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KARINYA, STONEYFIELD NEWMORE, INVERGORDON IV18 0PG

FIXED PRICE £285,000

Superb opportunity to purchase a substantial south-facing property quietly situated in a generous plot with open views to Fyrish. Accommodation: Entrance Hall, Living Room, Utility Room, Kitchen/Diner, 4 Bedrooms (1 Ensuite) and Bathroom. Oil CH and DG throughout. This property is in immaculate, walk-in condition with neutral décor, wooden doors, skirtings and sills. All carpets, blinds, curtains and light fittings are included. Karinya has a large attic with potential for further accommodation if desired. Spacious detached double garage, kennel, hot tub, outdoor wood-fired pizza oven and stone larder.

HSPC Ref: MK04/45131

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Karinya is situated on the outskirts of the little village of Newmore. The local primary school is within walking distance and secondary education is provided at nearby Invergordon. The property enjoys a rural setting and outlook while benefiting from close access to the A9 for commuting. All major facilities are found in nearby Invergordon or Alness. The property is situated in an area ideal for walks over surrounding farmland and countryside. Stoneyfield Lochs trout fishery is within walking distance.

Entrance Hall:

One enters the property through a partially glazed front door into a light and welcoming hall. Large cupboard with hooks, shelving, light, meters and fuses. Smoke alarms. Two radiators.



Living Room: 8.02m (w) x 6.02m (w)

Spacious and bright room with large bay window to the



front and further windows to the side with views to Fyrish. Cast iron fireplace set in wooden mantle with granite hearth. Laminate flooring. Two radiators. Ample space for informal dining.



Kitchen/Diner: 6.21m x 3.33m

Generous room with both floor and wall mounted units





with wine storage, display cabinets, open units and breakfast bar. The Whirlpool electric oven, dishwasher and gas hob are all included. The Aniston fridge freezer is also included. Extractor fan. 1 1/2 stainless steel sink and drainer. Laminate flooring and tiled splashbacks. The kitchen and bathroom are wired to the central sound system. Kitchen has a window to the rear while the diner/family area has french doors to the side decking. Two radiators.

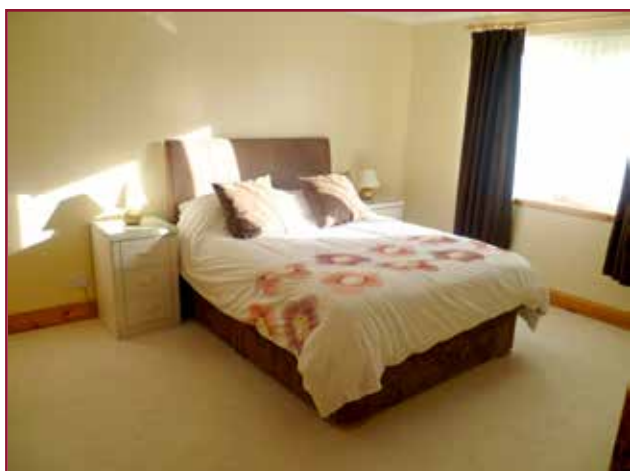
Utility Room: 3.34m x 2.11m

Practical room with a door to the rear. Stainless steel sink/drain. Large laundry cupboard and further fitted cupboards. Extractor fan. Plumbed for washing machine and vented for tumble dryer. Radiator. Vinyl flooring.



Master Bedroom 1: 4.12m x 3.82m

Situated at the end of the hall with a window to the side. Generously proportioned room with walk-in wardrobe (1.55m x 1.55m) with shelving, hanging rails and light. Radiator.



En Suite: 1.55m x 1.55m

With WC, wash hand basin set in vanity unit and shower. Shaver point and extractor fan. Tiled walls and window to rear. Radiator. Vinyl flooring.

Bedroom 2: 3.34m x 3.42m

Large light room with window overlooking the front. Two double fitted wardrobes with top shelf and hanging rails. Radiator.

Bedroom 3: 3.34m x 3.17m

Bright room with window to the front. One fitted shelved cupboard and further fitted cupboard with top shelf and hanging rail. Radiator.

Bathroom: 2.58m (w) x 2.35m

Spacious modern room with WC, wash hand basin, corner bath and separate shower. Shaver point. Window to the rear. Extractor fan. Wired to the central sound system. Radiator and vinyl flooring.



Bedroom 4/Study: 3.08m (w) x 2.50m (w)

Light room currently used as an office. Window to the front. Radiator. Access hatch with ladder to the loft.

Loft:

Large loft (80m²) with windows in both gables. Engineered for further accommodation if required. Heating, plumbing and power are all available.

Garage: 7.10m x 6.60m

Large detached double garage with two roller-doors and pedestrian access to the side. Telephone, plumbing, power and light all available. Vehicle pit. Upper attic workroom and storage. The ride-on mower is available by separate negotiation.

Outbuildings:

Kennel with a dog pen. Stone larder with hooks, hanging rail, power, light and drainage.

Garden:

The property is situated in easily maintained gardens of just over an acre with a large area of lawn, interspersed with specimen trees. Two entrances with new Upvc gates





open to the gravel driveway for the property. Ample space for parking. The garden is edged with a variety of native Scottish trees such as rowan, hawthorn and silver birch in a neat barked border. The garden offers views over surrounding farmland and to Fyrish Hill. The large wooden decked area with hot tub and sheltered paved area with seating, table and large pizza oven are ideal for outdoor socialising. Outdoor lighting and external taps.

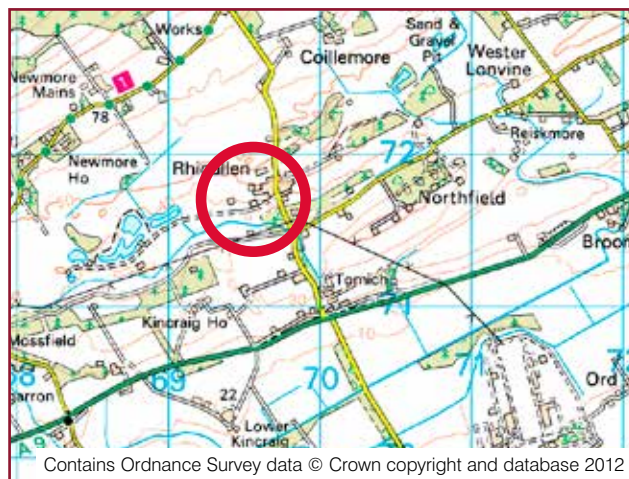


Directions:

The property is situated just off the A9 beside Invergordon. If heading north turn off on the left at the Tomich Restaurant (sign for Scotsburn, Ardross and Newmore). Drive up the hill for approx ½ mile. After the 30mph sign, turn left at the sign for Stoneyfields Loch. Karinya is on the right after the grassed paddock.

Viewing:

Please contact Mr & Mrs Hudson on 01349 854352 or 07802423318 or Selling Agents.



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