



INNES & MACKAY
SOLICITORS ESTATE AGENTS NOTARIES

**NEW
REDUCED PRICE**



CADBOLL WOOD BUNGALOW, CADBOLL WOOD, ALNESS, IV18 0PN

This is a superb detached bungalow with many permutations for use. The bungalow has spacious accommodation with a "granny annex" to the side. There is also a good sized area presently being used as a general store, this could have many retail uses or with "change of use" permission provide further accommodation. By virtue of the well laid out accommodation this property may be suitable for B&B or perhaps have letting potential. The property is in fresh decorative order, centrally heated by oil fired heating and double glazed.

HALL, LOUNGE, KITCHEN, FOUR BEDROOMS, 1 EN-SUITE
SHOWER ROOM, FAMILY BATHROOM, REAR HALL & UTILITY
ROOM. ANNEX: LOUNGE, KITCHEN, BEDROOM,
BEDROOM 2/DINING ROOM, BATHROOM. SHOP AREA.
BUNGALOW & ANNEX; OIL FIRED HEATING & DOUBLE GLAZED.

OFFERS AROUND £235,000

HSPC REF NO: 29285

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GARDENS

To the front there is an off street parking area with a garden to one side, this is accessed by a gate. The garden then extends to one side, laid to grass and bordered by fencing with double gates opening to the back garden. The back garden has a large paved patio area, flower and shrub beds as well as apple trees. There is a utility area to the other side of the property with a gate.

LOCATION

Cadboll Wood is located on the northern outskirts of the busy town of Alness with good access to the A9. Alness has an excellent range of shops and amenities. Both Inverness and Dingwall are within good commuting distance adding to the attraction of the location.

HALLWAY

The hall is brightly lit by the glazed front door with matching side screen. From the hall one may gain access to the lounge, four bedrooms, bathroom and the kitchen. There is excellent storage in the hall provided by three built in cupboards, one of these is fully shelved whilst the other two have both hanging rail and shelving.

LOUNGE

Approx. 5.11m x 4.16m (16'09" x 13'08")

The lounge is a bright, triple aspect room with a large window to the front and high level windows on two sides.

KITCHEN

Approx. 4.35m x 3.02m (13'11" x 09'11")

The kitchen is well fitted with modern floor based units and wall mounted cupboards, these provide a good working area and storage. There is a stainless steel sink with drainer and plumbing for a dishwasher. The kitchen has a window to the rear, an electric point for a cooker and space for dining. Doors lead to both front and rear halls.

BEDROOM 1

Approx. 4.26 m x 3.91m (14' x 12'10")

Bedroom one has a window to the front, this room also has fitted double wardrobe and an en-suite shower room.

EN-SUITE

Approx. 2.30m x 2.20m (07'06" x 07'03")

The en-suite is furnished with a WC, wash hand basin and a large tiled shower unit housing an electric shower. The tiling extends to dado height in the remainder of the room giving a pleasing finish. There is a window to the front.

BEDROOM 2

Approx. 4.07m x 3.05m (13'04" x 10')

The second bedroom has a window to the rear and a built in double wardrobe.



BEDROOM 3

Approx. 4.08m x 3.02m (13'05" x 09'11")

This room also has a built in double wardrobe. There is a window to the side.

BEDROOM 4

Approx. 3.34m x 1.89m (11' x 06'02")

The fourth bedroom has a window to the side.

BATHROOM

Approx. 2.33m x 2m (07'08" x 06'07")

The bathroom is furnished with a three piece coloured suite, there is an electric shower fitted over the bath with tiling behind, extending to dado height in the remainder of the room. There is a window to the rear.

REAR HALL

The rear hall has a glazed door to the rear and houses the central heating unit. The utility room leads off. From the rear hall one may gain access to the annex.

UTILITY

Approx. 2.44m x 2.34m (08' x 07'08")

The utility room is plumbed for an automatic washing machine and is fitted with a work counter, wall mounted cupboards and a cupboard which houses the hot water tank.

ANNEX

The annex could have many uses providing either accommodation for the extended family or perhaps have letting potential.

SITTING ROOM

Approx. 4.57m x 4.07m (15' x 13'04")

The sitting room has French doors to the patio. This room has a feature fireplace with coal effect electric fire. From the sitting room one may gain access to the dining room/bedroom 2, the inner hall and the kitchen.

KITCHEN

Approx. 3.61m x 2.06m (11'10" x 06'09")

The kitchen is well fitted with a range of modern floor based units and wall cupboards with integrated pelmet lighting. There is a stainless steel sink with drainer, automatic washing machine, electric hob, under oven and cooker hood. The kitchen has a glazed door to the side.

INNER HALL

The inner hall has a built in wardrobe which houses the hot water tank and doors give access to the bathroom and bedroom one.

BEDROOM 1

Approx. 4.15m x 2.62m (13'07" x 08'07")

Bedroom one has a window to the side and a fitted double wardrobe.



BATHROOM

Approx. 1.95m x 1.92m (06'05" x 06'04")

The bathroom is furnished with a three piece white suite with and electric shower fitted over the bath. There is a folding screen to the side and tiling behind extending to dado height in the remainder of the room. There is a window to the side and an extractor fan.

DINING ROOM/BEDROOM 2

Approx. 3.92m x 2.36m (12'10" x 07'09")

This room would be considered as a dining room, study or second bedroom. There is a window to the front. Doors lead to the sitting room and also to the area formerly uses as the retail outlet.

SHOP AREA

Approx. 6.62m x 5.84m (21'09" x 19'02")

This is a substantial area which would make a very good games room/family area.

HEATING

Oil fired heating

GLAZING

Double glazed

SERVICES

Mains water, drainage & electricity

COUNCIL TAX BAND

Cadboll Wood Bungalow is presently 'C' banded. The shop is commercially rated

EXTRAS INCLUDED

All fitted carpets, blinds and hob, oven & cooker hood in annex

GENERAL

The shop area is being sold as an empty unit with no business involvement. Anyone wishing to change the use of this area would have to secure this.

ENTRY

By mutual agreement

VIEWING

By appointment through Innes & MacKay Property Department on 01463 251200

These particulars, while believed to be correct, do not and cannot form part of any contract. A sonic tapemeasure has been used to measure this property and therefore the measurements are for guidance only.