



Am Bothan, Dalnacroich, Strathconon, Muir of Ord, IV6 7QQ

- Detached house.
- Three double bedrooms.
- Driveway & double garage.
- Open living space & kitchen.
- Bathroom & WC.
- Oil fired central heating.
- Formal dining area.
- Private gardens.
- Double glazing throughout.

Offers Over £340,000

An excellent opportunity to purchase a 3-bedroom, detached house in a peaceful, rural setting. This property boasts bright and inviting living space with well-proportioned rooms, uninterrupted hillside views and generous garden grounds offering a stunning family home.

The ground floor accommodation comprises porch, hallway with exposed stone fireplace, open plan lounge and kitchen which leads into the dining room, double bedroom with ensuite WC and vestibule which gives access to the rear garden. On the first floor the landing gives way to two good-sized double bedrooms, both benefiting from built-in wardrobes and lovely views. The spacious family bathroom completes the accommodation. This property benefits from oil fire central heating, two wood burning stoves and double glazing throughout.

Considerable private garden grounds wrap-around the property with a well-maintained lawn space and mature trees offering privacy between neighbouring properties. Detached double garage with workshop and driveway with ample parking space for multiple vehicles are to the front of the property.

Appealing to a range of buyers looking to indulge in countryside living, early viewing is advised to fully appreciate this property and its situation.

LOCATION

Situated in the tranquil hamlet of Dalnaroich, this property enjoys a rural, countryside location within commuting distance of larger towns in the Highlands.

A comprehensive range of amenities are located in both Muir of Ord and Dingwall. Muir of Ord is located approximately 16 miles from the property. Dingwall is located approximately 18 miles away. Amenities in Muir of Ord include a small supermarket, butchers, fuel station, post office, Doctors surgery, community hub, local cafes and takeaway restaurants. Dingwall offers a wider range of amenities of a similar variety and has a leisure centre, pharmacy, community hospital, doctors and dental surgeries as well as opticians and veterinary surgery. Both Muir of Ord and Dingwall have train stations and regular public bus services offering transport to Inverness and various locations across the Highlands. Inverness is located approximately 30 miles from the property.

For younger children primary schooling is available 0.3 miles away at Strathconon Primary School. Older children would attend Dingwall Academy. There is a school bus service that offers transport to the Academy for pupils.

DIRECTIONS

From Inverness head north bound over the Kessock Bridge and continue on the A9 to Tore roundabout, take the second exit onto the A835 signposted for Dingwall and Ullapool. Continue on the A835 to Maryburgh roundabout and take the second exit to stay on the A835. Continue for 4.2 miles and turn left onto the A832 and follow for 0.7 miles into Marybank. At the mini roundabout take a right onto Achonochie Road, signed posted for Strathconon and follow for 11.6 miles. Am Bothan will be on your left-hand side, clearly signposted by a South Forrest 'For Sale' board. The coordinates for the property are 57.5553032, -4.8184979.

KEY POINTS

- Idyllic, rural location.
- Spacious family home.
- Considerable plot size.
- Well-maintained property.

ACCOMMODATION

PORCH

3.00 x 1.52 (9'10" x 4'11")

Front external door and access into the hallway. Front facing windows looking out onto the garden and driveway.



HALLWAY

3.44 to 2.60 x 3.21 to 1.71 (11'3" to 8'6" x 10'6" to 5'7")

Provides access into the open plan lounge and kitchen, stairs to the first floor and one large under stair storage cupboard. Wood burning stove with exposed brick hearth.

OPEN PLAN LOUNGE & KITCHEN

8.15 x 5.16 x 3.85 (26'8" x 16'11" x 12'7")

Open plan lounge and kitchen which leads through to the dining area, bedroom and vestibule.

LOUNGE

Living space with wood burning stove providing a cosy focal point to the room and double aspect windows to the side and rear overlooking the surrounding countryside.



KITCHEN

Wooden base mounted cabinets with worktop space with one and a half bowl stainless steel sink, tiled splash back and electric stove. Space for white goods and range cooker, integrated oven, informal dining space, pantry area with floor to ceiling shelved cabinets, access to ground floor bedroom and vestibule. Rear facing windows.



DINING AREA

3.20 x 3.07 (10'5" x 10'0")

Formal dining area access from the lounge double aspect windows to the side and front of the property.



BEDROOM THREE

4.10 to 2.95 x 2.88 (13'5" to 9'8" x 9'5")

Double bedroom located on the ground floor with double aspect windows to the front and rear of the property with ensuite WC.



WC

1.80 x 0.94 (5'10" x 3'1")

Wash hand basin, WC, half tiled walls and extractor fan.

VESTIBULE

2.29 to 1.55 x 1.94 (7'6" to 5'1" x 6'4")

Two built-in storage cupboards and external door leading out into the garden grounds.

LANDING

1.86 x 1.77 (6'1" x 5'9")

Provides access to all first floor accommodation. Loft hatch with fitted ladder leading to partially floored loft space.



