



INNES & MACKAY
SOLICITORS ESTATE AGENTS NOTARIES

**BELOW
VALUATION**



4 CARN MOR, CULBOKIE, ROSS-SHIRE, IV7 8NA

Only by viewing this beautifully presented and individually designed one and a half storey detached villa, can one appreciate the thoughtfully planned accommodation within that would make a terrific family home for the discerning purchaser. Set in approximately one third of an acre of garden ground, this property has many redeeming features including cathedral style windows and velux windows allowing an excellent source of natural light, giving a bright and airy feel to this property. The property itself benefits from excellent storage, fitted wardrobes in most bedrooms together with a spacious en-suite shower room off the master bedroom. Decorated in neutral tones and carpeting throughout together with hardwood flooring in the main walkways, this property is in walk in condition and viewing is highly recommended.

OPEN PLAN ENTRANCE HALL, LOUNGE, KITCHEN/DINING,
UTILITY ROOM, 4 BEDROOMS, (ONE EN-SUITE), CLOAKROOM,
FAMILY BATHROOM. INTEGRAL GARAGE.
OIL FIRED CENTRAL HEATING. DOUBLE GLAZED. GARDENS.

OFFERS OVER £299,800

HSPC REF. NO. 41123

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GARDENS

The front garden is laid to grass and has a driveway to the side providing ample parking which gives access to the integral garage. The gardens to the rear, which are accessed via a wooden gate to the side are laid to grass with a decking area from which to enjoy the outdoors. Garden shed. The rear garden is fully enclosed with fencing and mature hedging giving complete security and privacy.

LOCATION

Carn Mor is a highly sought after residential area, in the popular Black Isle village of Culbokie, offering beautiful woodland walks on your doorstep. Its position, approx 11 miles (averaging 15 mins) from Inverness the Highland Capital, combines the benefits of rural living with quick and easy access to the city, airport and major routes and to an excellent range of social/recreational facilities. Culbokie is popular, not only for its easy commuting, but also for the superb village lifestyle with its local village convenience store and post office, together with pub and restaurant providing good food. The local primary school, constructed in 2007 enjoys an excellent reputation and secondary school education is provided by the highly sought after Fortrose Academy.

ENTRANCE HALLWAY

Decked steps give access to the attractive front door

with small glazed inset, opening into the spacious open plan hallway. The hallway is a lovely bright area with access to the lounge, kitchen, bedroom four, cloakroom, utility room and via an integral door to the garage. Carpeted stairs give access to the spacious landing. The hallway which is finished with hardwood flooring, extends through to the kitchen, giving a pleasing finish to the main walkway of this property.

LOUNGE

Approx. 4.99m x 4.45m (16'04" x 14'07")

The open plan lounge is a comfortable room with a large window to the front, allowing a good source of natural light. Carpet completes this room.

KITCHEN/DINING

Approx. 5.59m x 4.06m (18'04" x 13'04")

This kitchen area is fitted with modern floor based units and wall mounted cupboards providing excellent storage and working areas by virtue of the attractive worktops giving a pleasing finish. Integrally fitted is the fridge freezer and there is plumbing for both a regular sized and slimline dishwasher if required. One and half bowl stainless steel sink with drainer is located beneath the window to the front. There is a five ring gas range cooker with stainless steel extractor hood above, which may be purchased by separate negotiation with the sellers. Attractive tiling behind the range cooker gives a pleasing finish



to the kitchen. The dining area is a versatile area with french doors giving access out to the decked area at the rear. Window to the side completes this room.

UTILITY

Approx. 3.63m x 1.69m (11'11" x 5'6")

The utility room is located off the hallway and is fitted with floor based units providing good storage together with a fitted stainless steel sink and drainer. Under the work counter, there is space for a tumble dryer and plumbing for an automatic washing machine. Area for hanging coats. Half glazed door with window to the side, provides access out to the drive at the side.

CLOAKROOM

Approx. 1.86m x 0.97m (6'1" x 3'2")

The cloakroom, located off the hallway is furnished with a WC, and wash hand basin.

BEDROOM 4

Approx. 3.53m x 2.30m (11'7" x 7'6")

The fourth bedroom, which is currently being utilised as a study, is located on the ground floor. This is a bright room with a window to the side. Carpet.

FIRST FLOOR LANDING

The carpeted stairs lead up to the bright and spacious landing from which one gains access to the three

double bedrooms and family bathroom. A velux window provides a good source of natural light to this area. There is a large shelved cupboard providing good storage.

BEDROOM 3

Approx. 4.28m x 3.19m (14'0" x 10'5")

Bedroom three is located to the rear. This room has fitted wardrobes providing hanging space and shelf. Carpet.

BEDROOM 1 & EN-SUITE SHOWER

Approx. 5.00m x 4.44m (16'5" x 14'7")

The master bedroom is a superb room with a glazed door and windows to the side giving access out onto the balcony and providing views across to the woodland area. A feature of this room is the triangular windows, providing an excellent source of natural light and also giving a pleasing finish to this room. Door leads through to the en-suite shower room. Carpet.

EN-SUITE SHOWER

Approx. 3.07m x 1.52m (10'0" x 5'0")

The en-suite shower room is furnished with a three piece suite comprising WC, wash hand basin and large tiled shower housing a multi jet mains shower. This room has a velux window to the side, and is finished with vinyl flooring and an extractor fan.



BEDROOM 2

Approx. 5.60m x 4.07m (18'4" x 13'4")

The second bedroom located off the landing has double aspect windows to the front and rear, together with a feature triangular window to the side giving good light dimension to this room. This bedroom benefits from two fitted wardrobes providing good hanging space and shelf. Carpet.

BATHROOM

Approx. 3.07m x 2.43m (10'1" x 7'11")

The family bathroom which has been finished with attractive contemporary tiling, is furnished with a WC, wash hand basin and large bath with central mixer taps and hand held shower attachment. There is a separate tiled shower cubicle housing a mains shower. Double velux windows to the side give a good light dimension to this room. Vinyl flooring. Extractor fan.

HEATING

Oil fired central heating.

GLAZING

Double glazed.

GARAGE

Integral garage with window to the side and roller door.

SERVICES

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

COUNCIL TAX BAND

Band "F"

EXTRAS INCLUDED

All fitted carpets, floor coverings, blinds, integral fridge freezer.

ENTRY

By mutual agreement.

VIEWING

By appointment through Innes & MacKay Property Department on 01463 251200 or direct to client on 07896 226 218.

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.