



**RANKEILOUR
MEIKLE GEDDES
BY CAWDOR IV12 5QY**

NEW FIXED PRICE



*Spacious 3 / 4 Bedroom Detached
Family Home in Rural setting*

- » ENTRANCE VESTIBULE
- » HALL
- » SHOWER ROOM
- » LOUNGE
- » SUN ROOM
- » DINING ROOM / BEDROOM 4
- » KITCHEN/BREAKFASTING/FAMILY ROOM
- » 3 BEDROOMS (1 EN-SUITE)
- » BATHROOM
- » OIL FIRED CENTRAL HEATING
- » TRIPLE GLAZING
- » ATTACHED GARAGE
- » GARDEN EXTENDING TO APPROX. 0.25ACRE

FIXED PRICE £264,500

**YORK HOUSE
20 CHURCH STREET
INVERNESS**

**TELEPHONE
01463 236123**



DESCRIPTION

Completed early 2007, Rankeilour is an attractive detached property which appreciates pleasant views across the surrounding farmland. Enjoying spacious, flexible accommodation, the lounge is bright and open plan to the sun room, which could be utilised for dining if preferred. The kitchen is nicely fitted with breakfast bar separating the family or dining area. This room has a large picture window and patio doors to the garden, which look across the open countryside. There are three generously proportioned bedrooms on the first floor, all of which have fitted wardrobes and the master also having en-suite facilities. The dining room, on the ground floor, also lends itself as a fourth bedroom if required. In excellent order throughout, this lovely family home benefits from oil fired central heating, triple glazing, attached garage and is set in a good sized garden extending to approximately 0.25 acre. Viewing is highly recommended.

LOCATION

Set in the small hamlet of Meikle Geddes, some 15 miles from Inverness and approximately 6 miles from Nairn. The village of Cawdor is within a short driving distance and is home to Cawdor Castle and various outdoor activities including pony trekking, fishing and several pleasant walks. Primary school children are bussed to Cawdor Primary School and secondary school children attend Nairn Academy. Cawdor also has a post office, general store, Cawdor Tavern and restaurant and a children's nursery. Inverness Airport (Dalcross) is a short drive away.

DIRECTIONS

From Inverness, follow the A96 east turning right at Highlands Crossroads Restaurant (after approximately 10 miles) onto the B9090 – sign posted for Cawdor. Follow this road passing through the hamlet of Clephanton and Cawdor. Go through Brackla (reduced speed limit) and on leaving this small hamlet continue on for a short time. You will pass houses set on the left, one of which has two large stone dogs at their property entrance. Rankeilour is the next property, set back from the road, on the left hand side and will be clearly sign posted.

ACCOMMODATION

ENTRANCE VESTIBULE **2.37m x 1.47m** **(7'9" x 4'10")**

Door with double glazed opaque port-hole window with glazed side panels opens from the garden to the vestibule. Carpet. Three branch ceiling light. Glass panelled door to hall.

HALL

Carpet. Two three branch ceiling lights. Smoke detector. Radiator. Telephone point. Door to under-stair storage cupboard housing the electric consumer units and coat hooks. Doors accessing the shower room, lounge, kitchen and dining room/bedroom 4.

SHOWER ROOM **1.67m x 1.56m (5'6" x 5'1")** **excludes cubicle**

Fitted with a white suite comprising recessed shower cubicle with aquaboard lining, w.c. and wash hand basin.. Vinyl flooring. Ceiling light and wall light with integrated shaver point. Wall mounted cabinet. Door to cupboard housing the Megaflo hot water tank. Radiator. Part wall tiling on two walls.

LOUNGE **5.96m x 3.97m (19'7" x 13'0")**

This is a spacious and bright room set to the front of the property with triple window overlooking the garden and beyond to countryside. Carpet. Radiator. Television aerial point. Two three branch ceiling lights with two co-ordinating wall lights. Door to hall. French doors to dining room. Open plan to the sun room.



SUN ROOM **3.37m x 2.99m (11'1" x 9'10")**

Set to the side of the property and open plan to the lounge, this room appreciates windows on three sides all enjoying a pleasant aspect across the garden to open farmland; Roman blinds fitted. Patio doors to the garden. Carpet. Three branch ceiling light. Radiator.



DINING ROOM / BEDROOM 4 **3.31m x 3.26m** **(10'10" x 10'8")**

Set to the front of the property with window overlooking the driveway, this room is currently used as a dining room but could be easily utilised as a fourth bedroom if preferred. Oak wood flooring. Radiator. Five branch ceiling light and two matching wall lights. Door to hall. French doors to lounge.



