



## 1 The Glebe, Rosemarkie

Well presented detached one and a half storey villa located in a quiet cul-de-sac in the village of Rosemarkie approximately nine miles from the city of Inverness. Located in private cul-de-sac development of four houses. off-street parking and established mature garden ground.

- Hallway
- Living Room/Dining Room
- Kitchen
- Study
- Utility Room
- Cloakroom
- Sun Lounge
- Master Bedroom (with Dressing Room and Shower Room)
- 2 Further Bedrooms
- Family Bathroom
- Garage
- Garden ground

**Offers Over £215,000**

## ACCOMMODATION

Double glazed weather door opens to T-shaped entrance hallway. Hardwood timber floor covering. Halogen ceiling lights. Central Heating radiator. 2 power points. Smoke alarm. Under stairs storage cupboard. Stairway leading to first floor. Measurements 13' 25" x 7' 4".



## Living Room/Dining Room

22' x 15'

Well proportioned room with double aspect windows to the side and front and doorway to rear garden. 2 feature ceiling pendant lights. Home cinema system and Sony 52" flatscreen television. Ample power points. 2 central heating radiators. Vertical blinds. Carpet floor covering.

## Kitchen

15' 3" x 9'

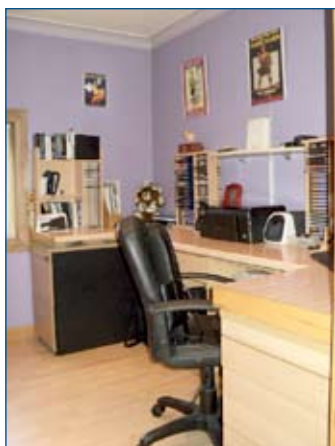
Well appointed family kitchen fitted with a range of modern ashwood finished wall and floor units. Black marble work surface. Stainless steel oven and hob and extractor hood. Fitted dishwasher. Fitted fridge/freezer. Fitted wine cooler. Attractive tiled splashback. Halogen light fittings. Doorway to rear



garden and window to rear garden. Stainless steel sink with mixer tap. Ample power points finished in stainless steel. Tiled floor covering. Central heating radiator. Halogen hob.

### Study

Good sized study with halogen ceiling light fittings and window to the rear garden. Laminate floor covering. Central heating radiator. Ample power points. Fitted with a desk and drawer accommodation. Fully equipped for computer accommodation.



### Utility Room

*9' 2" x 6' 4"*

Good sized utility room with window to garden ground. Smoke alarm. Ceiling light fitting. Equipped for washing machine and dishwasher. Tiled flooring. Partial tiling to dado height. Storage cupboard. Wall mounted cupboards finished in ashwood. Tiled splashback and wood laminate work surface. Ample power points.

### Cloakroom

*5' 10" x 3' 4"*

Fully tiled cloakroom finished with white finish WC and pedestal wash basin. Fully tiled. Extractor fan. Ceiling light fitting. Tiled floor covering. Central heating radiator.



### Sun Lounge

*11' 5" x 8'*

Doorway from living room/dining room opens to sun lounge/conservatory glazed on 3 sides with access to outside decking area and patio. Fitted Venetian blinds. Ivory coloured floor tiling. 2 doorways to garden ground.

### First Floor

Stairway opens from entrance hallway to first floor landing. Halogen lights and smoke alarm. Access to loft space, partially floored with stair access. 2 storage cupboards. Central heating radiator. Single power point. Access opens to 3 bedrooms and family bathroom.

### Master Bedroom

*15' x 9' 4"*

Spacious double bedroom with Velux roof window. Fitted storage accommodation finished in ashwood. Ashwood laminate floor covering. Ample power points. Central heating radiator. Recessed ceiling halogen light. Telephone point. Storage cupboard.

### Dressing Room

*7' 8" x 6' 3"*

Access by archway from Master Bedroom. Velux roof window. Fitted wardrobe finished in ashwood. Central heating radiator. Continuing laminate flooring. Fitted drawer accommodation. Doorway opens to en-suite shower room.



### Shower Room

*9' 9" x 5' 11"*

Velux window. Fully tiled. Main shower system. Pedestal wash basin and WC. Italian slate tile floor covering. Stainless steel vertical tower heater. Extractor fan and halogen ceiling lights.



### Bedroom 2

*13' 5" x 8' 8" max*

Double bedroom with window to the side of the property. Pendant light. Ample power fittings. Laminate floor covering. Central heating radiator.

### Bedroom 3

*13' 6" x 5' 10"*

Single bedroom with window to the side of the property. Pendant light. Ample power points. Laminate floor covering. Fitted wardrobe. Central heating radiator.

### Family Bathroom

8' 2" x 7' 2"

Good sized family bathroom with large frosted window to rear garden. Fully tiled. Fitted with white finished wash basin, WC and bath. White finished vanity unit and wall mounted storage cupboards with mirror. Wall mounted towel rail. Beige floor tiling. Ceiling light fitting and extractor. Shower above bath.

### Garage

19' 3" x 9' 4"

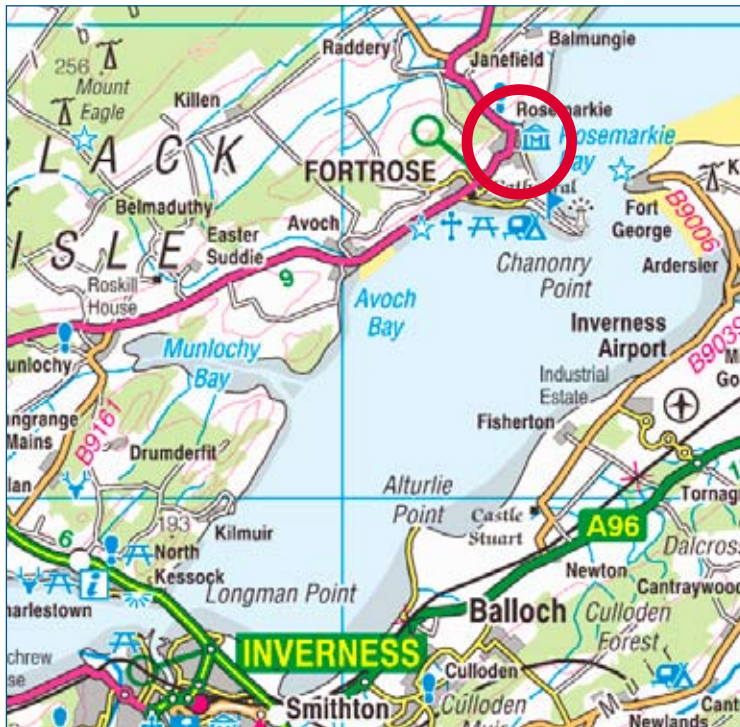
Integral single garage housing oil fired central heating boiler. Shelf accommodation, power and light and smoke alarm. Concrete floor.

### Garden ground

The property is surrounded by mature well stocked garden ground and attractive patio area to the rear. Timber garden shed.

### Viewing

Arranged through the selling Solicitors phone 01463 723940.



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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.