



**Mullardoch, Achnagarron, ROSS-SHIRE, IV18 0PW**

**Offers Over £405,000**

**REF: 61289**





## *description*

Mullardoch is a substantial individually designed bungalow set in the hamlet of Achmagarron and comes with approximately 3.35 acres of fully fenced off land. This impressive property is in walk-in condition and enjoys stunning views across unspoiled countryside towards the Cromarty firth. The bungalow represents an ideal home for those looking for a quiet countryside lifestyle with the nearby city conveniences, as Inverness City Centre, UHI University Campus and the airport are all within easy commuting distance. The property is also ideally situated to take full advantage of the excellent range of outdoor recreational activities available on your doorstep, including sailing, fishing and hill walking. The surrounding garden ground is also a haven for wildlife and birds.

The property benefits from oil-fired central heating, complemented by an open fire in the lounge, integrated garage, security alarm system, and is within very easy reach of both Invergordon and Alness, along with a number of interesting seaboard villages. Only by viewing can you fully appreciate this delightful property and enviable location.

The accommodation consists of:- entrance vestibule; hallway with three large store cupboards and access to the attic which is reached via a drop down ladder and is partially floored; a front facing lounge with a large bay window allowing the room to fill with natural light and takes full advantage of the stunning views on offer, and an open fire set in a wooden surround providing a welcoming focal point; a well-appointed kitchen/dining area with a good selection of base and wall mounted units, complementary worktops and splashback, electric hob, oven and grill, integrated dishwasher, fridge and breakfast bar for informal dining. From the dining/family area, patio doors open the side decking; utility room/rear hall with base and sink unit, washing machine, tumble dryer and large store cupboard along with doorway giving access to the integrated garage which has light, power, freezer and electric door; cloakroom comprising a WC and wash hand basin; master bedroom with double mirrored wardrobes and en-suite facilities comprising a WC, wash hand basin and walk in mains fed shower; two further double bedrooms both with mirrored wardrobes; bedroom four, previously utilised as an office; family bathroom comprising a three piece suite in white and a free standing mains fed shower.

Externally the wrap around garden is mainly laid to grass with some shrubs and productive fruit trees with an additional field to the front and side of the property extending to approximately 3.3 acres in total. A raised decked area provides an ideal venue for alfresco dining where one can sit and enjoy the sunshine. There is also a fenced off vegetable patch, garden shed, further single garage with Honda generator wired to the house and large parking/turning area.

A good range of facilities can be found in the town of Alness, previous winner of the Britain in Bloom competition, which include supermarkets, banks, Post Office, cafes, hotels, restaurants and thriving High Street offering a good selection of retail outlets. Education is provided at Obsdale Primary School while secondary pupils attend Alness Academy to which bus transportation is provided daily.

Inverness, the main business and commercial centre in the Highlands, is approx a 30 minute drive away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



<b>Entrance vestibule</b>	<b>1.78m x 1.66m (5'9 x 5'5)</b>
<b>Kitchen/Dining</b>	<b>7.01m x 3.61m (23'0 x 11'9)</b>
<b>Lounge</b>	<b>6.37m x 4.28m (20'11 x 14'0)</b>
<b>Master Bedroom</b>	<b>3.55m x 3.53m (11'8 x 11'6)</b>
<b>En-suite</b>	<b>2.44m x 1.69m (8'0 x 5'6)</b>
<b>Bedroom 2</b>	<b>3.90m x 2.99m (12'9 x 9'9)</b>



<b>Bedroom 3</b>	<b>3.57m x 3.40m (11'9 x 11'2)</b>
<b>Office/Bedroom</b>	<b>3.02m x 2.55m (9'11 x 8'3)</b>
<b>Cloakroom</b>	<b>1.51m x 1.09m (4'11 x 3'6)</b>
<b>Rear Hall &amp; Utility</b>	<b>2.90m x 2.30m (9'6 x 7'6)</b>
<b>Bathroom</b>	<b>3.00m x 2.23m (9'9 x 7'3)</b>
<b>Garage</b>	<b>5.80m x 4.63m (19'0 x 15'2)</b>







## General

All floor coverings, light fittings, curtains, blinds and white goods are included in the asking price. The ride on mower can be made available by separate negotiation.

## Services

Mains water, drainage, electric and oil tank.

## Council Tax

Council Tax Band F

## EPC Rating

C

## Post Code

IV18 0PW

## Entry

By mutual agreement

## Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

## Reference

GRM/JD/ROSS0690/4

## Price

Offers Over £405,000

## Directions

From Inverness take the A9 North, pass Alness and just by Roskeen Church turn left sign posted Achmagarron. Take the next on your left and the property is at the end of this lane.

If you are thinking of selling your property, we offer a FREE Valuation.  
Please call our Property Department on 01463 235559 for further details.



