

# JC Bartlett & Co

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*16 Birch Drive, Maryburgh, By Dingwall,  
Ross-shire, IV7 8ES*

*3 Bedroom Detached Bungalow*

*Offers in the region of £210,000*

This detached bungalow enjoys a pleasant location within an established residential area of the popular village of Maryburgh. It will appeal to those seeking a family home within commuting distance of the major employment centres of the area. A number of improvements have been carried out by the sellers, and these include:-

Oak doors and finishings throughout, and some oak floors.

An oak kitchen.

A traditional bath with clawed feet in the main bathroom.

A double ended spa bath in the en-suite.

Vaulted ceilings in the master bedroom, kitchen, dining and family areas.

ACCOMMODATION. This comprises hallway, livingroom, kitchen with dining and family areas, utility room, 3 bedrooms (1 en-suite), office and bathroom.

This property falls within the catchment area of Ben Wyvis Primary School in Conon Bridge, and the bus pick up point for Dingwall Academy is located 5 minutes walk away. Convenience shopping is available in Maryburgh and nearby Conon Bridge, with the market town of Dingwall (a mile or so away) having a range of supermarkets, banks, restaurants etc nearby as well as a range of recreational 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 away and has a more extensive range of leisure, retail and entertainment facilities and road and rail links south. Dalcross airport is located some 6 miles beyond Inverness.

#### ACCOMMODATION:

The oak-effect UPVC front door with decorative central panel and side lights leads into the hallway.



#### Hallway

The hallway has oak flooring, down lighters, loft access and a full height walk in lit cupboard.

#### Livingroom

*13'5" x 13'4" (4.10m x 4.07m)*

The livingroom is accessed from the hallway by an oak door with six glazed panels and is carpeted, has a large window to the front and a 3-way ceiling spotlight.

#### Kitchen, family and dining areas

*40'11" overall x 9'8" at narrowest point to 15'11" (12.24m x 2.96m to 4.87m)*

This well lit large, open-plan living space has oak flooring with inset slate tiles, a vaulted ceiling and 4 velux windows to the rear. The kitchen area is fitted with a range of floor and wall units with oak doors and granite-effect work surfaces. It is equipped with a corner 2 bowl stainless steel sink with drainer, American style Samsung fridge freezer, Sanyo microwave, Cannon 6



burner range cooker and extractor fan. The family area has oak-effect pvc French doors with astragals and a further 4 windows.

### Utility room

*7'7" x 5'5" (2.32m x 1.67m)*

The utility room is equipped with a work surface, single bowl stainless steel sink with drainer and chrome mixer tap. It has a plumbed under-counter space for 2 appliances, a hanging airer, extractor fan and a full height walk in cupboard which has the manifold for the under floor heating and a light.

### Master Bedroom with en-suite

*13'7" x 13'6" (4.15m x 4.14m)*

The master bedroom is carpeted and has a window to the rear, a glazed brick wall off the en-suite, a vaulted ceiling with 2 pine beams, 3 velux windows to the rear, 2 strips of 3 wired down lighters, 2 uplighters and a wardrobe (requires doors).



### En-suite

*2.91 x 8'6" (2.91m x 2.61m)*

The en-suite is equipped with a 4 piece suite, comprising double ended spa bath (with slate tiles around), walk in shower enclosure (with glazed brick and wet wall), w/c and sink (both set in a vanity unit with granite-effect work surface and tiled splash back). It has a slate floor, an opaque window to the front, semi-flush ceiling light and extractor fan.



### Office

*10'5" x 8'3" (3.18m x 2.53m)*

The office has oak flooring, a window to the front, marble-effect work surface and shelving and a ceiling light. An oak-effect MDF door with opaque panel leads to the rear garden.

### Bedroom 2

*9'6" x 8'7" (2.91m x 2.64m)*

This room is carpeted and has a window to the front, feature ceiling light and wardrobe (requires doors).

### Bedroom 3

*9'7" x 8'3" (2.93m x 2.53m)*

This room is carpeted and has a window to the front, ceiling light and wardrobe (requires doors).

### Bathroom

*9'4" x 7'3" (2.86m x 2.23m)*

The bathroom is equipped with a 4 piece suite, comprising double-ended traditional bath with clawed feet and chrome mixer tap, walk-in shower enclosure with wet wall around, mains pressure mixer tap, w/c and sink (both set in a vanity unit). It has limestone-effect ceramic floor tiles, wet wall to half height on most of the walls, an opaque window to the rear, wall mirror, 3 way wall spot light, 3 way ceiling spot light and extractor fan.



### Garage

*13'7" x 9'8" (2.86m x 2.23m)*

The attached garage has an automatic roller door, concrete floor and houses the boiler and pressurised hot water tank.

### OUTSIDE.

The front garden is laid to lawn with a slabbed path around and a tarmac drive leading to the attached garage on which you can park one car. The side garden is low maintenance gravel with inset planting. The rear garden is laid largely to lawn with a sandstone patio area, a flagged path, timber shed and rotary washing line.

### SERVICES.

Mains electricity, sewerage, water and gas.

### HEATING.

Heating is by gas fired under-floor heating.

### EXTRAS.

All carpets and blinds are included in the price, together with the fridge-freezer, microwave and Cannon range cooker.

### VIEWING.

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



### DIRECTIONS.

Entering Maryburgh on the A862 (from Maryburgh Roundabout), turn right onto Hood Street. Turn right at the end of the straight (immediately after the Cottage Bar and Restaurant) onto Birch Drive, and then immediately left. 16 Birch Drive is the third house on the right hand side.

### COUNCIL TAX.

BAND E (though this may be reviewed on sale as a result of the property having been extended).

### PRICE.

Offers are sought in the region of £210,000.

### 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.*

