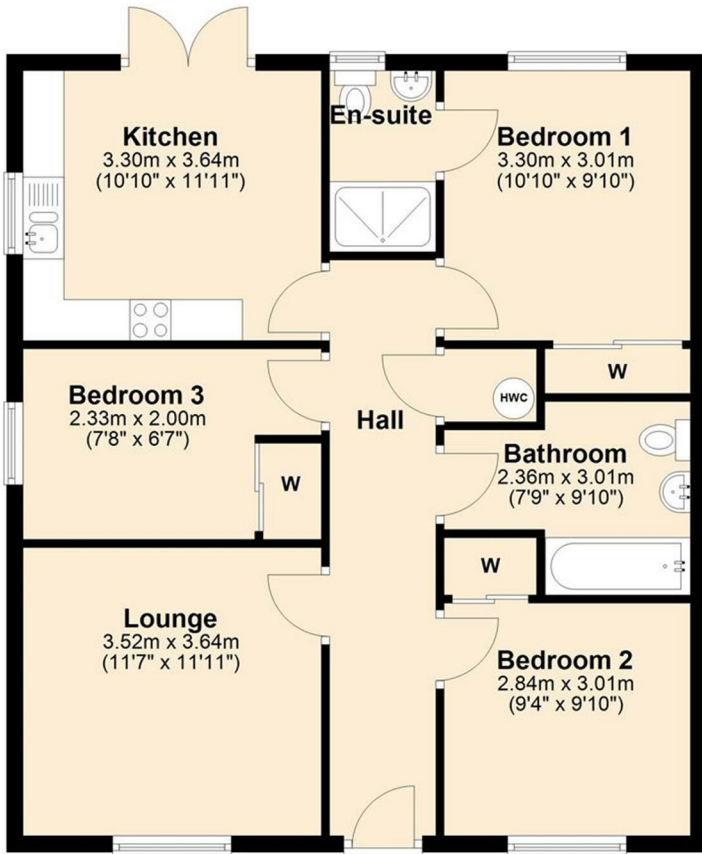
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Ground Floor



For illustrative purposes only. Produced by Monster Moves Ltd 2024
Plan produced using PlanUp.

11 Alexander Park, Arabella



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland	EU Directive		
	2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland	EU Directive		
	2002/91/EC		

Council Tax

Tax Band to be confirmed on completion

Tenure

Freehold

Entry

By mutual agreement

Viewing

To arrange a viewing of 11 Alexander Park, Arabella, Tain IV19 1QG, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



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