

# MACKENZIE & CORMACK

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## LEESIDE, CADBOLL FEARN, IV20 1XP

OFFERS AROUND £215,000

Excellent opportunity to purchase a spacious family bungalow in a semi-rural location with stunning views of the surrounding countryside. Accommodation: Hallway, Kitchen/Diner, Dining Room/Bed 4, Lounge, 3 Bedrooms (1 En-suite), Bathroom and Utility Room. The rooms are well proportioned with high ceilings making the property bright and airy. There is a substantial adjoining yard and steel workshop situated to the east of the property. This large industrial unit is included in the purchase price and is ideal for business use. The house itself is double-glazed throughout and benefits from oil-fired central heating.

HSPC Ref: MK04/47886

NIGEL D JONES LLB (HONS) DIP LP NP  
IAIN MCINTOSH LLB (HONS) DIP LP NP



Hilton of Cadboll nestles above the seaboard villages of Hilton, Shandwick and Balintore. Shandwick has an award-winning beach overlooking the coast of Moray and is a superb spot for coastal walks and bird watching. Hilton is the nearest village and has several amenities including; Primary School, village shop and takeaway. For further services, the bustling town of Tain is only 7 miles distant. This is an ideal base for outdoor pursuits and the internationally famous Royal Dornoch Golf Course is only 8 miles away.

**Hallway:**

Access to dining room/bed 4, 3 bedrooms, utility room, study, lounge and bathroom. Laminate floor. Lit by spotlight. Two fire alarms. Double power point. Radiator. Access hatch to loft. The loft offers potential floor space of approximately 8.60m x 2.30m (26ft x 7ft). Stairs could be added to the dining room access hatch providing further accommodation if desired. Part of the loft space has already been developed into storage space. Large storage cupboard housing meters.

**Dining Room/Bedroom 4: 3.68m x 3.97m**

Formal dining room providing plentiful space for large dining table and chairs. Radiator, telephone point, TV point, three double power points. Bay window to the front of the property provides substantial light.



**Lounge: 5.12m x 3.66m**

Spacious double aspect living area with two large bay windows giving West and South aspects providing stunning panoramic views over Ben Wyvis and Nigg Hill respectively. Laminate flooring. Chandelier light fitting. Brick fireplace currently houses multi-fuel burner with potential to open up the fireplace and have an open fire. Corniced Ceiling. 2 radiators, TV point, 5 double power points.

**Kitchen/Diner: 3.99m x 3.21m**

Country style kitchen with laminate flooring and Halogen Spotlights. Diplomat double oven with griddle, hob and canopy extractor unit. Plentiful base and wall units ideal for storage. Breakfast Bar with laminate surface tops. Window to the front of the property. Radiator. 7 double power points. Stainless steel sink with mixer tap. Tiled walls. Tongue and Groove panelling on the ceiling.



**Utility Room: 2.90m x 3.45m**

Laminate flooring, radiator, and door to the rear of the property. Currently houses washing machine, dishwasher, fridge and freezer. (White goods are available by separate negotiation.) Central heating boiler and controls. Large wooden shelving unit, ideal for storage. Hatch to loft with pull down ladder with access to a developed storage area on one side of the loft space.



**Bedroom 1: 5.02m x 3.69m**

Substantial double bedroom. Laminate floor, two large windows to the side of the property. His-and-hers double fitted wooden wardrobe units. Four double power points, radiator and TV point.

**Bedroom 2: 3.47m x 3.90m**

Well proportioned bedroom with laminate floor. Radiator. Corner shelving. Two double power points. Two free standing wardrobe units. Shelving and storage unit with mirror.

**Bedroom 3: 3.85m at widest x 3.92m at widest**

Large L-shaped double bedroom with laminate flooring and radiator. Large picture window with views to the rear of the property. Generous wardrobe unit.

**En-suite Shower Room:**

Comprises washbasin with tiled splash back, WC and shower. Enclosed and tiled shower area. Radiator. Extractor fan. Laminate floor. Frosted glass window to the rear of the property.

**Bathroom: 2.38m x 2.22m**

Three piece suite comprising bath with tiled area, WC and washbasin with tiled splash back. Potential for addition of freestanding shower if desired. Laminate Floor. Frosted glass window with aspect to front of property. Extractor fan.

**Externally:**

Leaside is situated in a good sized area of garden ground. The property is entered through double wooden gates and is securely fenced making it safe for children and animals. Beyond the gates is a large tarred area ideal for parking numerous cars. This leads up to the property and a double garage. A separate gate and fence leads to the workshop area. The front garden is laid to grass with some flower beds and small conifers. The rear garden is laid to grass with shrubs and bushes throughout the borders. Larger area of lawn to the side, again with conifers around the borders.

**Garage:**

The property benefits from a double garage with up-and-over doors. At the rear of the garage is a fitted workbench area and storage in the rafters. In the garage is a purpose built office with power, light and fitted shelves.





**Workshop:** 13.50m x 9.50m

Detached from the house is a large workshop unit and steel portal shed. A tarmac drive leads up to the workshop with parking for several cars or other vehicles. The shed is substantial in size and of steel construction with a concrete floor, power and light. It has been used for a variety of trades in the past including boat building and other businesses and is currently used as a workshop and for agricultural uses. This is the perfect space for a small family business. The unit has 3 power supplies consisting of 240c, 220v and 110v. The shed is a 2-storey building and subject to planning consent could be used for a variety of other purposes. The shed has a full height roller door and a separate pedestrian entrance.

A 2½ tonne car hoist is available by separate negotiation.

**Viewing:**

To view contact Mr and Mrs Hartshorn on 01862 871126

**EPC Rating: D**



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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 of what is included with the sale.