



Miller's Field, Culrain, Ardgay, IV24 3DW

Offers over £310,000.

Nestled in the rural village of Culrain, this delightful three bedroom detached bungalow provides a peaceful and tranquil retreat. The property is set in approximately 2 acres of land. Miller's Field provides bright, spacious, lateral living with the main public rooms all enjoying a south facing aspect, allowing plenty of natural light to enter. The property benefits from full double-glazing and central heating is provided by way of an oil fired boiler. Externally, the property sits within a sizeable garden plot, which is very private, with a driveway leading to the front of the property and to the double garage. This property would be ideal for those looking for a family sized home, those looking to retire or anyone seeking a peaceful Highland retreat and viewing is highly recommended to appreciate the accommodation within, as well as its peaceful location and grounds.

### **Location**

The property is situated in the peaceful rural hamlet of Culrain, offering a true sense of community with a thriving village hall. Culrain railway station is a short drive away, providing convenient transport links. Everyday amenities, including shops and a primary school, are available in Ardgay, just four miles east. For a wider selection of facilities, such as secondary schooling, supermarkets and restaurants, Tain or Dornoch are approximately 18.5 miles east. Inverness, the Highland capital, is approximately an hour's drive away, providing even wider shopping, entertainment and travel options, including rail and air connections.

What3Words – vesting.bleaching.  
handsets



## Accommodation

Entrance through front door into:

### Vestibule

Tiled flooring. Ceiling light. Fitted coat hooks. Door with 15-pane side window through to the hallway.

### Hallway

This spacious hallway allows access to dining room, utility room, bathroom and three bedrooms. Door into a large shelved linen cupboard with light, housing the fuse box. Carpet. Two ceiling lights. Hatch to loft. Radiator.

### Dining Room

Access from the dining room can be made to the hallway, living room and kitchen. South facing doors lead out to a covered veranda allowing a pleasant area for outdoor entertaining. Wall and ceiling lights. Carpet. Curtains. Two radiators.

### Kitchen

Accessed via the dining room, this fully fitted kitchen enjoys a selection of wall and base units, including drawers, and built-in gas hob with extractor above. Eye-level double oven. 1.5 sink with mixer tap set in generous work surface with tiled splash-back. Door leads into a walk-in larder cupboard with shelving, ceiling light and hatch to loft. The kitchen enjoys a double aspect which looks out over the garden. Ample space for kitchen table. Vinyl flooring. Radiator. Recessed ceiling lights.

### Living Room

Nicely proportioned and bright room enjoying a double aspect. A feature of this room is the antique fireplace with open fire, providing a cosy focal point. Laminate flooring. Wall and ceiling lights. Two radiators. 15-pane double doors lead through to the sun room and door leads through to the office, which could be used as a fourth bedroom.



### Sun Room

Set on the west side of the property, this is a great addition to the property allowing a peaceful and warm setting to while away the day. Patio door leads out to the side of the house. Rear facing window. Fitted vertical blinds. Wall lights. Double aspect.

### Office

Rear facing window. Shelved storage cupboard with double sliding doors. Fitted wall shelving. Carpet. Radiator. Curtains. Telephone point. This room could also be used as additional bedroom accommodation.

### Master Bedroom

Nicely proportioned and bright bedroom enjoying en-suite facilities. Front facing window fitted with vertical blinds. Built-in wardrobe with double sliding doors. Carpet. Door through to:

### En-Suite Bathroom

Comprising WC, wash hand basin and bath with hand held shower over which is off the hot water system. Front facing window. Vinyl flooring. Walls partially tiled. Curtains. Radiator. Shaver socket and light.

### Bedroom 2

Rear facing window with curtains. Wash hand basin set in vanity unit with storage cupboard under. Tiled splash-back. Built-in wardrobe with double sliding doors. Carpet. Radiator.

### Bedroom 3

Rear facing window with curtains. Wash hand basin set in vanity unit with storage cupboard under. Tiled splash-back. Built-in wardrobe with double sliding doors. Carpet. Radiator.





### Bathroom

Comprising WC, wash hand basin and bath with electric Triton shower over. Front facing window. Tiling around bath. Radiator. Shaver socket and light. Fitted towel rail. Extractor fan. Carpet.

### WC

Comprising WC and wall hung wash hand basin with tiled splash-back. Central heating boiler. Front facing window. Door into airing cupboard housing the hot water tank.

### Utility Room

Deep laundry sink with tiled splash-back. Fitted wall shelving. Extractor fan. Ceiling light. Built-in bench seat. Fitted coat hooks. Door into shelved storage cupboard with double sliding doors. Door leads into WC and a further door leads to the integral garage. Vinyl flooring.

