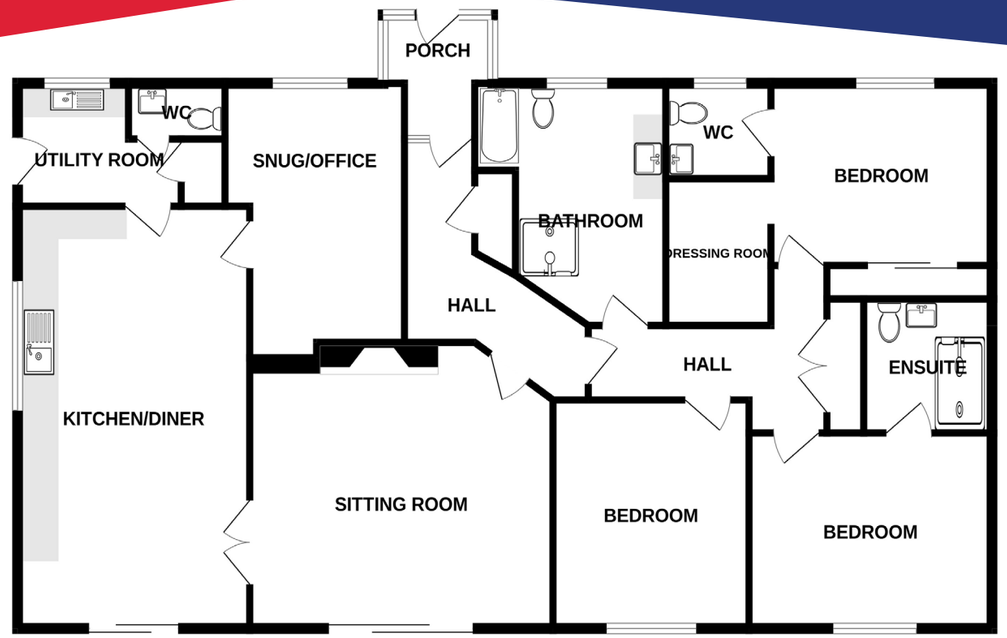


Services
Mains water, electricity and drainage is to a septic tank.

Extras
All carpets and fitted floor coverings.

Heating
Oil fired central heating.

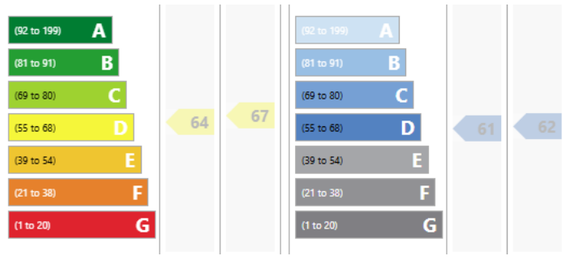
Glazing
Double glazing throughout.

Council Tax Band
F

Viewing
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry
By mutual agreement.

Home Report
Home Report Valuation - £360,000
A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.

MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS



Nayrendah, Craigdarroch Drive
Contin, Strathpeffer
IV14 9EL

An immaculate, three bedroomed detached bungalow with large garden grounds, decking area and garage.

OFFERS OVER £357,000

The Property Shop, 20 Inglis Street, Inverness
property@munronoble.com
01463 22 55 33
01463 22 51 65

Property Overview

Detached Bungalow
3 Bedrooms
1 Reception
Office/Snug
2 Bathrooms
Oil
Garden 1/2 of an Acre
Garage