BEDROOM ONE

4.66 x 3.07 (15'3" x 10'0")

Double bedroom with two built-in, double wardrobes and rear facing window.



BEDROOM TWO

4.52 x 3.57 (14'9" x 11'8")

Double bedroom with two single, built-in wardrobes and double aspect windows to the side and rear of the property.



BATHROOM

3.47 x 3.07 (11'4" x 10'0")

Wash hand basin, bath, shower, WC, shelved airing cupboard with space for white goods, shaving point and front and side facing windows.



GARDEN

Generous garden grounds surround the property with a well-maintained lawn space, mature trees including cherry and fruit trees, access to the oil tank, paved pathway around the house which gives access to the boiler. Picturesque views across the surrounding country and hillside.



VIEW FROM GARDEN



DRIVEWAY & GARAGE

6.21 x 5.90 & 4.23 x 2.01 (20'4" x 19'4" & 13'10" x 6'7")

Private driveway with parking space for multiple vehicles. Detached, double garage with separate workshop space. Measurements shown above are internal garage and workshop measurements.



EXTRAS

This property is being sold as seen. Fitted floor coverings, light fittings, curtains, poles, tracks and blinds, free standing white goods and integrated appliances are to be included in the sales price. The seller of the property may be open to negotiating the inclusion of sale of some items of furniture within the property. The items open to negotiation will be decided nearer the point of sale.

SERVICES

The subjects benefit from mains electricity. Water is from a private supply on a nearby hill which is owned by Strathconon Estate. There is also a potable well to the side of the property. Drainage is by way of septic tank which is located within the garden grounds of Am Bothan. Phone line and broadband connectivity available. The boiler is located outside at the rear of the property has been serviced recently.

EPC BAND

EPC Band C.

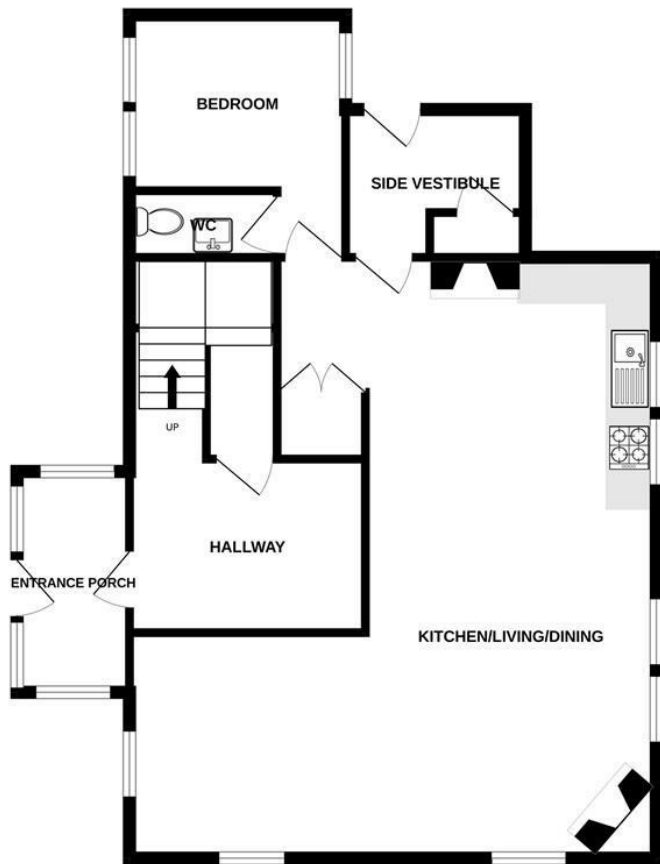
COUNCIL TAX

The current council tax is Band E. Please be aware that this may be subject to change upon sale.

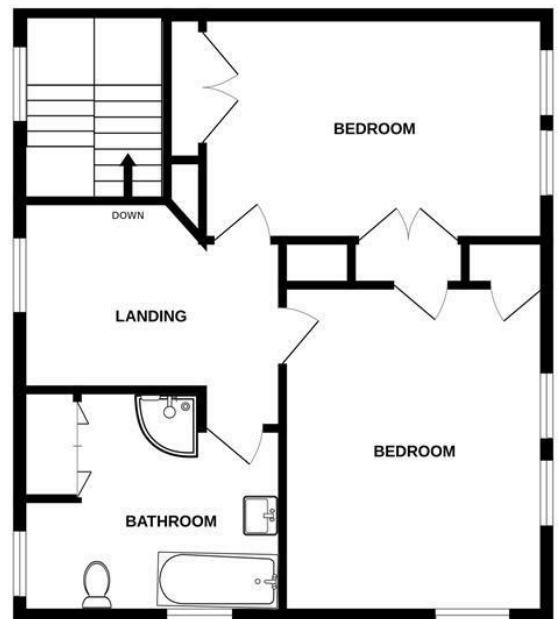
VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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