



Ledgowan, 36 Rosshill Drive, MARYBURGH, IV7 8EN

Offers Over £315,000

REF: HSPC





description

This spacious, five-bedroom, detached villa is located in the popular village of Maryburgh, within walking distance of all the village facilities and is also within easy commuting distance of Inverness City. The property benefits from double glazing, gas fired central heating, a generous wrap around garden along with a double garage. In walk in condition throughout, this property represents a very comfortable, versatile family home for those looking for a quiet village lifestyle within commuting distance of City facilities.

Viewing is highly recommended to fully appreciate the extent of the living space on offer and fantastic location.

The accommodation consists of: an entrance porch; hallway which benefits from bespoke under stair storage and stairs leading to the upper floor; a bright and spacious, triple aspect lounge/dining area which benefits from a wood burning stove set on a slate hearth providing a welcoming focal point; the raised dining area provides ample room for dining and entertaining and enjoys views onto the rear garden; a well-appointed kitchen offering a good selection of base and wall mounted units, complementary worktops, tiling to splashback, dishwasher, integrated fridge, electric oven, hob and hood; two generous double bedrooms, both with fitted wardrobes; utility room complete with wall mounted units, space for washing machine, work surface and access to the rear garden; shower room comprising a wash-hand basin, WC and large electric powered shower.

On the upper floor: landing enjoying views across the River Conon valley and two large shelved storage cupboards ; spacious master bedroom, again boasting views across the valley and benefits from two large fitted storage cupboards, one housing the mains pressure hot water tank and additional storage cupboard into the eaves; further large double bedroom with two double storage cupboards, storage cupboard into the eaves and views across the valley; small double bedroom with fitted storage cupboard, access to the attic and views across the valley; family bathroom comprising a wash hand basin, WC, bath and large mains powered shower with rainfall and riser shower heads.

The generous wraparound garden is mainly laid to a combination of lawn/bark and has a good selection of well-established plants, shrubs and trees. A paved patio area provides an ideal venue for al-fresco dining. The property also benefits from a garden shed, enclosed chicken run, greenhouse, log storage, vegetable beds, fruit trees and bushes. A gravelled driveway provides ample off-street parking for both residents and visitors and leads to the double garage which has up and over doors, power, light, storage cupboard housing the boiler and access to the rear garden.

The property is within close proximity of a children's playpark and has easy access to miles of countryside walks along the River Conon and surrounding woodland. Facilities in the village include a general store which caters adequately for daily requirements, while the nearby village of Conon Bridge offers a supermarket, Post Office, café, takeaway and train station providing a regular service to Inverness. Education is provided at Ben Wyvis Primary School in Conon Bridge, with secondary pupils attending Dingwall Academy. The market town of Dingwall is a few minute's drive away and offers excellent facilities along with a cottage hospital, community centre with swimming pool and a thriving High Street offering a good range of retail outlets.

Inverness City, the main business and commercial centre in the Highlands, is a very short commute away offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



Front Porch	2.01m x 2.23m (6'6 x 7'3)
Hallway	5.22m x 1.97m (17'2 x 6'6)
Kitchen	3.34m x 3.01m (10'11 x 9'11)
Lounge	6.53m x 4.40m (21'5 x 14'5)
Dining	3.48m x 3.04m (11'5 x 10'0)
Master Bedroom	4.80m x 3.64m (15'9 x 11'11)
Bedroom 2	4.85m x 3.72m (15'11 x 12'2)

Bedroom 3	3.75m x 3.64m (12'3 x 11'11)
Bedroom 4	3.64m x 3.51m (11'11 x 11'6)
Bedroom 5	3.01m x 2.71m (9'11 x 8'11)
Bathroom	2.98m x 1.82m (9'9 x 6'0)
Shower Room	1.62m x 1.12m (5'3 x 3'8)
Utility	2.31m x 1.93m (7'6 x 6'3)
Landing	4.75m x 0.90m (15'6 x 2'11)







General

All floor coverings, some light fittings, some curtains, blinds, integrated appliances, garden shed, chicken coop and greenhouse are included in the price. Please note, the free standing temporary ramp will be removed prior to the sale.

Services

Mains gas, electric, water and drainage.

Council Tax

Council Tax Band F

EPC Rating

C

Post Code

IV7 8EN

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

AG/EB/STEE0030/0006

Price

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Directions

From Inverness take the A9 North. At the Tore roundabout take the second exit signposted Dingwall. At the next roundabout take the 1st exit signposted Maryburgh. Turn right onto Hood Street and continue along leading onto Seaforth Place. Turn immediate right onto Dunglass Road and turn second right onto Rosshill Drive. Follow the road round and the property is further along on your left hand side.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.



