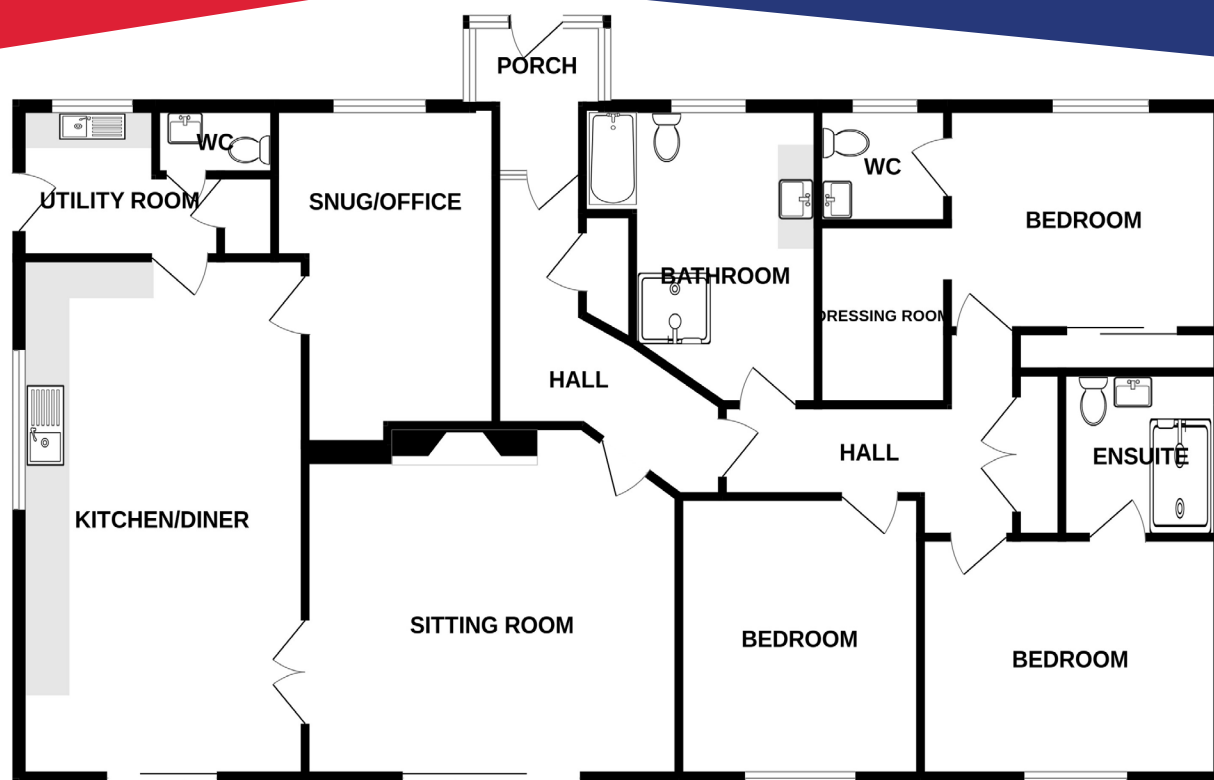




Services

Mains water, electricity and drainage is to a septic tank.

Extras

All carpets and fitted floor coverings.

Heating

Oil fired central heating.

Glazing

Double glazing throughout.

Council Tax Band

F

Viewing

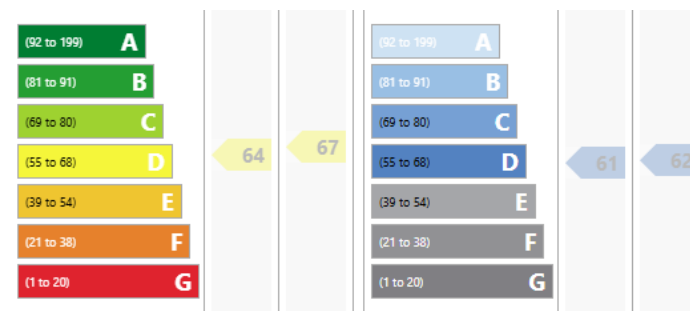
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £360,000
 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Nayrendah, Craigdarroch Drive Contin, Strathpeffer IV14 9EL

An immaculate, three bedroomed detached bungalow with large garden grounds, decking area and garage.

