

JC Bartlett & Co

Solicitors, Notaries and Estate Agents, 6 McGregor Court, Dingwall, Ross-shire. Telephone: 01349 867100



*8 Balloan Road, Marybank, Muir of Ord,
Ross-shire, IV6 7XD*

3 Bedroom Detached Dwellinghouse

Offers over £149,000

(Home Report Valuation £178,000)

This attractive detached bungalow enjoys a pleasant position in the village of Marybank, with attractive views to Ben Wyvis to the North. It affords a good family home in walk in condition within easy commuting distance of both Dingwall and Inverness. It benefits from a low maintenance garden, and the outside of the house has been specially treated with a coating which has a 15 year guarantee. Both Marybank Primary School and the pick up point for Dingwall Academy are located only minutes walk away.

The area surrounding Marybank is renowned for its scenic beauty and offers many attractive and scenic countryside walks. It is situated approximately 2 miles from the village of Contin, which provides amenities. The Market Town of Dingwall lies approximately 6 miles away and provides a range of facilities including a leisure centre with swimming pool and a football academy. Clubs can also be found to suit a variety of interests. The Highland Capital City of Inverness lies some 12 miles from Dingwall and has an extensive range of leisure, retail and entertainment facilities and road and rail links south. Dalcross airport is located some 6 miles beyond Inverness.

ACCOMMODATION. This comprises entrance vestibule, hall, livingroom, kitchen with dining area, family bathroom, three bedrooms (one en-suite) and attached garage.



ACCOMMODATION:

Steps lead to the timber effect UPVC front door with decorative panels and side light.

Entrance Vestibule

The entrance vestibule is carpeted, and has coving and an antique brass feature light. An opaque-glazed door with side light leads into the main hallway.

Hallway

This is carpeted and has a full-height airing cupboard which houses the hot water tank, coving, 2 ceiling lights, night storage heater, smoke detector and loft hatch.

Livingroom

15'4" x 13'7" (4.69m x 4.15m)

The main focus of the livingroom is the black and brass electric fire set on a marble hearth with a timber surround, mantel and marble inset. It is carpeted and has a window to the front, coving, 2 heaters and 2 brass chandeliers. Like the other front rooms it enjoys view to Ben Wyvis to the North.

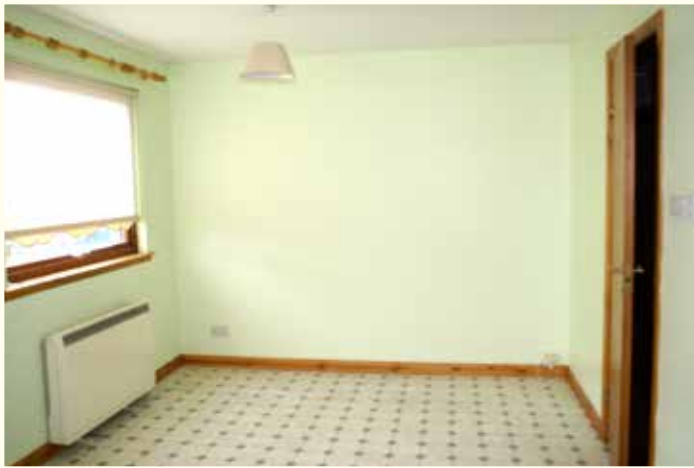


Kitchen with dining area

20'3" x 9'10" (6.18m x 3.02m)

The kitchen is fitted with a range of Crosby floor and wall units with white MDF doors, work surfaces and tiled splashbacks. It is equipped with a one and a half bowl stainless steel sink with swan neck mixer tap, an integrated Neff electric oven, hob and extractor fan, and a Zanussi Jetstream 1400 washing machine. It has





vinyl flooring, 2 windows to the South, a fluorescent striplight, a brass 3-branch feature light and a panel heater. A timber door with opaque double-glazed centre panel leads into the back garden.

Bathroom

*9'10" at longest point x
6'6" at widest
(3.00m x 2.00m)*

The bathroom is equipped with a 3 piece suite, comprising w/c, pedestal sink and bath. It has vinyl flooring, is tiled from floor to ceiling on 2 walls and has a window to the rear. Mirror with shaver light over, ceiling light, storage heater and wall hung electric blow heater.



Master Bedroom with en-suite showeroom

*13'4" at longest x 11'10" at
widest (4.07m x 3.61m)*

This is carpeted and has a window to the rear, a full-height wardrobe with 3 sliding-mirror-doors, storage heater and ceiling light.



En-suite

10'3" x 5'8" (3.14m x 1.73m)

The en-suite is equipped with a 3 piece suite, comprising sink set on vanity unit with lit mirror behind, w/c and walk in shower area with Creda electric shower. It has vinyl flooring and tiles, wet wall floor to ceiling on all walls, a window to the rear, coving, electric heater and 6 downlights.

Bedroom 2

11'10" x 10'10" (3.62m at longest x 3.31m at widest)

This is carpeted and has a window to the front, a full-height wardrobe with 3 sliding doors, panel heater and ceiling light.

Bedroom 3

11'10" x 7'11" (3.62m x 2.42m)

This is carpeted and has a window to the front, a single door full-height wardrobe, panel heater and ceiling light.

Attached Garage

18'9" x 10'1" (5.73m x 3.09m)

This is accessed from the front by a remote, electric rolling garage door and by a timber fire door with glazed panel to the side and has a fluorescent ceiling light and electrics.

OUTSIDE

The attractive front garden is enclosed with a dwarf wall and is laid to gravel with an ornamental centre piece. There is a tarmac drive capable of holding at least 3 cars which leads to the attached garage. The back garden is terraced and laid largely to gravel with a paved path, seating area and decking with some established shrubs and trees and a good sized plastic shed.

SERVICES

Mains water, drainage, electricity and telephone.

HEATING

Heating is by electric panel and storage heating.

EXTRAS

All carpets, curtains and blinds are included, as well as the washing machine, oven hob and extractor.

VIEWING

Parties interested in viewing this property are asked to contact the selling agents on 01349 867100 to arrange a suitable appointment.

DIRECTIONS

From Inverness follow the A9 North to Tore Roundabout, and then take the A835 heading West. At the Maryburgh Roundabout continue on the A835 (second exit) and after approximately 4.2 miles turn left onto the A832. Cross Moy Bridge, travel up the hill and then take a right into Marybank and turn immediately left up "The Brae". Balloan Road is the first turning on the left with Number 8 being the second house from the end on the right hand side.



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COUNCIL TAX

Band E

PRICE

Offers over £149,000 are sought.

ENTRY

Early entry is available.

OFFERS

All offers to be submitted in Scottish legal form to J C Bartlett & Co Solicitors, 6 McGregor Court, Dingwall, Ross-shire, IV15 9HS.

CLOSING DATE

If a closing date is fixed we will endeavour to advise all parties who have formally noted an interest. If you wish to be so advised then it is important that you let us know in writing. The seller does, however, reserve the right to accept any offer and that whether it is received prior to, or without fixing, a closing date.

These particulars are given for guidance only. Whilst they are believed to be correct, they are not to be taken as forming part of any contract of sale. In particular: (i) measurements are subject to a margin of error; and (ii) the mention of any appliance and/or service does not imply that they have been tested or are in full and efficient working order. If any points are of particular importance then please ask for further information/verification so that you do not make a wasted journey to view the property.

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