



NEW HOUSE

PLOT 9, MORILEMORE FARM

TOMATIN IV13 7ZB



New 4/5 Bedroom Detached House with Double Garage

- » ENTRANCE HALL
- » LOUNGE
- » FAMILY/DINING ROOM
- » KITCHEN/BREAKFAST ROOM
- » UTILITY ROOM
- » REAR VESTIBULE/CLOAKROOM
- » WC
- » SITTING ROOM/BEDROOM 4
- » BATHROOM
- » LANDING
- » 3 BEDROOMS (3 EN-SUITES AND 1 DRESSING ROOM)
- » BOX ROOM/STUDY
- » NURSERY
- » DOUBLE GARAGE
- » OIL FIRED CENTRAL HEATING
- » DOUBLE GLAZING
- » VIEWS ACROSS SURROUNDING COUNTRYSIDE
- » INCENTIVES AVAILABLE

FIXED PRICE £335,000

YORK HOUSE
20 CHURCH STREET
INVERNESS

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01463 253911

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DESCRIPTION

Viewing is highly recommended to appreciate the elevated situation and lovely country views this newly built detached property has to offer. Set on a nicely positioned plot extending to approximately 0.472 of an acre (0.191 of a hectare), this attractive family home appreciates well proportioned accommodation, oil fired central heating and UPVC double glazing (including doors, fascias, lining boards, etc). The kitchen which has space for informal dining is nicely fitted with oak units and is open to the family/dining room. A multi-fuel stove set on a Caithness slab will be installed within the double aspect lounge, making it a cosy focal point. Three of the four bedrooms appreciate en-suite facilities whilst the master enjoys a handy walk-in dressing room off. This property would make an ideal purchase for someone seeking a country retreat yet within easy reach to local amenities and facilities.

View



LOCATION

Approximately 17 miles from the city centre of Inverness on the edge of the village of Tomatin, this plot enjoys a pleasant rural setting yet is within easy commuting distance of Inverness or Aviemore. Ideally positioned for those enjoying outdoor activities with fishing available at Findhorn River, water sports at Loch Morlich & Loch Inch and the Cairngorm Mountain Range catering for hill walking, climbing or ski-ing in the winter months. Primary school children attend the Strathdean School and secondary school children are bussed to Millburn Academy in Inverness. Tomatin has its own village shop and is home to a whisky distillery. Further shops and services are available at either Inverness or Aviemore.

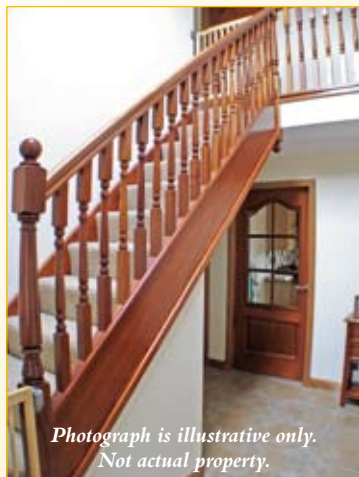
DIRECTIONS

From Inverness, follow the A9 south for approximately 14/15 miles and turn right at the sign post for Tomatin. Follow the road into the village (going under the viaduct bridge) and go past the post office (on the left). Follow this road for a short distance taking a right (signposted Juniper Drive) and Plot 9 is the left hand side.

ACCOMMODATION

ENTRANCE HALL

Velux window to front. Two downlighters. Two pendant ceiling light. Smoke detector. Staircase to First Floor. Doors to Lounge, Family/Dining Room, Kitchen/Breakfast Room, Utility Room, Sitting Room/Bedroom 4 and Bathroom.



Photograph is illustrative only.
Not actual property.

LOUNGE

5.37m x 4.43m (17'7 x 14'6)

Double aspect room with two windows to side overlooking garden to countryside beyond. Further three windows to front overlooking garden to countryside. Pendant ceiling light. TV and telephone points. A multi fuel stove set which will be set on a Caithness slab hearth is included in the asking price.



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DINING/FAMILY ROOM

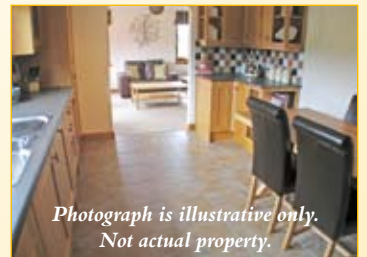
4.97m x 4.29m
(16'4 x 14'1)

Two windows to side overlooking garden to countryside beyond. French doors to rear Garden. Pendant ceiling light. TV and telephone points. Open to Kitchen/Breakfast Room.