Bedroom One


Bedroom One En-Suite Shower Room


Bedroom Two


Bedroom Three


Office/Snug


Kitchen/Diner


Kitchen/Diner

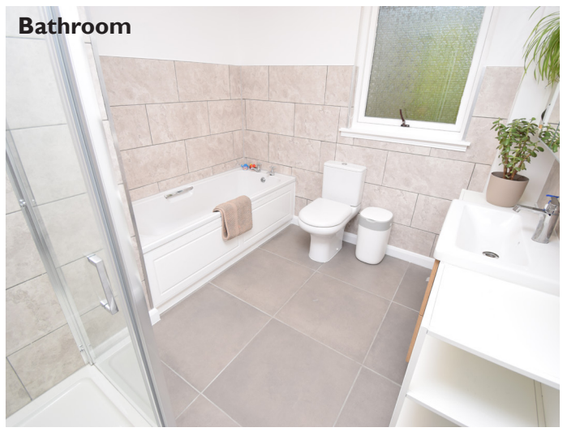


Property Description

Occupying an enviable which extends to approximately ½ an acre and is surrounded by woodland, Nayrendah is a luxurious, three bedroomed detached bungalow that offers modern and comfortable living space that would suit families and appeal to professionals working from home. Finished to an exacting standard throughout, the bungalow offers a wealth of features including a walk-in wardrobe, an en-suite shower room, double glazed windows, oil fired heating, and ample storage provisions. The accommodation within comprises a bright and airy entrance porch and hallway (that has two storage cupboards & loft access) an office/snug, and a lounge which is of a generous size, but provides a cosy environment and has a feature open fire with marble surround, and doors to the hallway, kitchen and rear elevation. The fully equipped kitchen/diner forms heart of the home and provides ample space for a large table and chairs for formal dining, whilst having the advantage of a patio door, giving access to the decking area and private rear garden. The kitchen features a range of sleek wall and base mounted units with stunning worktops, which is mirrored in the breakfast island, and has splashback tiling, and a 1 ½ sink drainer with mixer tap. Integrated appliances include a fridge-freezer, dishwasher, an electric hob with extractor fan over, and an eye-level electric oven/grill. This room is beautifully finished with Herringbone flooring. From here, there is a door to the utility room which has mounted units, a stainless steel sink, plumbing for washing machine, and further doors to the useful WC, and side elevation. Off the hallway are three double bedrooms, with the principle bedroom benefiting from en-suite shower room. The second bedroom boasts a walk-in wardrobe, with additional mirrored wardrobes and a WC with wash hand basin, and the third bedroom is fitted with an open wardrobe. Completing the accommodation is the family bathroom which offers stylish wall and floor tiling and consists of a vanity wash hand basin, WC, bathtub, and a shower cubicle with double shower head. The star attraction of this property is the substantial garden grounds which will appeal to keen gardeners. To the front elevation lies an area of lawn, whilst a gravel driveway offers ample space for parking and turning for several vehicles. This leads to the detached garage that benefits from an up and over door and power. Sited here is also a timber shed which is currently being utilised as a gym and benefits from lighting and power. The rear garden is predominantly laid to lawn and is fully enclosed by timber fencing, with a number of mature trees and hedges offering a degree of privacy and a safe place for children to enjoy the outdoors. It boasts a well-placed decking area which is great for summer entertaining and alfresco dining. Viewing of this property is essential as it occupies an extensive plot, and is the perfect purchase for those wanting a quality, family home in a convenient but serene location.

Situated on the NC 500 tourist route, The village of Contin has a friendly and peaceful community, while still having the benefits of great local amenities including a village shop, petrol station, hotel, and church. It has excellent transport links, with regular bus services to Dingwall and Inverness. Strathpeffer Primary School provides education for younger children, while secondary schooling is available at Dingwall Academy.







Rooms & Dimensions

Entrance Porch
Approx 2.01m x 1.95m

Entrance Hall

Bathroom
Approx 3.84m x 2.52m

Bedroom Two
Approx 3.74m x 3.41m

WC
Approx 1.42m x 1.78m

Bedroom One
Approx 4.10m x 3.42m

Bedroom One En-Suite Shower Room
Approx 1.29m x 1.42m

Bedroom Three
Approx 3.29m x 2.83m

Lounge
Approx 5.13m x 5.01m

Kitchen/Diner
Approx 3.90m x 6.82m

Utility Room
Approx 3.37m x 1.98m

WC
Approx 1.36m x 0.19m

Office/Snug
Approx 2.92m x 4.16m

Garage
Approx 4.47m x 6.98m

*At widest point





Nayrendah, Craigdarroch Drive, Contin, Strathpeffer, IV14 9EL