



## 10 SWORDDALE CRESCENT BONAR BRIDGE IV24 3EH

Well proportioned 3 Bedroom  
Semi-Detached Villa

- Entrance Vestibule
- Lounge
- Dining Room
- Kitchen
- Bathroom
- 3 Bedrooms
- Solid Fuel Central Heating
- Double Glazing
- Good Sized Garden with Outbuilding
- Off-road parking
- EPC Band - D





## DESCRIPTION

This semi-detached villa is set in a good sized garden with off-road parking provision and enjoys views across to the Kyle of Sutherland and surrounding countryside. The accommodation, although in need of some re-decoration, is well proportioned and bright. The lounge appreciates French doors opening to decking, which takes advantage of the pleasing views on offer. The kitchen is well fitted with wood fronted units and accesses the dining room. Benefiting from solid fuel central heating and double glazing, this property is a very comfortable family home and viewing is recommended.

## LOCATION

This property is located in the pleasant village of Bonar Bridge, set on the north shores of the Kyle of Sutherland (of which this property does have some views). The village has its own primary school, incorporating both nursery and Gaelic teaching, with secondary school children attending Dornoch Academy. The village has a bank, post office, library, local shops and eateries. There is a golf club in Bonar Bridge with nine hole golf course as well as salmon and trout fishing available in the area. The city of Inverness is some 40 – 50 miles away (depending on which route is travelled), Dornoch is some 13 miles away and there is a train station at nearby Ardgay.

## DIRECTIONS

From Inverness follow the A9 north. At Tore roundabout, continue straight ahead on the A9 (sign posted Wick & Thurso). After passing Tain you will reach a roundabout – take the A836 sign posted Ardgay. Follow the road through the village of Ardgay, crossing over the bridge into Bonar Bridge. Take the turn off to the left sign-posted for Lairg and first immediate right. Follow the road up the hill passing the church on the right hand side then turn right into Swordale Crescent. Number 10 is at the end of the road on the right hand side. A faster route is by taking the B9176 – over the Struie. People unsure of the area should check their maps but this route cuts 10 miles from the journey from Inverness. This road can be closed for short periods in the winter if there is snow.



## ACCOMMODATION

**ENTRANCE VESTIBULE** **2.25m x 1.81m (7'5" x 5'11")**  
**at longest & widest**

Door with opaque glazed panel opens from the garden to the vestibule. Laminate flooring. Radiator. Pendant ceiling light. Smoke detector. Double doors to fitted cupboard with hanging rail, shelving and housing the electric consumer unit. Telephone point. Glass panelled door to the lounge, door to the bathroom and stairs to upper accommodation.

**LOUNGE** **4.90m widens to 5.93m x 3.53m**  
**narrows to 3.15m (16'1" – 19'5" x 11'7" – 10'4")**

Set to the rear of the property, this is a nicely proportioned room with French doors opening onto decking. Carpet. Two co-ordinating three branch ceiling lights. Tiled open fireplace. Window to the front garden. Television aerial connection. Radiator. Glass panelled doors to the dining room and entrance vestibule.

**DINING ROOM** **2.84m x 2.40m (9'4" x 7'10")**

Currently being used as a snug, this room is ideal for a dining room or office, if preferred. Window to the side. Pendant ceiling light. Radiator. Telephone point. Glass panelled door to the lounge and door with glazed panel to the kitchen.

**KITCHEN** **3.00m x 2.79m (9'10" x 9'2")**

Fitted with wood front base and wall units incorporating double oven, ceramic hob and extractor hood. Vinyl style floor tiling. Radiator. Four branch ceiling light. Co-ordinating work surface and back-splash. Stainless steel one and a half bowl sink with drainer. Window to the rear appreciating view over garden and to the Kyle of Sutherland and countryside beyond with roller blind fitted. Wall shelf. Four branch ceiling light. Door with opaque glazed panel to the garden.

