

Services

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

Extras

All carpets, fitted floor coverings, curtains and blinds. White goods and church pews. All furniture is available by separate negotiation.

Heating

Electric heating and underfloor heating in the en-suite bathroom.

Glazing

Triple glazed windows throughout.

Council Tax Band

E

Viewing

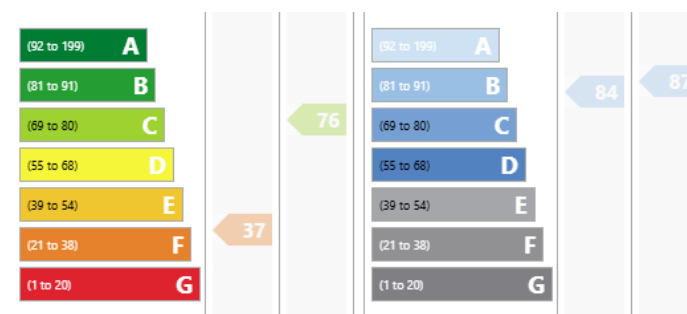
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £295,000
 A full Home Report is available via Munro & Noble website.



Kimfinlay Strathconon, Muir Of Ord IV6 7QQ

An appealing, four bedroomed detached bungalow with detached single garage, and extensive garden grounds that affords stunning views across Strathconon Glen

OFFERS OVER £293,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

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.



View



Front garden



Driveway



Rear Garden



Rear garden





Lounge/Diner

Property Description

Occupying an excellent, elevated position set in the heart of Strathconon, Kimfinlay is a luxurious four bedroomed detached bungalow which enjoys spectacular views over the open hills and surrounding countryside. Viewing is essential to appreciate the secluded and tranquil setting of rural living, whilst still having the benefit of being within easy reach of the town of Dingwall and city of Inverness. The property is in immaculate order throughout and has been designed for modern day family living and offers a wealth of features including a detached single garage, triple glazed windows, electric heating, oak doors, and ample storage provisions. Inside, the substantial accommodation comprises an entrance vestibule which leads to the welcoming open plan lounge/kitchen/diner. This room forms the heart of the home, and with the fantastic use of glazing, generates a bright and airy environment. It features well-positioned French doors which open onto the private garden grounds, and takes full advantage of the incredible views. A wood burning stove sat on a slate hearth takes prime position, making this a superb setting for cosy evening indoors, as well as dining and entertaining guests. The fully equipped kitchen offers a range of glossy wall and base mounted units with oak worktops and splashbacks. There is a 1 ½ ceramic sink with drainer and mixer tap and integrated appliances include a dishwasher. There is a free-standing gas cooker with extractor over, and fridge-freezer which are included in the sale. Off the lounge is the snug/bedroom four and the utility room which has an additional sink, wall and base units, and a door to the rear garden. The inner hall gives access to a further, three double bedrooms, and the shower room which has tiling, a wash hand basin, WC, and shower cubicle with mains shower. The dreamy principal bedroom has the advantage of a double dressing area, and a deluxe en-suite which features a wash hand basin, a WC, an open shower with stylish tiling and a beautiful free-standing bath.

Outside, the front garden grounds are landscaped and filled with a number of colourful flowers, fruit trees, and hedges, making this a haven for keen gardeners. A driveway allows off-street parking for a number of vehicles, and leads to the log store and garage which has power and lighting. Steps and a pathway leads to the front door, which enjoys a seating area to sit and soak up the peaceful surroundings and sunshine.

To the rear, a deciduous woodland gives the property a very private garden and attracts abundance of wildlife. It is a combination of lawn and patio, and has a number of established hedges, shrubs and greenhouse on site.



Snug/Bedroom Four



Shower Room



Bedroom One

Rooms & Dimensions

Entrance Vestibule
Approx 2.12m x 1.17m*

Lounge/Kitchen/Diner
Approx 7.69m x 7.09m*

Snug
Approx 3.62m x 2.69m

Utility Room
Approx 3.11m x 2.12m

Hallway

Shower Room
Approx 1.92m x 3.13m *

Bedroom Three
Approx 2.82m x 3.72m

Bedroom Two
Approx 2.96m x 4.32m

Bedroom One
Approx 2.92m x 4.13m *

Dressing Area
Approx 3.14m x 1.39m

En-Suite Bathroom
Approx 2.24m x 3.11m

Garage
Approx TBC

*At widest point

Dressing Area



En-Suite Bathroom

