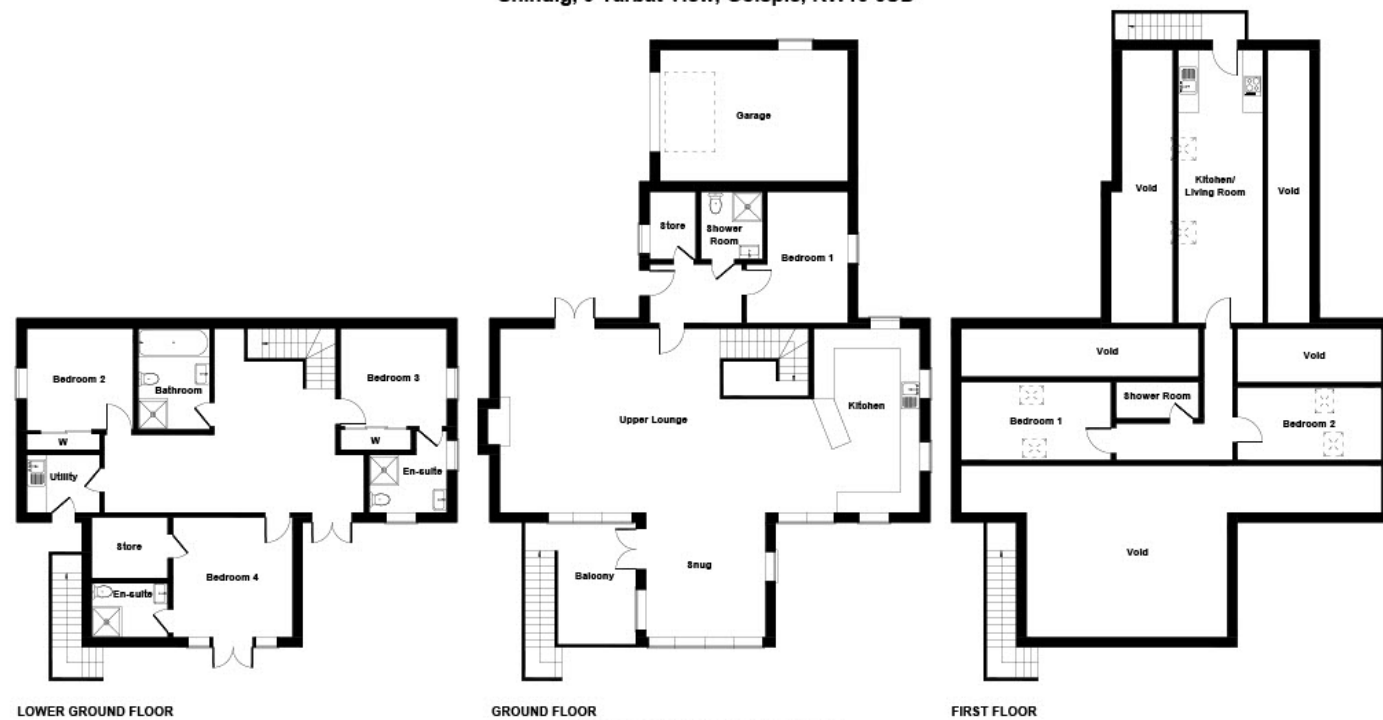


Shindig, 9 Tarbat View, Golspie, KW10 6UD



Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, light fittings, blinds and mounted tv's. The hot tub is available by separate negotiation.

Heating

Oil fired central heating in both the house and annexe.

Glazing

Triple glazed windows throughout.

Council Tax Band

F

Entry

By mutual agreement.

Viewing

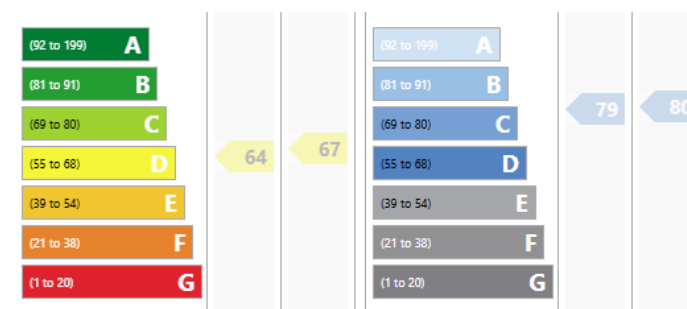
Strictly by appointment via Munro & Noble Property Shop

- Telephone 01463 22 55 33.

Home Report

Home Report Valuation - £485,000

A full Home Report is available via Munro & Noble website.



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.



Shindig, 9 Tarbat View Golspie KW10 6UD

This unique family home occupies a peaceful position on the outskirts Golspie and boasts four bedrooms, a two bedroomed self-contained annexe, impressive garden grounds, and stunning views.