**BATHROOM** **2.82m (at longest) x 1.45m**  
**widens to 1.71m (9'3" x 4'9" - 5'7")**

This is a fully tiled room fitted with a white suite comprising bath with shower and screen above, w.c. and wash hand basin with mirror above. Vinyl flooring. Shaver point. Wall mounted glass shelving. Pendant ceiling light. Opaque window to the side.

### And on the First Floor

The carpeted staircase with hand rail leads up from the entrance vestibule to the **LANDING** on the first floor. Carpet. Radiator. Pendant ceiling light. Smoke detector. Hatch to loft. Window to the front overlooking the garden. Double doors to eye level shelved cupboard. Doors to bedrooms.

**BEDROOM 1** **3.78m x 3.47m widens to 3.97m (12'5" x 11'5" – 13'0")**  
Set with window to the side, this is a large double room. Carpet. Triple ceiling spotlights. Radiator.

**BEDROOM 2** **2.60m x 3.98m at longest (8'6" x 13'1")**  
This is another double room, set to the rear with window overlooking the garden and beyond to Kyle of Sutherland and surrounding countryside. Carpet. Radiator. Shelved alcove housing the hot water tank. Television aerial connection. Triple ceiling spotlights.

**BEDROOM 3** **2.84m x 2.42m (9'4" x 7'11") at longest & widest**  
This is a smaller double room, set to the front with window overlooking the garden. Carpet. Radiator. Triple ceiling spotlights. Recessed shelving.

## OUTBUILDING

The outbuilding is set to the side of the property and incorporates a shed/workshop and utility room to the back.

**UTILITY** **3.02m x 2.00m (9'11" x 9'10")**

Set to the rear of the outbuilding with wall shelving and plumbing for a washing machine. Fridge freezer included in the sale. Window to rear garden. Electric panel heater.

**SHED/WORKSHOP** **6.58m x 3.02m (21'7" x 9'11")**  
Window to front and side. Power and light. Electric panel heater.





### GARDEN

The property is set in a good sized garden laid mainly to grass with planted borders. There is a gravelled area to the front allowing off-road parking. Paved patio with brick built barbecues and raised decking appreciating views to the Kyle of Sutherland and surrounding countryside. Coal bunker. Water tap.



### EXTRAS

All fitted floor coverings, blinds, curtains, double oven, hob and extractor hood and fridge/freezer are included in the sale. Please note the integral dishwasher and fridge in the kitchen will be left, but aren't currently operational.

### COUNCIL TAX

The current Council Tax band on this property is band B. You should be aware that this may be subject to change upon the sale of the property.

### SERVICES

The subjects benefit from mains electricity and water. Drainage is to the public sewer.

### ENTRY

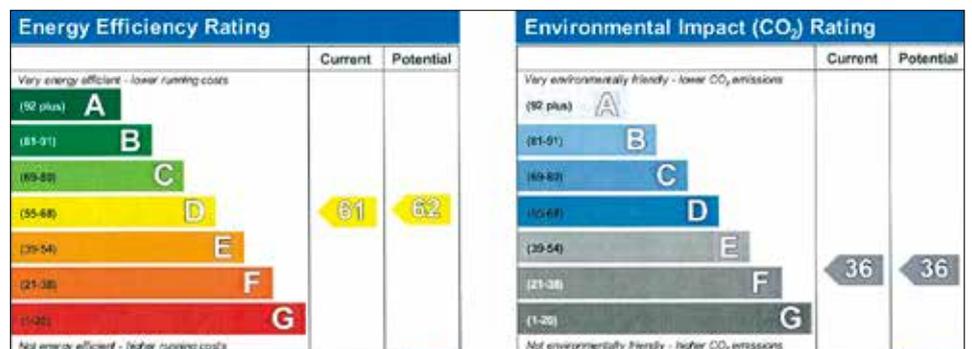
By mutual agreement.

### VIEWING

Contact Anderson, Shaw & Gilbert on 01463 253911 or alternatively the Highland Solicitor's Property Centre on 01463 231173 to arrange an appointment to view.

### REF: LFB

E-Mail: [lburns@solicitorsinverness.com](mailto:lburns@solicitorsinverness.com)



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#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

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 what it included in the sale.