OFFERS OVER £357,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



Detached Bungalow



3 Bedrooms



1 Reception



Office/Snug



2 Bathrooms



Oil



Garden



Garage

Bedroom One



Bedroom One En-Suite Shower Room



Bedroom Two



Bedroom Three



Office/Snug







Lounge

Property Description
Occupying an enviable plot surrounded by woodland, Nayrendah is a luxurious, three bedroomed detached bungalow that offers modern and comfortable living space that would suit families and appeal to professionals working from home. Finished to an exacting standard, the property offers a wealth of features including a walk-in wardrobe, an en-suite shower room, double glazed windows, oil fired heating, and ample storage provisions. The accommodation within comprises a bright and airy entrance porch and hallway (that has two storage cupboards & loft access) an office/snug, and a lounge which is of a generous size, but provides a cosy environment and has a feature open fire with marble surround, and doors to the hallway, kitchen and rear elevation. The fully equipped kitchen/diner forms heart of the home and provides ample space for a large table and chairs for formal dining, whilst having the advantage of a patio door, giving access to the decking area and private rear garden. The kitchen features a range of sleek wall and base mounted units with stunning worktops, which is mirrored in the breakfast island, and has splashback tiling, and a 1 ½ sink drainer with mixer tap. Integrated appliances include a fridge-freezer, dishwasher, an electric hob with extractor fan over, and an eye-level electric oven/grill. This room is beautifully finished with Herringbone flooring. From here, there is a door to the utility room which has mounted units, a stainless steel sink, plumbing for washing machine, and further doors to the useful WC, and side elevation. Off the hallway are three double bedrooms, with the principle bedroom benefiting from en-suite shower room. The second bedroom boasts a walk-in wardrobe, with additional mirrored wardrobes and a WC with wash hand basin, and the third bedroom being fitted with an open wardrobe. Completing the accommodation is the family bathroom which offers stylish wall and floor tiling and consists of a vanity wash hand basin, WC, bathtub, and a shower cubicle with double shower head. The star attraction of this property is the substantial garden grounds which will appeal to keen gardeners. To the front elevation lies an area of lawn, whilst a gravel driveway offers ample space for parking and turning for several vehicles. This leads to the detached garage that benefits from an up and over door and power. Sited here is also a timber shed which is currently being utilised as a gym and benefits from lighting and power. The rear garden is predominantly laid to lawn, if fully enclosed by timber fencing, with a number of mature trees and hedges offering a degree of privacy and a safe place for children to enjoy the outdoors. It boasts a well-placed decking area which is great for summer entertaining and alfresco dining. Viewing of this property is essential as it occupies an extensive plot, and is the perfect purchase for those wanting a quality, family home in a convenient but serene location. Situated on the NC 500 tourist route, The village of Contin has a friendly and peaceful community, while still having the benefits of great local amenities including a village shop, petrol station, hotel, and church. It has excellent transport links, with regular bus services to Dingwall and Inverness. Strathpeffer Primary School provides education for younger children, while secondary schooling is available at Dingwall Academy.



Utility Room



Bathroom



Rooms & Dimensions

Entrance Porch	Approx 2.01m x 1.95m
Entrance Hall	
Bathroom	Approx 3.84m x 2.52m
Bedroom Two	Approx 3.74m x 3.41m
WC	Approx 1.42m x 1.78m
Bedroom One	Approx 4.10m x 3.42m
Bedroom One En-Suite Shower Room	Approx 1.29m x 1.42m
Bedroom Three	Approx 3.29m x 2.83m
Lounge	Approx 5.13m x 5.01m
Kitchen/Diner	Approx 3.90m x 6.82m
Utility Room	Approx 3.37m x 1.98m
WC	Approx 1.36m x 0.19m
Office/Snug	Approx 2.92m x 4.16m
Garage	Approx 4.47m x 6.98m

*At widest point

