



SPINDRIFT, CULBOKIE

Entrance Vestibule
Hall
Lounge
Dining Room

Kitchen
Utility Room
4 Bedrooms
En-Suite Shower Room

Bathroom
Detached Garage
Garden

Offers Over £250,000



This spacious, detached bungalow occupies an elevated location on the edge of the village of Culbokie enjoying beautiful uninterrupted views over the Cromarty Firth to the mountains beyond.

The property benefits from double glazing, oil fired central heating and extensive, mature garden grounds extending to approximately ½ an acre.

The village has a good range of facilities including a Post Office/ General Store, Pub and Restaurant and Village Hall. There is easy access to nearby Dingwall and Inverness.



Inverness, the main business and commercial centre for the Highlands, provides all the facilities of an expanding city together with good road, rail and air links.

Directions:

From Inverness follow the A9 to North beyond the Tore roundabout for approximately 2 miles, turning right to Culbokie. Follow the signposts into the village and turn left opposite the Post Office. Travel to the bottom of this road through the turning circle, then turn sharp left. Spindrift is the middle of 3 houses.

Entrance

There is a part wood panelled entrance porch, with a coach lamp to one side of the front door.

Entrance Vestibule: 1.61m x 1.28m

Central heating radiator. Glass panelled door and side panel.

Hall: 2.84m x 1.61m and 10.11m x 1.24m

An 'L' shaped Hall. Door chimes, two smoke alarms and two ceiling spot light fittings. Central Heating radiator. Wooden dado rail. Walk-in shelved cupboard. Shelved airing cupboard with hot water tank. Cloak cupboard with double sliding doors, hanging rail and shelf. Further storage cupboard with double sliding doors.

Lounge: 5.65m x 3.65m

Accessed via glass panelled door from hall. Window to the front of the property with fine views across open country side to the Cromarty Firth. Central heating radiator. Wooden flooring. Central ceiling light fitting with matching wall light fittings. Feature brick open coal fireplace with back boiler. Telephone point. T.V.Point.

Dining Room: 3.56m x 3.02m

Patio doors opening to paved patio area. Central heating radiator. Archway opening to Kitchen.

Kitchen: 3.68m x 3.02m

Window to the rear of the property. Range of wooden floor and wall units incorporating 1 ½ ceramic bowl sink with mixer tap. Ample work surfaces with tiling above. Integral 'Ariston' electric halogen hob with 'Zanussi' extractor fan incorporating light. Built-in 'Hotpoint' electric oven. Feature archway with tiled base and brick surround housing oil fired boiler. Wall mounted timer control switch for central heating and hot water. Telephone point. Door

to Entrance Hall.

Utility Room: 2.24m x 1.89m

Window and door to rear garden. Fitted wall and units incorporating stainless steel sink with mixer tap. Ceramic tiling. Plumbed for washing machine and dishwasher. Wall mounted fuse box. Ceiling light fitting.

Bedroom 1: 4.04m x 3.53m

Window to front. Central heating radiator. Telephone point. Built-in wardrobe with mirrored sliding doors containing hanging rail and shelves. Door to:

En-Suite Shower Room: 2.70m x 2.33m

Fully tiled with Window to rear. Suite comprising wash hand basin and W.C. Shower cubicle with 'Respotex' panelling and 'Mira 723' shower. Wood panelled ceiling and tiled floor. Mirrored bathroom cabinet. Central heating radiator.

Bedroom 2: 3.36m x 3.04m

Window to rear. Central heating radiator. Built-in wardrobe with sliding doors containing hanging rail and shelf.

Bedroom 3: 2.0m x 3.02m and 1.87m x 1.78m

Window to rear. Central heating radiator. Built-in wardrobe with hanging rail and shelf. T.V point.

Bedroom 4: 3.50m x 3.02m

Window to the front of the property. Central heating radiator. Recessed area with hanging rail and shelf.

Bathroom: 2.29m x 2.01m

A fully tiled room including tiled floor with window to side. Suite comprising bath, wash hand basin and W.C. Shower to tap above bath with rail and curtain. Central heating radiator. Mirrored wall cabinet.

Garden

The garden grounds extend to approximately 1/2 an acre. The front garden, enclosed by a low stone wall, accessed via a large gravelled driveway, is laid to lawns with well stocked plant and shrub borders. The rear garden is enclosed by a mature hedge and is again laid mainly to lawns with flower and shrub borders and a vegetable plot. There is a substantial paved patio and a rotary clothes dryer. To one side of the garage is an oil storage tank with capacity for 1300 litres.



Garage: 7.89m x 4.57m

A substantial detached double garage. Concrete block construction with up and over door. Windows to the side and rear. Power and light. Wall mounted shelving. Work bench.

Conditions

All fitted floor coverings the electric hob, fan and oven are included in the sale.

Council Tax Band

Band F

Post Code

IV7 8JH

Energy Performance Rating

Band E

Home Report

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

Entry

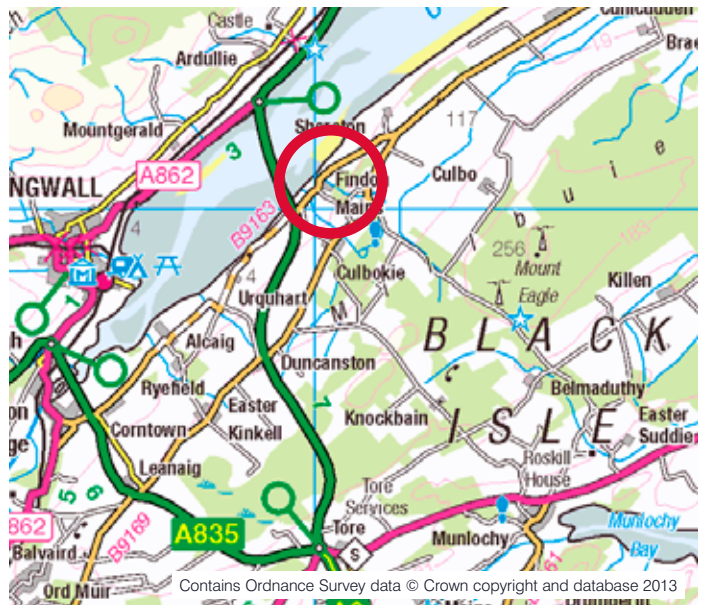
By mutual agreement

Viewing

By appointment through South Forrest Property Department on 01463 250255

Price

Offers over £250,000



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