

Rosslyn, Barbaraville, Invergordon IV18 0NA

Offers Over £265,000



MACKENZIE AND CORMACK
Solicitors, Estate Agents & Notaries Public

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Rarely available detached cottage with open views in the pretty coastal village of Barbaraville. Accommodation: Hall, Living Room, Kitchen/Diner, Utility Room, 3 Bedrooms and Shower Room. Oil fired central heating, wood-burning stove and double glazing. Excellent storage, original features and large dining kitchen. Generous enclosed garden to the rear and garden with beach access to the front. Off-street parking and space for garage subject to planning. Superb potential and flexible accommodation. Previous planning for sun lounge and extension. Viewing is highly recommended.

The coastal town of Barbaraville is on the main bus route, 5 minutes from Invergordon (2 miles) and 40 minutes from Inverness. Invergordon has primary schools and a secondary school, a variety of shops and leisure facilities. Invergordon is also on the main railway line from Wick/Thurso to Inverness. Barbaraville is close to the A9 making it easy for commuting north or south.

**Hall:**

The wooden front door opens directly into bedroom 2. The hall is accessed at either end via two external doors from the rear garden. A window overlooks the rear garden. Radiator.

Living Room: 4.40m x 3.30m

Cosy room with window overlooking the front to the Cromarty Firth. Large wood-burning stove sits on a slate hearth. Feature display alcove. Wooden ceiling and floorboards. Radiator.

Kitchen/Diner: 6.10m x 4.11m

Spacious triple-aspect room with two windows to the front and further windows to the side and rear. Wooden floor and wall units provide generous storage, display shelving, wine storage and work surfaces. 1½ sink and drainer. Integral AEG dishwasher, fridge, double oven and gas hob with extractor over. Ample space for informal dining and relaxing. Wooden floorboards. Access hatch to the attic. Radiator.

Utility Room: 3.00m x 1.60m

Practical Room with windows to the side and rear. Large Cupboard with shelving. Hotpoint washing machine and Beko tumble dryer are both included. Ample work surfaces and fitted shelving. Radiator.

Bedroom 1: 4.20m x 2.76m

Large bright room with two windows overlooking the rear garden. Built-in window seat and two fitted wardrobes. Radiator. Door to the Shower Room.

Bedroom 2: 3.40m x 3.10m

With direct access to the front of the property via the wooden front door with glazed panels. Access hatch to the roof space. Painted wooden floorboards and ceiling. Radiator.

Bedroom 3: 4.38m x 2.88m

Spacious room with window to the front overlooking the Cromarty Firth. Two generous fitted wardrobes with additional storage above. Wooden floorboards and ceiling. Shelved alcove. Radiator.





Shower Room: 3.28m x 2.16m

Bright Jack-and-Jill shower room shared with Bedroom 1. Extractor fan and window to the rear. Large shower cubicle with mains shower, WC and vanity wash hand basin with cupboards below. Illuminated mirror. Towel radiator.

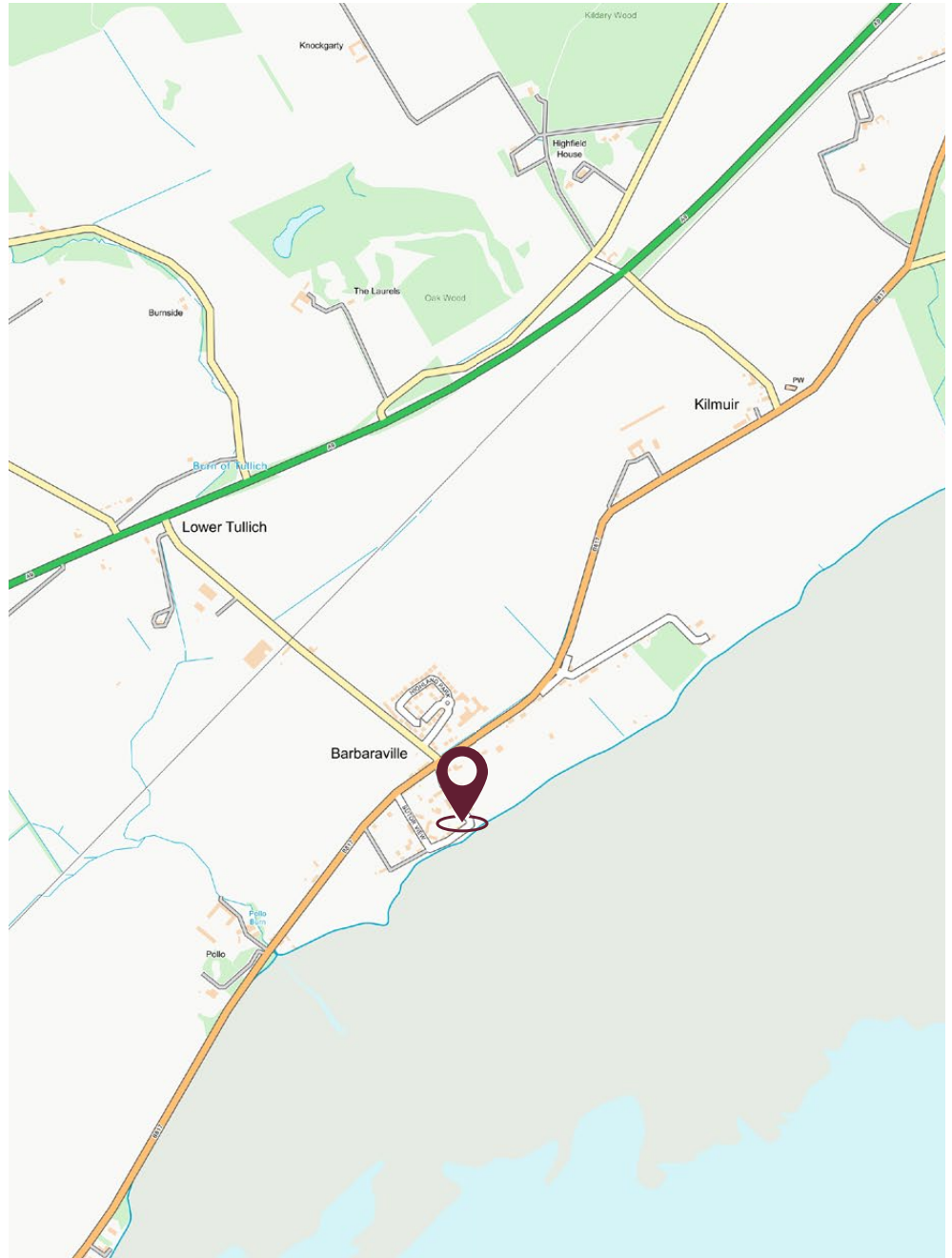
Garden:

The front garden provides direct access to the beach. Low maintenance with grassed area and gravel areas for parking, additional parking to the side of the property. A path through a gate leads to the enclosed rear garden. The generous rear garden is mainly laid to grass with mature bushes and trees. Enclosed by wooden fencing with access available via a metal field gate. Space for garage subject to planning. Two large paved patio areas, ideal for outdoor socialising. Wooden shed provides storage for gardening and outdoor equipment. External tap and lighting.

Viewing:

Please Contact Ellie on 07834486354

EPC Rating: Band E



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.





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