



Suidheachan, Culcharry, Cawdor,
Nairnshire, IV12 5QY

Living room
Dining room
Sun room
Kitchen

Utility
4 Bedrooms
(1 En-suite)
Family bathroom

Garage
Large garden

Offers over £245,000

Enjoying an attractive situation Suidheachan is a detached bungalow pleasantly located in the popular hamlet of Culcharry, approximately 1 mile from the village of Cawdor. The scenic village of Cawdor is famous for its beautiful Castle, boasts a popular local Tavern and primary schooling is nearby.





Suidheachan is set back from the road in 0.3acre and enjoys a slightly elevated position to enjoy the views of the surrounding countryside. Built over twenty years ago this property is in good order throughout and offers well-proportioned accommodation with the advantage of three public rooms with the living room being of good dimension and designed to take full advantage of the views of the beautiful scenery. The property also benefits from an air sourced central heating system with radiators throughout and double glazing. The attractive garden also boasts an array of rare plants and is home to an abundance of local wildlife.

Suidheachan lies approximately 5 miles east from the seaside town of Nairn and Inverness is approximately 15 miles where a wide choice of leisure facilities, high street stores, hotels, restaurants, retail outlets, business parks can be located.

Entrance porch: 1.78m x 1.70m

The front door with glazed side panel opens onto the entrance porch. Cloak cupboard with generous storage space and shelf. Attractive glazed door with side panels opens onto the inner hallway.

Inner hallway

The inner hallway gives access to the living room, kitchen, utility, 4 bedrooms and family bathroom. Walk in cupboard with shelves for linen. Walk in cupboard with generous storage space, shelving and access to loft. Cupboard housing boiler.

Living room: 5.93m x 4.68m

Of good dimension and facing the front elevation this bright room enjoys stunning views over the surrounding countryside and beyond. Feature gas fire set on stone and marble ledge. Open doorway to dining room. Rear and side facing windows with garden outlook.

Dining room: 3.88m x 2.89m

Space for formal dining. Attractive wooden flooring of local larch. Sliding doors to sun room. Open doorway to kitchen.

Sun room: 2.75m x 2.57m

Glazed on three sides to enjoy the surrounding views. Double doors opening to garden.

Kitchen: 3.86m x 3.17m

Fitted with floor and wall mounted units incorporating stainless steel sink, gas hob, double oven and cooker hood. Partially tiled above worktop. Space for dishwasher. Door to inner hallway.

Utility: 2.28m x 2.12m

Fitted with floor and wall mounted units incorporating stainless steel sink. Partially tiled. Plumbed for washing machine and space for fridge freezer.

Bedroom 1: 4.73m x 3.36m

A well-proportioned master bedroom with front outlook enjoying the attractive views. Built in double wardrobe with mirrored sliding doors, hanging rail and shelf. Door to en-suite.

En-suite: 2.33m into shower x 1.09m

Fitted with wash basin, WC and walk in shower cubicle with mains shower. Tiled above wash basin and in shower. Heated towel rail. Sky light.

Bedroom 2: 3.37m x 3.14m

Rear facing double bedroom with garden outlook. Built in wardrobe with hanging rail and shelf.

Bedroom 3: 3.18m x 3.05m

Second rear facing double bedroom also with built in wardrobe hanging rail and shelf.

Bedroom 4: 3.32m x 2.87m

Double bedroom facing the front elevation enjoying the outlook.

Family bathroom: 3.18m x 2.65m

Fitted with bath, bidet, wash basin and WC. Mirror and light above wash basin. Walk in shower cubicle with mains shower and fully tiled.



Garage

Single garage with power and light. Door to garden.

Garden

From the road the tarmac driveway leads up the house with the garage to the left hand side and provides generous parking. The front garden is laid to lawn and is dotted with mature plants and shrubs and slopes down to the bordering fence. The bordering flower beds display a variety of evergreens and attractive plants. Along the left hand side of the property there is a gravelled path which leads to the rear garden which is also gravelled and a paved path runs parallel to the house, there are also raised flower beds boasting rare plants and shrubs. At the end of the path there is a gate and fence leading to a paved patio area suitable for outdoor entertaining and again displaying raised flower beds.

Conditions

All blinds, curtains, carpets, floor coverings, light fittings, double oven, gas hob and cooker hood are included in the sale price.

Directions

From Inverness follow the signs to Nairn on the A96. Approximately 8.5 miles along the A96 turn right onto the B9090, then turn left onto the Old Military Road still the B9090 and drive through the village of Cawdor over the bridge and past village green. Turn right where signposted for Culcharry/Balinrait. Follow the single track as the road climbs and Suidheachan is on the right hand side and can be identified with a For Sale Sign.

Post Code

IV12 5QY



Council Tax

Band F

EPC Banding

Band D

Entry

By mutual agreement

Viewing

By calling the sellers direct on 01667 404208 or through South Forrest Property Department on 01463 250255.

Home Report

A Home Report exists for this property and can be made available to seriously interested parties.

Price

Offer over £245,000



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