KITCHEN/BREAKFAST ROOM

4.14m x 3.88m
(13'7 x 9'10)

Window to rear overlooking garden to countryside beyond. Nicely fitted with oak wall and floor units incorporating display cupboards and shelving. Under unit lighting. Integrated dishwasher and tall larder fridge. A range is to be included in the asking price.



Photograph is illustrative only.
Not actual property.

Ample worksurface areas. Inset one and a half bowl stainless steel sink, mixer tap and drainer. Nine downlighters. Door to Hall.



Photograph is illustrative only. Not actual property.

SITTING ROOM/BEDROOM 4 3.76m x 2.78m
(12'4 x 9'1)

Window to front overlooking garden to countryside beyond.
Pendant ceiling light.

BATHROOM
2.64m x 1.84m (8'8
x 6'0)

Opaque widow to front. White WC, wash hand basin and bath (see picture) with side tap. Pendant ceiling light. Extractor.



UTILITY ROOM
3.88m x 2.82m (12'9 x 9'3)

Window to rear overlooking garden to countryside beyond. Oak wall and base units incorporating narrow drawer units. Worksurface areas with inset Belfast style sink. Pendant ceiling light. Extractor. Door to Rear Vestibule/Cloakroom.



REAR VESTIBULE/CLOAKROOM
2.05m x 1.76m (6'9 x 5'9)

Pendant ceiling light. Doors to WC and Garage.

WC 1.71m x 1.70m (5'7 x 5'7)

Opaque window to rear. White WC and wash hand basin. Pendant ceiling light. Extractor.

LANDING 8.14m x 0.91m (26'8 x 3'0)

Doors to four Bedrooms, Box Room/Study and Nursery. Radiator. Three pendant ceiling lights. Two smoke detectors.

BEDROOM 1 6.83m x 4.31m and 2.40m x 0.91m
(22'5 x 14'2 and 7'10 x 3'0)

Window to front overlooking garden to countryside beyond. Two radiators. Two pendant ceiling lights. TV and telephone points. Doors to Dressing Room and En-Suite.

DRESSING ROOM 4.31m x 2.61m (14'2 x 8'7)

Window to rear overlooking garden to countryside beyond. Radiator. Pendant ceiling light. Hatch to loft.

EN-SUITE 2.69m x 2.55m (8'10 x 8'4)

Opaque window to rear. White WC, wash hand basin, bath with side tap and corner shower cubicle (wet board sheeting and a power shower to be installed). Heated towel rail. Extractor. Ceiling light.

BEDROOM 2 4.52m x 4.14m (14'10 x 13'7)

Two windows to front overlooking garden to countryside beyond. Radiator. Pendant ceiling light. Door to fitted cupboard. Door to En-Suite.

EN-SUITE 1.52m x 1.62m – 2.64m 3'3 x 5'4 – 8'8
into cubicle

White WC, wash hand basin and shower cubicle (wet board sheeting and power shower to be installed). Heated towel rail. Ceiling light. Extractor.

BEDROOM 3 4.52m x 3.67m (14'10 x 12'0)

Two windows to rear overlooking garden to countryside beyond. Radiator. Pendant ceiling light. Door to fitted cupboard with shelving.

EN-SUITE 3.25m x 2.24m (10'8 x 7'5) at widest

Window to rear overlooking garden to countryside beyond. White WC, wash hand basin and shower cubicle (wet board sheeting and power shower to be installed). Heated towel rail. Ceiling light. Extractor.

BOX ROOM/STUDY 2.54m x 2.39m (8'4 x 7'10)

Velux to rear overlooking countryside. Radiator. Pendant ceiling light. Telephone point.

NURSERY 3.92m x 2.53m – 1.82m
(12'10 x 8'4 – 6'0)

Window to front overlooking garden to countryside beyond. Radiator. Pendant ceiling light. Door to shelved cupboard.

DOUBLE GARAGE 9.56m x 4.99m
(31'4 x 16'4)

Electric up and over door to front. Two windows to rear. Power and light. Fuse box. Electricity meter.

GARDEN

The garden grounds will be laid with grass seed and gravel.

SERVICES

The property benefits from mains electricity and water. Drainage is to a septic tank.

HEATING

The property benefits from oil fired central heating (under floor heating on the ground floor and radiators on the first floor).

GLAZING

The property benefits from UPVC double glazing.

COUNCIL TAX

The council tax banding is still to be assessed.



VIEWING

Contact Anderson Shaw & Gilbert Property Department on 01463 253911 or the owner direct on 07968 144882 to arrange an appointment to view.

OFFERS

All offers must be submitted in an envelope marked "OFFER FOR NEW HOUSE, PLOT 9, MORILEMORE FARM, TOMATIN."

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
Email: thenderson@solicitorsinverness.com

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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.

