



INNES & MACKAY

SOLICITORS ESTATE AGENTS NOTARIES



ADDRESS

**2 GORDON TERRACE, HILL OF FEARN,
ROSS-SHIRE IV20 1QZ**

DESCRIPTION

Situated within the pleasant Ross-shire village of Hill of Fearn, this is a well proportioned detached bungalow, ideally suited for anyone looking for a comfortable modern family home. The property benefits from well proportioned accommodation with a good sized enclosed garden and a large tarmac driveway providing ample parking. There is also a large detached double garage with remote controlled doors. Oil fired central heating and double glazing complete the property.

COMPRISING

HALLWAY, LOUNGE, KITCHEN/DINING, UTILITY, BATHROOM, FOUR BEDROOMS, EN SUITE. DOUBLE GARAGE, DRIVEWAY, GARDENS. OIL CENTRAL HEATING & DOUBLE GLAZING.

PRICE

OFFERS OVER £205,000

HSPC REF NO

40920

ENQUIRIES

KINTAIL HOUSE, BEECHWOOD BUSINESS PARK, INVERNESS IV2 3BW
TEL: (01463) 251200 FAX: (01463) 716855
E.MAIL: property@innesmackay.com WEB: www.innesmackay.com



GARDENS

Wrought iron gates open into the enclosed garden and onto the large tarmac driveway providing good space for parking and possibly a caravan or boat. The large detached double garage with remote control doors, power and light, is situated to the front of the property. There is an area to the front of the property which has been laid to chip which the current owners use as a children's play area. To the side, there is a good sized lawn attractive shrub borders giving good colour. To the rear, there is a large patio for outside dining. A path leads to the two garden sheds and the dog run. The path continues to the front of the property.

LOCATION

Located within a small cul-de-sac of similar properties, the property is within the village of Hill of Fearn. The pleasant village has a range of local amenities including Post Office, Primary School and filling station. A further range of amenities can be found approximately 5 miles away at the Royal Burgh of Tain. Fearn is also nearby the Seaboard Villages offering lovely beaches and walks. The city of Inverness is only 35 miles distant and is easily commutable.

ENTRANCE VESTIBULE

A part glazed door with complimentary side panels opens into the vestibule which has a useful built in cupboard to the side. There is a window to the side and a part glazed door to leading into the hallway.

HALLWAY

The spacious hallway provides access to the lounge, kitchen, bathroom and four bedrooms. There is a linen cupboard with

shelving and a further double built in cupboard providing good storage. A hatch gives access to the loft.

LOUNGE

Approx. 6.08m x 4.04m (19'11" x 13'3")

Located off the hallway, a part glazed door leads into the lounge. This is a well proportioned room with a window to the front. There is an attractive fireplace with wooden mantle and Caithness slab providing a pleasing focal point to the room.

KITCHEN/ DINING

Approx. 4.56m x 3.06m (15'0" x 10'0")

To the rear of the property, the kitchen has been well fitted with a good range of modern wall mounted cupboards and floor based units. A complimentary worktop with tiling behind provides good working areas. There is a stainless steel one and a half bowl sink and drainer and two windows behind overlooking the rear garden. There is an oven, hob



and cooker hood and space for a fridge freezer and dishwasher. The kitchen has ample room for dining. There is a door leading to the utility room.

UTILITY

The utility has been fitted with floor based units and wall mounted cupboards with a stainless steel sink and drainer. There is plumbing for an automatic washing machine. A part glazed door gives access to the rear garden.

BEDROOM 1

Approx. 3.00m x 3.00m (9'10" x 9'10")

Located to the front of the property, this is a good sized room with a double sized built in wardrobe. There is a window to the front.



BEDROOM 2

Approx. 2.65m x 2.93m (8'8" x 9'7")

Also located to the front, this is a second large bedroom

with a double sized built in wardrobe. There is a window to the front.

BATHROOM

Approx. 2.18m x 2.04m (7'2" x 6'8")

The bathroom has been fitted with a modern white suite comprising WC, wash hand basin and bath with shower over. There is wet wall to ceiling height behind the bath and extending behind the wash hand basin. A window to the rear and a wall mounted heated ladder style towel rail complete the room.



BEDROOM 3

Approx. 6.87m x 2.74m (22'6" x 9'0")

This large bedroom benefits from windows to the front and rear providing good light. There ample storage space.





BEDROOM 4

Approx. 3.91m x 3.10m (12'10" x 10'2")

The master bedroom is a well proportioned double bedroom with a window to the rear. There is a triple built in wardrobe with sliding mirror fronted doors giving good storage. There is a door to the en suite shower room.

EN SUITE SHOWER ROOM

Approx 1.30m x 2.39m (4' x 7'10")

The room has been furnished with a modern WC, wash hand basin and shower cubicle with wet wall to ceiling height within the cubicle and extending behind the wash hand basin. There is an extractor fan, window to the rear and a wall mounted heated ladder style towel rail.

HEATING

Oil fired central heating.

GLAZING

Double glazing

GARAGE

Large double garage with remote controlled access, power and light. Plumbed in air compressor with four outlets. Floored roof space with attic trusses for additional storage.

SERVICES

Mains water, drainage, electricity, telephone and TV points.

COUNCIL TAX BAND

D

EXTRAS INCLUDED

All fitted floor coverings, carpets, blinds and light fittings. Dishwasher, cooker, washing machine, air compressor and Wendy House.

ENTRY

By mutual agreement

VIEWING

By appointment through Innes & MacKay Property Department on 01463 251200 or direct to client on 01862 850062.

DIRECTIONS

From Inverness proceed on the A9 northwards for 30 miles, at the Nigg roundabout turn left to go to Tain, go next right to the Seaboard villages, proceed for 3 miles, come into the village of Fearn, turn left after filling station, proceed for 100 yds, go right at 'T' junction then the property is the first on the right hand side.

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.