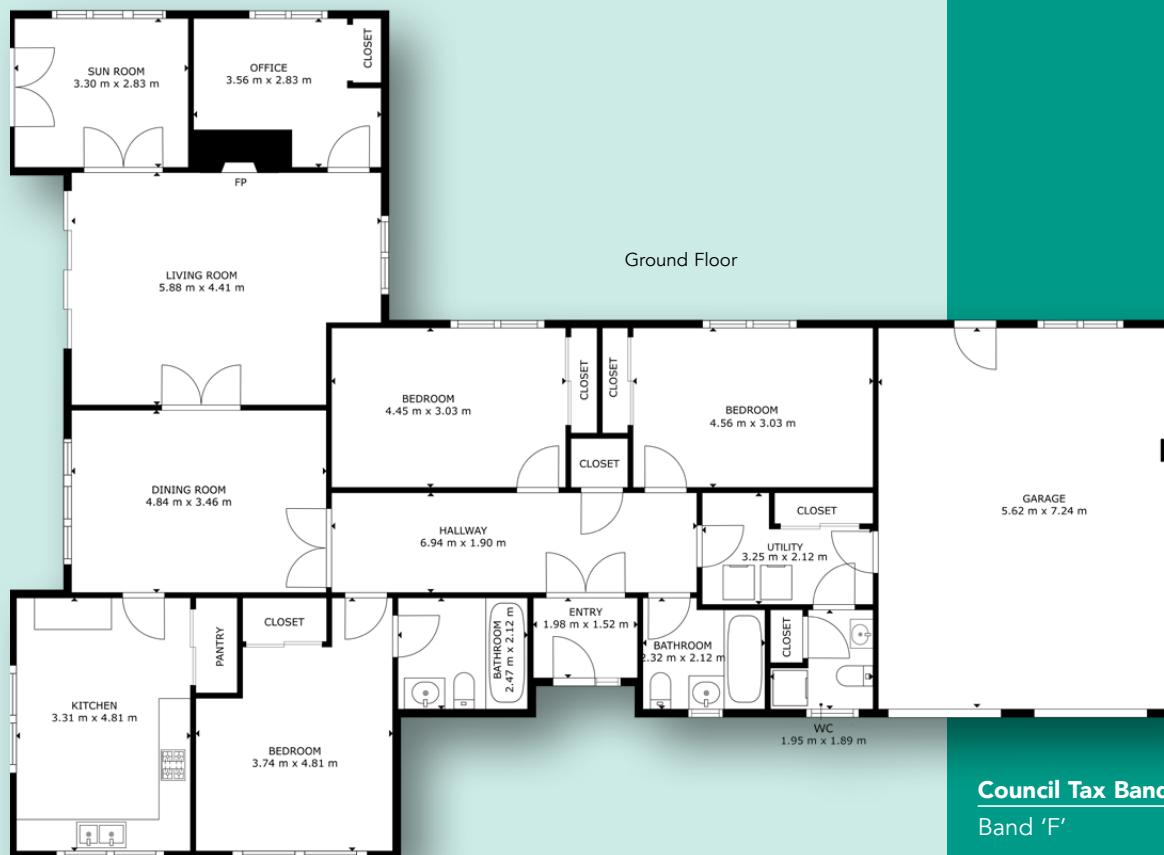
### Integrated Double Garage

An attached double car garage is provided which is linked to the main property by way of a door to the utility room. The garage has two metal vehicle doors together with one pedestrian door. Rear window. Power and light.

### Garden

Extensive areas of land are provided with the property which include initial areas of garden ground together with a paddock. We understand that the full extent of the ground extends to approximately 2 acres or thereby. A driveway to the front of the property provides ample space for parking. There is also a greenhouse provided to the rear of the property. Some remains of the old mill can be found in the field in front of the property.





### **Council Tax Band**

Band 'F'

### **EPC Band**

"E"

### **Post Code**

IV24 3DW

### **Services**

Mains water and electricity. Drainage is to a private septic tank. Access to Internet.

### **Viewing**

Contact the selling agents.

### **Entry**

By arrangement.

### **Price**

Offers over £310,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

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|-----------|---------------|
| Vestibule | 1.98m x 1.52m |
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|         |               |
|---------|---------------|
| Hallway | 6.94m x 1.90m |
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|             |               |
|-------------|---------------|
| Dining Room | 4.84m x 3.46m |
|-------------|---------------|

|         |               |
|---------|---------------|
| Kitchen | 3.31m x 4.81m |
|---------|---------------|

|             |               |
|-------------|---------------|
| Living Room | 5.88m x 4.41m |
|-------------|---------------|

|          |               |
|----------|---------------|
| Sun Room | 3.30m x 2.83m |
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|        |               |
|--------|---------------|
| Office | 3.56m x 2.83m |
|--------|---------------|

|                |               |
|----------------|---------------|
| Master Bedroom | 4.81m x 3.74m |
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|                   |               |
|-------------------|---------------|
| En-Suite Bathroom | 2.47m x 2.12m |
|-------------------|---------------|

|           |               |
|-----------|---------------|
| Bedroom 2 | 4.45m x 3.03m |
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|           |               |
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| Bedroom 3 | 4.56m x 3.03m |
|-----------|---------------|

|          |               |
|----------|---------------|
| Bathroom | 2.32m x 2.12m |
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|    |               |
|----|---------------|
| WC | 1.95m x 1.89m |
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|              |               |
|--------------|---------------|
| Utility Room | 3.25m x 2.12m |
|--------------|---------------|

|                          |             |
|--------------------------|-------------|
| Integrated Double Garage | 7.0m x 5.4m |
|--------------------------|-------------|

*These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offerors 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.*

