

**Stalla Dubh
Strathcarron
IV54 8YR**

HOME REPORT VALUATION £245,000



This four bedroom, four bathroomed detached villa is located in Strathcarron, is fully double-glazed and has oil fired central heating. Due to its design and location this property would suit a variety of potential purchasers including those looking for a property with holiday let or bed and breakfast potential and would also suit a family. Views over the surrounding countryside can be enjoyed from the rear.

FIXED PRICE £210,000

HSPC Reference: 56745

The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 Fax: 01463 225 165
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PROPERTY

The accommodation on the ground floor of this detached villa consists of an entrance vestibule, an entrance hall, off which the double aspect lounge with wood-burning stove and the kitchen/diner can be accessed. Also accessed via the entrance hall is an inner hall off which a utility room, a bathroom and a bedroom can be found. On the first-floor are a further three bedrooms (two having en-suite facilities and all having fitted wardrobes) and the family bathroom. The property has a garden which provides space for off-street parking.

GARDENS

The garden areas to the front and both sides are laid to gravel and provide space for off-street parking. The rear garden is partially laid to gravel with the remaining area to the rear having been left uncultivated. Views over the surrounding countryside can be enjoyed from the rear garden.

LOCATION

Stalladubh is located in Strathcarron close to both the train station and hotel. Strathcarron is a hamlet situated at the head of the sea loch, Loch Carron, between the rivers, River Carron and River Taodail in Wester Ross, Lochcarron approx. 4 miles away. It is popular with holidaymakers and tourists, it has a thriving community for residents which includes a nursery, a playgroup and a primary school. Secondary schooling is provided at Plockton High

School. There is also a local dental practice, a medical centre and a choice of shops.

GENERAL DESCRIPTION

The double-glazed main door of the property opens on to the entrance vestibule.

ENTRANCE VESTIBULE

Approx. 1.76m x 1.68m

The vestibule has a tiled floor, windows to both side elevations, a radiator and a glazed door to the entrance hall.

ENTRANCE HALL

The hall has wooden flooring, a radiator and carpeted stairs that rise to the first-floor landing. There are French doors to the lounge, a glazed door to the kitchen/dining room and a further glazed door to the inner hall.

INNER HALL

The inner hall has a continuation of the wooden flooring from the entrance hall and has doors to the utility room, the ground floor bathroom, a ground floor bedroom and a storage cupboard.

LOUNGE

Approx. 4.77m x 4.17m

The lounge has wooden flooring, a radiator and is a double aspect room having a window to the front elevation and two to the side. A feature of this room is the wood-burning stove that is situated within a fireplace.



KITCHEN / DINING ROOM

Approx. 6.67m x 2.89m

The kitchen/dining room has a tiled floor, a radiator and has windows to both side and rear elevations. The dining area has a door to the utility room, double-glazed double doors that open on to the garden and the kitchen comprises wall and base mounted units with worktops, splash-back tiling, an integral electric oven and hob with extractor over, a stainless steel 1½ bowl sink with drainer and mixer tap and there is plumbing for a dishwasher.

UTILITY ROOM

Approx. 2.89m x 1.77m

This room has a radiator, a tiled floor, a double-glazed door to the rear garden and comprises wall and base mounted units with worktops and splash-back tiling. It has a stainless-steel sink with drainer and mixer tap, plumbing for a washing machine and space for a further under-counter appliance.

GROUND FLOOR BEDROOM

Approx. 3.01m x 3.28m

This room is carpeted, has a radiator, a window to the front elevation and a fitted wardrobe.

GROUND FLOOR BATHROOM

Approx. 3.16m x 2.10m

The bathroom has vinyl flooring, a window to the rear elevation, an extractor fan, a ladder radiator and comprises a WC, a bidet, a wash hand basin and a bath with shower over.



LANDING

The carpeted landing has a radiator, loft access and has doors to a storage cupboard, three bedrooms and a bathroom. The stairwell has a Velux window to the front elevation.

BEDROOM ONE

Approx. 4.34m x 4.09m

The master bedroom has a window to the front elevation, a radiator and is carpeted. It boasts a fitted wardrobe and has a door to its en-suite shower room.

EN-SUITE SHOWER ROOM

Approx. 2.08m x 2.98m

This shower room has a tiled floor, a radiator, a window to the rear elevation and an extractor fan. It comprises a WC, a wash handbasin and a wet-walled shower cubicle.

BEDROOM TWO

Approx. 4.71m x 2.99m

The second bedroom is carpeted, has a window to the rear elevation, a radiator and a fitted wardrobe. There is a door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Approx. 1.69m x 1.58m

The floor and walls of this room are tiled, it has an extractor fan, a Velux window to the rear elevation, a radiator and comprises a WC, a wash hand basin and a tiled shower cubicle.

BEDROOM THREE

Approx. 3.39m x 3.28m

This bedroom has a double fitted wardrobe with mirrored sliding doors, a window that is to the front elevation, a radiator and is carpeted.

BATHROOM

Approx. 2.26m x 2.76m

The family bathroom has a ladder radiator, a Velux window to the rear elevation, an extractor fan and comprises a WC, a wash hand basin and a Jacuzzi bath. The walls and floor of this room are tiled.

SERVICES

Mains water and electricity, drainage is to a septic tank.

HEATING

Oil fired central heating.

GLAZING

Double-glazed windows throughout.



EXTRAS

All carpets and fitted floor coverings.

VIEWING

Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

ENTRY

By mutual agreement.

HOME REPORT

A Home Report is available for this property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A		98	(92-100) A		89
(81-91) B			(81-91) B		
(69-80) C		71	(69-80) C		
(55-68) D			(55-68) D		63
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC			Scotland EU Directive 2002/91/EC		

DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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