



Innes & Mackay

**6 Newhall, Balblair,
Dingwall, IV7 8LZ**

- SEMI-DETACHED COTTAGE
- LOCATED WITHIN A QUIET CUL-DE-SAC
- THREE DOUBLE BEDROOMS
- WELL-PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN/DINER
- WOOD BURNING STOVE
- OIL CENTRAL HEATING

**OFFERS OVER
£225,000**



PROPERTY DESCRIPTION

This delightful semi-detached cottage is situated within a quiet cul-de-sac, in the Newhall area towards Balblair. Offering comfortable and well-proportioned accommodation all on one level, the property benefits from a cosy lounge with wood burning stove, open plan lounge/diner, three double bedrooms with fitted storage and modern shower room. This attractive home would be ideal for the growing family or first time buy. Viewing comes highly recommended.

LOCATION

6 Newhall is located in the tranquil hamlet of Newhall, near Cromarty on the Black Isle. Newhall Mains Hotel and Restaurant is located a short walk and the nearby coastal villages of Fortrose and Cromarty offer a good range of shops, restaurants and amenities. The market town of Dingwall is approx. 20 minutes' drive away and offers excellent facilities along with a community centre with swimming pool and a thriving High Street offering a good range of retail outlets. Inverness City Centre is approx. 30 minutes' drive away, offering a comprehensive range of shops and amenities including Eastgate Shopping Centre, High Street shops, hotels, cafés, bars, restaurants, supermarkets and both bus and train stations. Primary schooling is available at Resolis Primary with secondary school pupils attending Fortrose Academy, with a free school bus available for both.

GARDEN

The front garden is predominantly laid to lawn, with an array of mature shrubs and trees providing a good degree of privacy. A paved pathway leads to the steps up to the front door, with a small border of gravel for potted plants.

The garden to the rear is laid to lawn and enclosed by timber fencing, with a border of mature hedging and trees. Steps lead to the enclosed paved patio area, an ideal spot for entertaining and enjoying the sun.

ENTRANCE VESTIBULE

Front door opens into the entrance vestibule, laid with carpet, and leads to the hallway.

HALLWAY

The welcoming hallway provides access to the lounge and bedroom one, leading through the archway onto the kitchen/diner, two bedrooms, shower room and storage cupboard. Carpet.

LOUNGE

4.94 x 3.37 (16'2" x 11'0")

The lounge is a comfortable and peaceful room, located to the front elevation. A focal point of this room is the log burning stove set on a slate hearth with feature surround, giving a pleasing finish. Laminate flooring completes this room.

KITCHEN/DINER

6.38 x 2.79 (20'11" x 9'1")

The kitchen, fitted in August 2022, is furnished with 'Shaker' style floor based and wall mounted cupboards with worktop, freestanding 'Rangemaster', extractor hood, sink with drainer located below the window to the rear, freestanding fridge freezer and island. There is a washing machine and slimline dishwasher, both of which are integrated. The kitchen is open to the dining area, with ample space for dining furniture. There are large windows to the front and side elevations, providing a good degree of natural light. Sliding patio door lead out to the rear.



BEDROOM 1

4.35 x 2.57 (14'3" x 8'5")

Bedroom one is a double room, laid with carpet. There is a window to the front elevation and two integrated double wardrobes, providing ample storage.

BEDROOM 2

3.58 x 2.68 (11'8" x 8'9")

The second bedroom is also a double room with integrated double wardrobe. Windows to the rear elevation and carpet complete this room.

BEDROOM 3

3.21 x 2.65 (10'6" x 8'8")

Bedroom three is a double room, with a single fitted wardrobe and window overlooking the rear garden. Carpet.

SHOWER ROOM

1.90 x 1.67 (6'2" x 5'5")

The shower room, fitted in August 2024, is furnished with a WC, wash hand basin with fitted storage below, Quadrant shower cubicle housing mains shower and chrome ladder-style heated towel rail. Attractive wet wall, extractor fan and LVT laminate flooring complete this room.

HEATING

Oil central heating.

GLAZING

Double glazed windows, doors and patio doors fitted in November 2022.

PARKING

On-street parking.

COUNCIL TAX BAND - B

EPC BAND - D

SERVICES

Mains water, septic tank drainage, electricity, telephone and TV points.

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, floor coverings, light fixtures, window fittings, freestanding fridge freezer, integrated dishwasher, washing machine and island.

VIEWING ARRANGEMENTS

Through Innes & Mackay Property Department (01463 251 200).





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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