OFFERS OVER £485,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



Detached House
+
Annexe



4 Bedrooms
+
2 Bedrooms



1 Reception
+
1 Reception



4 Bathrooms
+
1 Shower Room



Oil



Garden



Garage



Driveway



Lounge Area



Kitchen Area



Kitchen Area



Lower Landing



Bathroom



Bedroom One



Bedroom Two



Bedroom Three



Annexe Kitchen



Annexe Bedroom Two



Property Description
Occupying a prime, elevated plot on the outskirts of Golspie, just a short walk from Ben Bhraggie Hill, Shindig is a striking, architect built four bedroomed house with an additional two bedroomed annexe and offers an unparalleled blend of spaciousness and comfort, whilst having the advantage of attractive garden grounds, and breathtaking views over the Dornoch Firth. The attention to detail sought by the owners doesn't go unmissed, with the home offering a copious amount features including triple glazed windows, underfloor/oil heating, excellent storage, stylish flooring and early viewing is essential to appreciate all the property has to offer. As you step inside, you're greeted by an inviting entrance hallway, which houses a boot room, a colourful shower room and a bedroom which is currently utilised as a home salon, ideal for professionals working from home. Entering the main living area, you are instantly impressed by the expansive layout, and the clever use of glazing which allows a profusion of natural light to flood the room, generating a bright and welcoming environment for families to enjoy. Combining a formal lounge area, featuring a multi-fuel stove on Brazilian slate, a cosy snug to relax, along with a large dining area for entertaining and a stunning Howdens fitted kitchen, this remarkable space is the heart of the home and is sure to appeal to the discerning buyer. A special feature of this space is the private elevated balcony. This lovely outdoor seating area has stairs leading down to the garden, and is the perfect setting for slow mornings, afternoon lunch and taking in the sunsets. The well appointed kitchen is practical with sufficient mounted cabinetry, stylish Quartz worktops, matching breakfast bar, and a 1½ sink drainer with mixer tap. It comes complete with an integrated induction hob, two double oven/grills, a microwave and warming drawer, dishwasher, fridge-freezer, with a further small freezer. A gorgeous timber staircase with glass panels leads the way to the lower level, a bright and open versatile space that could serve as a home office, or family room, plus conveniently gives direct access the to garden and patio area. Here you will find two double bedrooms both benefiting from fitted wardrobes, and one with an en-suite shower room. The principal bedroom also has the advantage of an en-suite shower room, and a walk-in wardrobe. Lastly, there is a utility room offering space for white goods, and the family bathroom. This fully tiled room is arranged with a wash hand basin and floating vanity unit, WC, a shower with body jets, whilst a beautiful free-standing bath adds a little bit of luxury to an already stunning room. Aptly name "The Loft", the impressive, two bedroomed self contained annexe is accessed via a staircase to the front elevation and is affectionally decorated with thought and care. There is a fully equipped kitchen with modern appliances and breakfast bar, and is open plan to the cosy lounge. A comfortable nights sleep can be enjoyed in either of the two beautifully decorated bedrooms, which are double aspect and benefit from panoramic views. The modern shower room completes the accommodation and is fitted with a wash hand basin, WC and shower cubicle. This fantastic space is currently being run as a successful holiday let, and offers new purchasers a great income. Outside, the tarmac driveway, carport and single garage (with power and lights) offer fantastic off-street and turning parking for numerous vehicles. The appealing garden grounds have numerous seating areas spread over lawn, patio and decking for entertaining, alfresco dining, and enjoying the pleasant outlook. They are beautifully decorated with a gravel border and colourful shrubs, with mature hedges and trees providing privacy. Sited within the grounds is a hot tub with Pergola, a greenhouse and storage shed, which are all enclosed by fencing and walling.



- Rooms & Dimensions**
- Entrance Hall
 - Boot Room
Approx 1.38m x 1.97m
 - Shower Room
Approx 1.87m x 1.98m
 - Bedroom Four/Salon
Approx 3.89m x 3.03m*
 - Open Plan Living/Kitchen/
Dining Area
Approx 12.60m x 9.12m
 - Lower Landing
 - Bedroom Two
Approx 3.18m x 2.87m
 - Bedroom Two En-Suite
Shower Room
Approx 2.38m x 2.34m
 - Bedroom One
Approx 3.48m x 3.71m
 - Bedroom One En-Suite
Shower Room
Approx 1.64m x 2.07m
 - Dressing Room
Approx 2.43m x 1.74m
 - Utility Room
Approx 1.67m x 2.19m
 - Bedroom Three
Approx 2.96m x 3.18m
 - Bathroom
Approx 2.95m x 2.10m
 - Garage
Approx 3.85m x 5.64m
 - Annexe
 - Kitchen/Lounge
Approx 2.95m x 7.58m
 - Hallway
 - Bedroom One
Approx 2.91m x 4.46m*
 - Shower Room
Approx 2.55m x 1.52m
 - Bedroom Two
Approx 2.91m x 4.19m*
- *At widest point