KITCHEN/BREAKFASTING/FAMILY ROOM
7.40m x 3.19m (24'3" x 10'6") at long & widest

KITCHEN/BREAKFASTING ROOM

Fitted with modern base and wall units incorporating double electric oven, ceramic hob and chimney style extractor hood. Integrated fridge and dishwasher. One and a half bowl stainless steel sink with drainer. Vinyl flooring. Nine inset ceiling lights and two display cabinets with inset lighting. Co-ordinating splash-back along work surfaces. Window overlooks garden and beyond to farmland; Roman blind fitted. Breakfast bar separates this area from the family or dining room. Door to utility room.



FAMILY ROOM

Set open plan to the kitchen, this area could easily be utilised as a dining room if preferred. Large picture window to rear and patio doors to side, both of which appreciate the pleasant open aspect. Carpet. Radiator.



Six inset ceiling lights. Television and telephone points.

UTILITY ROOM **2.37m x 1.85m (7'9" x 6'1")**

Situated off the kitchen to the rear and fitted with a generous number of base, wall and larder units. Stainless steel sink with drainer. Plumbed for washing machine. Space for condensing tumble dryer (dryer available subject to negotiation). Vinyl flooring. Radiator. Triple ceiling spotlights. Door with opaque glazed panels to the garden.



And on the First Floor

Carpeted staircase with banister leads up from the hall to the LANDING: Radiator. Carpet. Two three branch ceiling lights. Hatch to loft. Smoke detector. Door to shelved cupboard. Door to bedrooms and bathroom.

BEDROOM 1 **3.87m – 5.61m x 3.48m – 4.96m**
(12'8" – 18'5" x 11'5" – 16'3")

This is a spacious room with window to the wide and recessed sitting area with window to the front. Both windows appreciate a pleasant open outlook. Carpet. Radiator. Two sets of double doors open to two fitted wardrobes with hanging rails and shelving. Modern nine branch ceiling light. Television aerial point.



EN-SUITE SHOWER ROOM **2.04m x 1.64m**
(6'8" x 5'5")

Fitted with a white suite incorporating shower cubicle with aquaboard lining, w.c. and wash hand basin. Vinyl flooring. Tiling to part wall level. Velux window with pull down blind. Two inset ceiling light and wall light incorporating shaver point. Radiator.

BEDROOM 2 **5.16m x 3.19m widens to 4.29m**
(16'11" x 10'6" – 14'1")

Set to the rear with window overlooking the surrounding farmland, this is a generously proportioned room. Three branch chandelier style light fitting. Quality wood effect vinyl flooring. Radiator. Telephone and television aerial points. Door to fitted wardrobe with hanging rail and shelving.



Bedroom 2



BEDROOM 3 **4.36m x 2.80m**
(14'4" x 9'2") widens at doorway

Set to the front with window overlooking the garden and beyond to the surrounding countryside. Carpet. Pendant ceiling light. Two sets of double doors to fitted wardrobes with hanging rail and shelving. Radiator. Television aerial point.

BATHROOM **2.57m x 1.99m**
(8'5" x 6'6")

Fitted with a white suite, this is a nicely proportioned room which incorporates bath, w.c. and wash hand basin. Vinyl flooring. Radiator. Wall mounted mirror with light incorporating shaver point above. Six inset ceiling lights. Velux window with pull down blind. Part wall tiling to two walls.



GARAGE **6.42m x 2.96m**
(21'1" x 9'9")

With walls finished to the same standard as the main house with skirtings fitted, the garage has the potential for use as a games or fitness room if preferred. Power and light. Window to side and pedestrian door to rear. Up and over door to front.

GARDEN

The property is set in enclosed garden grounds extending to approximately 0.25 acre, laid mainly to grass with mature trees and large

gravelled parking and turning area. Decked patio set to the rear enjoys an open aspect across farmland. Rotary clothes dryer. Garden shed with garden implements included in the sale price. Water tap.

HEATING

The property benefits from oil fired central heating.

GLAZING

The windows are triple glazed.

EXTRAS

The fitted floor coverings, blinds, most curtains (curtains in dining room are not included), double oven, hob, extractor hood, integral fridge and dishwasher, shed and garden implements are included in the sale price. The tumble dryer and some of the furniture may be available subject to negotiation.

COUNCIL TAX

The current Council Tax band on this property is band F. You should be aware that this may be subject to change upon the sale of the property.

SERVICES

The subjects benefit from mains electricity and water. Drainage is to a septic tank.

ENTRY

By mutual agreement.

VIEWING

Contact the selling agents on (01463) 253911 or alternatively the Seller direct on (01667) 404448 to arrange an appointment to view.

OFFERS

All offers must be submitted in an envelope marked "OFFER FOR RANKEILOUR, MEIKLE GEDDES"

REF: LFB.FK

ENQUIRIES

For further particulars apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED.

Tel: (01463) 236123.

Fax: (01463) 711083.

E-MAIL: lburns@solicitorsinverness.com



View



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THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

