



3 Bayfield House, Nigg, Ross-shire, IV19 1QW

Offers over £205,000



Set within a striking B Listed building with over two centuries of history, this 3-bedroom property comprises a 2 storey wing of a converted mansion house which incorporates six separate dwellings and is situated within extensive communal grounds extending to approximately 3 acres. The property enjoys bright and spacious accommodation comprising on the ground floor: Lounge with open fire, fully fitted Kitchen and Bathroom, with three double Bedrooms and Shower Room located on the first floor.

Externally, residents benefit from access to approximately three acres of beautifully landscaped communal grounds, offering lawns, planting and shared parking. The property provides the perfect combination of character, tranquillity and practicality, all within reach of the charming village of Nigg and the wider Highland area.

LOCATION

Nigg is a small, historic coastal village perched on the north shore of the Cromarty Firth. The village has embraced

modern development, with the Nigg Energy Park now playing a vital role in renewable energy and marine fabrication, bringing investment and jobs to the area. The main shopping town is Tain, approximately 9 miles north, and the city of Inverness is 34 miles south where all major transport links can be found. Inverness Airport has regular links to several British airports including Heathrow and Gatwick. School transport is provided by the local authority to Hill of Fearn Primary, Hilton of Cadboll Primary and Tain Royal Academy.

ACCOMMODATION

Entrance through front door to:

Vestibule

Tiled flooring. Storage cupboard housing the electric meter and fuse box. Fitted coat hooks. Ceiling light. 15-pane door into hall.

Hall

Access is given to Lounge/Diner, Kitchen and Bathroom. Stairs lead up to the Landing. Carpet. Electric storage heater.

Lounge/Diner

This nicely proportioned and bright room enjoys a double aspect along with French doors leading out to the side of the property. An open fire, set in a tiled fireplace with decorative wood surround, provides a warm and inviting atmosphere. Doors lead through to the Kitchen and Hall. Ceiling spot lights. Drop light over table area. Carpet. Two electric storage heaters.

Kitchen

Comprising a generous number of wall and base units incorporating a built-in electric hob and oven with integrated extractor above. Work surface with tiled splash-back. Plumbed for washing machine. Integrated dishwasher. Space for fridge freezer. Rear facing window with roller blind. Vinyl flooring. Recessed ceiling lights. Storage cupboard with double doors. Access from the Kitchen is given to the Lounge/Diner and Hall.





Bathroom

Fully tiled bathroom comprising WC, wash hand basin and bath with shower over. Front facing window. Wall lights. Ceiling light. Wall mounted down-heater. Electric towel rail.

Landing

L-shaped landing allowing access to three Bedrooms and Shower Room. Door into a shelved linen cupboard. Hatch to loft. Electric storage heater. Recessed ceiling lights.

Bedroom 1

Nicely proportioned bedroom with front facing window, deep sill and curtains. Fitted double wardrobe with shelving and hanging rail. Electric panel heater. Ceiling light.

Bedroom 2

Front facing window with deep sill. Door leads into a built-in cupboard. Electric panel heater. Ceiling light.

Bedroom 3

Rear facing window with views across to the Cromarty Firth. Fitted double wardrobe with shelving and hanging rail. Deep sill. Curtains. Ceiling light.

Shower Room

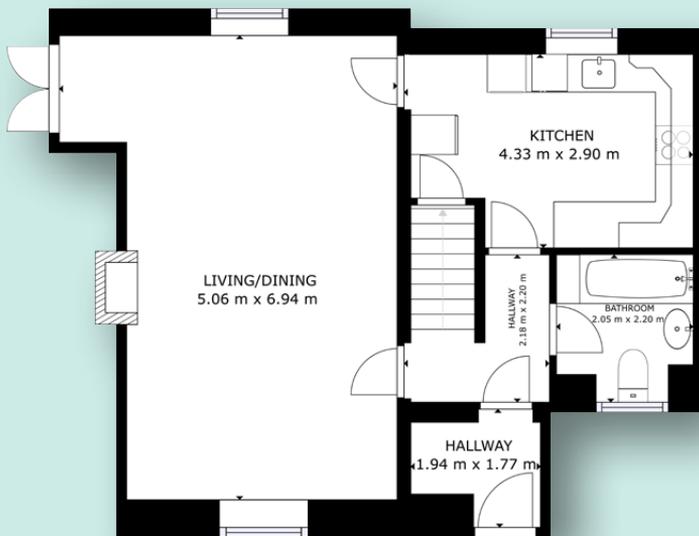
Fully tiled shower room comprising WC, wash hand basin and corner shower cubicle fitted with an electric Triton shower unit. Rear facing window. Wall mounted down-heater. Electric heated towel rail. Fitted wall mirror over wash hand basin.

Garden

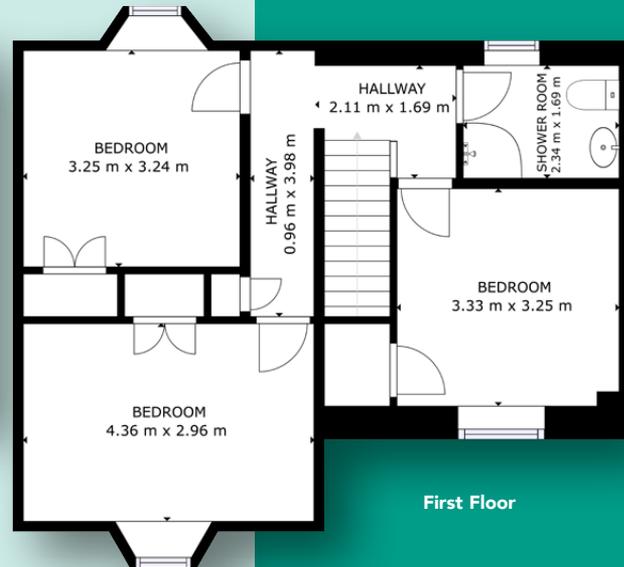
The property is set in beautifully landscaped communal grounds that complement the elegance of the house and extend to approximately 3 acres. Ample shared parking within the grounds, with all external areas held in communal ownership.







Ground Floor



First Floor

Vestibule	1.94m x 1.77m
Hall	2.18m x 2.20m
Lounge/Diner	5.06m x 6.94m
Kitchen	4.33m x 2.90m
Bathroom	2.05m x 2.20m
Bedroom 1	4.36m x 2.96m
Bedroom 2	3.33m x 3.25m
Bedroom 3	3.25m x 3.24m
Shower Room	2.34m x 1.69m

COUNCIL TAX BAND

Band 'C'

EPC

Band 'F'

POST CODE

IV19 1QW

SERVICES

Mains water and electricity. Drainage is to a septic tank.

VIEWING

Contact the selling agents.

ENTRY

By arrangement.

PRICE

Offers over £205,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offers by offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise.

