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*Castlecroft, 8 Monks Walk, Fearn,
Ross-shire, IV20 1SR*

**£30,000 BELOW
HOME REPORT VALUE**



**ACCOMMODATION:- ENTRANCE VESTIBULE, HALL, LOUNGE,
OPEN PLAN KITCHEN/DINING/FAMILY ROOM, 4 BEDROOMS (1
EN SUITE), SHOWER-ROOM AND UTILITY ROOM**

Architect-designed attractive modern detached bungalow completed in 2009 situated in the small village of Fearn just a few miles from Tain. The property is within easy commuting distance of Inverness and Dingwall. The village of Fearn has a railway station with trains to Inverness and Wick/Thurso. The village is also served by a bus service. There is a village store and primary school. Secondary schooling is provided in Tain Royal Academy to which there is a school bus service. The property has numerous attractive features including the large open-plan kitchen/dining/family room with panoramic views towards Ben Wyvis and the Cromarty Firth, engineered oak flooring in the majority of the rooms, mains pressure showers and solar panels. Oil-fired central heating. Double-glazed throughout. Area of lawn and large parking area to front and secluded garden to the rear. In excellent decorative order. Viewing is highly recommended.

Fixed Price £220,000

HSPC Ref No: 44170



ACCOMMODATION

The property is accessed by a paved path from Monks Walk. Caithness slate steps lead to the front door under a covered entrance area. UPVC door opens into:-

ENTRANCE VESTIBULE

Engineered oak floor. Ceiling chandelier. Cupboard. Radiator. 15-pane glass door leads into:-

HALL

Engineered oak floor. Radiator. Inset ceiling lights. Hatch to loft. 15-pane glass door leads to:-

LOUNGE 5.96m (into bay window) x 4.33m.

Engineered oak floor. Large bay window to front of property. Blinds. Two radiators. Two ceiling chandeliers. Double 15-pane glass doors lead to:-



KITCHEN/DINING/FAMILY ROOM

6.91m x 6.57m.

Large open-plan room with ample space for dining and a separate family area. Laminate tiled floor. Panoramic kitchen window overlooking rear garden with views towards Ben



Wyvis and the Cromarty Firth. Blinds. Two sets of patio doors lead onto the decking area. Numerous wall and floor kitchen units in cream. Racked larder cupboard. Black marble-effect worktops. Separate breakfast bar/work surface with cupboards under and wine chiller. Inset ceiling lights. 1½ stainless steel sink and drainer. Five-ring Calor gas hob. Large extractor hood above hob. Double oven. Flush-mounted quadrasonic ceiling speakers set into the ceiling for connection to TV, etc. Integrated fridge/freezer and dishwasher. Tiled above work surfaces. LED plinth lights at base of wall units. Large wall clock. Radiator. This room has ample space for a large dining table and chairs and for separate seating in the family area.



UTILITY ROOM 3.55m x 1.77m (both at widest).

Marble effect worktop. Wall and floor units. Three-spot ceiling light. Extractor fan. Cupboard. Radiator. Laminate tiled floor. Heating controls. UPVC door to rear garden.

SHOWER-ROOM **3.41m x 1.98m**
(both at widest).

Window to rear with blind. Inset ceiling lights. Large shower cubicle with power shower and sliding door. WC and wash-hand basin. Wet walls inside shower. Heated towel rail. Laminate tiled floor. Extractor in light above shower.

BEDROOM 4 **3.40m x 2.88m.**

Window facing to rear with louvre blinds. Radiator. Engineered oak floor. Two double wardrobes. Inset ceiling lights.

BEDROOM 1 **4.26m x 3.50m.**

Windows to front and side of property with louvre blinds. Radiator. Engineered oak floor. Inset ceiling lights. Two walk-in wardrobes. Door to:-



EN SUITE BATHROOM **3.50m (including shower) x 2.25m.**

Windows to rear and side with blinds. Vinyl floor. Bath, WC and wash-hand basin. Large shower cubicle with power shower and sliding door. Tiled around shower, bath and above sink. Shower attachment on bath. Inset ceiling lights. Heated towel rail. Extractor in light above shower.



BEDROOM 2 **3.0m x 3.0m.**

Window to front of property with louvre blinds. Two double wardrobes. Engineered oak floor. Radiator. Inset ceiling lights.



BEDROOM 3 **3.0m x 2.97m.**

Window to front with louvre blinds. Engineered oak floor. Radiator. Inset ceiling lights.

OUTSIDE

Large gravel area to front of property with ample parking. Shed. Oil tank. Lawn. The rear garden is fully enclosed with wooden fencing and is very secluded. Large decking area on different levels. Gravelled area with rotary dryer. Area of lawn. Raised beds with vegetables. The property extends beyond the wooden fencing to the boundary fencing at the bottom of the slope – accessed through a gate. This area is grassed with trees. Gravel area to side of property.





ADDITIONAL INFORMATION

The central heating is powered by an oil-fired Grant boiler with three zone central heating system which is fully programmable. 210 litre water tank – pressurised system. The water is heated by evacuated tube solar panels with oil boiler and electrical immersion heater as backups. TV points in all rooms. The showers are mains-fed from the hot water tank. All rooms have disabled access through 800mm doors.

SERVICES

Mains water, drainage and electricity. Oil-fired central heating. Calor gas cooker hob.

COUNCIL TAX

Band F.

EXTRAS

All fitted floor coverings, blinds and all fitted kitchen appliances included.

VIEWING

By appointment only with the selling agents. Prospective viewers should not call at the property without an appointment.

ENTRY

On a date to be mutually agreed between the seller and the purchaser.

OFFERS

Formal offers in writing in Scottish Legal form should be submitted to Macmillan & Co, Solicitors, 87/89 High Street, Alness, Ross-shire, IV17 0SH.

CLOSING DATE

The seller reserves the right to accept a suitable offer at any time without advertising a closing date but if a closing date is fixed and circumstances permit this will be advertised and intimated to all interested parties who leave their name and address with Macmillan & Co for that purpose.

DISCLAIMER

The information set out here is provided for the convenience and guidance of interested parties. While believed to be true and accurate no statement here nor any representation made by or on behalf of the seller in amplification is guaranteed to be correct. All measurements are approximate. Intending purchasers will be given all assistance to verify for themselves any point of vital importance to them.

DIRECTIONS

In the village of Fearn turn into Rhynie Road and go past Fearn Primary School. Turn right into Muldearg Road and then left into Monks Walk. Castlecroft is on the left at the end of the road.

