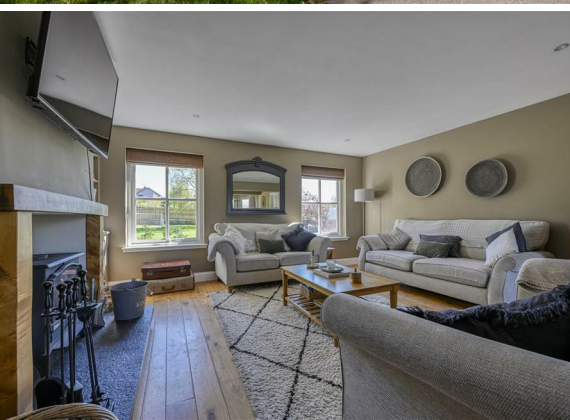




**Glentyan
Culbokie,
Dingwall, IV7 8JH**

**Offers Over
£500,000**



- Immaculately presented 5 bedroom detached villa
- Sought after Black Isle location
- Spacious accommodation whilst retaining period charm
- Landscaped gardens, detached garage and parking for multiple cars
- Ideal for families and multi-generational living
- EPC band D

This is a fantastic opportunity to acquire a beautifully presented period villa in the popular village of Culbokie. The property blends traditional charm with exceptional upgrades, finished to a high standard throughout. The substantial lounge/diner is flooded with natural light from dual aspect windows, with French doors opening to the garden. It provides an ideal space for entertaining, complete with a cosy wood-burning stove in lounge area, and ample space for a large dining table and 8 chairs. The stylish kitchen features shaker-style cabinetry, enhancing the country living feel and includes a double Belfast sink, integrated full-size fridge and freezer, dishwasher, and a freestanding induction Rangemaster. The island offers a space for more informal dining. A spacious utility/laundry room offers floor-to-ceiling storage, base units and space for both a washing machine and tumble dryer. There is also a comfortable family room with a bay window and open fireplace. A useful ground floor guest bedroom with ensuite shower room, along with two separate WCs complete the accommodation on the ground floor. Upstairs, the principal bedroom is a generous size and benefits from dual aspect windows with views to rear and built-in wardrobes. There are 2 further double bedrooms and a dual-aspect sunroom with views over the countryside, which is currently used as a double bedroom. A convenient study, ideal for home working, along with a family bathroom and a separate shower room completes the accommodation. Storage is provided by three cupboards and a partially floored loft space with a Ramsay ladder and lighting. The property benefits from central heating and double glazing throughout. The home is approached via a tree-lined driveway leading to a large parking area and a detached garage. The front garden is predominantly laid to lawn, complemented by shrubs and mature trees. The rear garden is beautifully landscaped, featuring a large patio area perfect for entertaining, along with a generous lawn. Overall, this charming and immaculately presented home would make an excellent purchase for a discerning buyer looking to enjoy life in the highly desirable Black Isle area of the Highlands.

Location: The property is situated in the heart of the popular village of Culbokie on the Black Isle. Culbokie offers a post office/general store, bar/restaurant, village hall and play park. Culbokie primary school is across the road and secondary schooling is available at Fortrose Academy or Dingwall Academy, to which a free bus service is provided for travelling to and from both schools. The village is within easy commuting distance of Inverness, some 14 miles away. Dingwall, which is approximately 5 miles away, offers a wide range of facilities including banks, medical centre, post office, hotels, sports centre, swimming pool and a good selection of shops including Tesco and Aldi Supermarkets. There is easy access to a wide variety of outdoors sports and activities. Additional amenities at nearby Fortrose include an 18-hole golf course and an excellent range of water sports including a sailing club. The city of Inverness provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness city enjoys excellent communications by road and rail and is served by an international airport.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated appliances include the fridge, freezer, dishwasher and extractor. Free standing Induction Rangemaster, washing machine and tumble dryer are also included.

Services: Mains electricity, water and drainage. Oil tank. Telephone and broadband.

Council Tax: Band F

Tenure: Freehold.

Floor area: 231 m2

Entry: By mutual agreement.

Viewing: Don't delay - get in touch with Tailormade Moves today to arrange a viewing

Lounge/Diner
27'1" x 16'8" (8.27 x 5.09)

Kitchen
16'2" x 11'6" (4.94 x 3.53)

Utility
18'6" x 7'0" (5.65 x 2.15)

WC off Utility
7'1" x 3'8" (2.18 x 1.14)

Family Room
17'3" x 10'11" (5.26 x 3.33)

Ground Floor Bedroom
17'8" x 12'0" (5.40 x 3.67)

Ground floor bedroom - Ensuite
5'3" x 6'0" (1.62 x 1.83)

WC - Entrance
3'10" x 7'2" (1.19 x 2.19)

Principle Bedroom
14'8" x 13'3" (4.49 x 4.04)

Bathroom
5'3" x 6'0" (1.62 x 1.83)

Bedroom 2
12'1" x 13'6" (3.69 x 4.12)

Bedroom 3
11'11" x 10'11" (3.64 x 3.35)

Bedroom 5/Sunroom
15'8" x 10'2" (4.80 x 3.11)

Shower Room
15'8" x 10'2" (4.80 x 3.11)

Office
11'10" x 7'3" (3.63 x 2.23)







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GROUND FLOOR

1ST FLOOR

