



Innes & Mackay

**Farthings, Ord Road,
Marybank, Ross-shire, IV6 7UN**

- DETACHED BUNGALOW
- 4 BEDROOMS
- BEAUTIFUL RURAL LOCATION
- IMMACULATE WALK IN CONDITION
- GARDEN ROOM
- GENEROUS SIZED ROOMS THROUGHOUT
- NORTH COAST 500 ROUTE

**FIXED PRICE
£375,000**



DESCRIPTION

Only by viewing Farthings, will one appreciate this spacious and generous sized four bed detached bungalow, enjoying views across the fields and hills beyond. The property built approximately twenty years ago is set in well manicured garden grounds and offers well proportioned accommodation throughout with four bedrooms, master en-suite, sun room to the side and a large kitchen with ample space for dining to the rear. Viewing is highly recommended.

LOCATION

This highly popular and picturesque area of Marybank, renowned for its beautiful Glen through Strathconon and stunning scenery, offers many attractive and scenic walks together with fishing, shooting and hillwalking. Local amenities can be found in the small village of Contin which is 3 miles away or Muir of Ord which is approximately 4 miles away. The market town of Dingwall provides an excellent range of facilities including a supermarket, Bank and thriving High Street offering a good range of retail outlets. There is also a community centre and swimming pool. Primary education is provided at Marybank Primary School with Secondary education being provided at Dingwall Academy. Inverness, the main business and commercial centre of the Highlands, is approximately 23 miles away and offers extensive shopping, leisure and entertainment facilities, along excellent road, rail and air links to the south and beyond.

GARDENS

The gardens here are beautifully manicured with a lovely selection of mature trees and shrubs in the front, with a deep border to the side of the driveway. Laid with lawn to the front, the gardens extend round to the side and rear where there is an elevated bank of leylandii providing complete privacy and finished with stone built wall. Located here is the oil tank, paved patio area and access to the garage at the side.



ENTRANCE VESTIBULE

Part glazed door with panels to the side, opens into the entrance vestibule which is laid with carpet and provides access to the study and via a further door to the main hallway.

STUDY

2.80m x 1.96m (9'2" x 6'5")

The study is located to the front elevation and is laid with carpet. Floor to ceiling shelving provides excellent storage.

HALLWAY

The L-shaped hallway laid with carpet, provides access to the lounge, kitchen, dining room/bedroom four, three further bedrooms and the family bathroom. Good storage is provided by a built in cupboard and a further cupboard houses the hot water tank. A hatch opens into the partially floored loft space.

LOUNGE

7.06m x 4.98m (23'1" x 16'4")

The lounge is a generous sized room with a bay window to the front providing lovely views out across fields to the hills beyond. Laid with carpet, this room has a part glazed door through to the sun room and there is a coal effect gas fire with cast iron surround and Caithness slate hearth all providing a pleasing focal point.

GARDEN ROOM

3.87m x 3.60 (12'8" x 11'9")

The sun room is a lovely addition to the property, with triple aspect windows allowing a flood of natural light. French doors lead out to the patio area. Double doors also provide access to the kitchen.

KITCHEN/DINING

7.49m x 4.51m (24'6" x 14'9")

The kitchen is fitted with a fantastic range of floor based units, wall



mounted cupboards and central island all providing good storage and working areas. Located below the window to the rear is the double sink with drainer to the side, and inset in the work counter is the electric hob with extractor hood above and double oven to the side. Integrally fitted is the dishwasher together with the fridge freezer. The kitchen is finished with attractive tiling above the units along with tiled flooring giving a pleasing finish. The dining area is laid with carpet and provides ample room for a large table and chairs or alternatively could be used as a family room if required. Door leads off the kitchen through to the Utility room and also through to the sun room.

CLOAKROOM

1.68m x 1.59m (5'6" x 5'2")

The cloakroom is fitted with a WC and wash hand basin. Frosted window to the rear and floor tiles complete this room.

UTILITY ROOM

3.46m x 1.97m (11'4" x 6'5")

The utility room is a bright area to the rear of the property and is fitted with floor based units, with stainless steel sink inset in the work counter with drainer to the side. Located below is the washing machine and space for a tumble dryer. Part glazed door leading out to the rear with window to the side. Tiled flooring.

DINING ROOM/BEDROOM 4

3.40m x 2.99m (11'1" x 9'9")

Bedroom four, currently used as a dining room, is located to the front elevation and benefits from a single built in wardrobe providing hanging rail and storage. Carpet.

BEDROOM 3

4.01m x 3.47m (13'1" x 11'4")

The third bedroom located to the rear elevation is a double room with a built in double wardrobe providing hanging rail and shelving. Carpet.

BEDROOM 2

4.09m x 3.37m (13'5" x 11'0")

The second bedroom located to the front, is a good sized room, laid with carpet and has built in double wardrobes providing good storage.

MASTER BEDROOM & EN-SUITE

6.13m x 3.99m (20'1" x 13'1")

The master bedroom is a spacious room located to the front elevation and has two sets of built in wardrobes located behind sliding mirrored doors. Located off here is the en-suite shower room.

EN-SUITE SHOWER ROOM

2.39m x 2.38m (7'10" x 7'9")

The en-suite is fitted with a dual flush WC, wash hand basin and walk in shower cubicle housing a mains shower and finished off with attractive wet wall. With a frosted window to the rear, this room has a chrome ladder style heated towel rail, light up mirror and vinyl flooring.

FAMILY BATHROOM

3.17m x 2.75m (10'4" x 9'0")

The family bathroom is furnished with a four piece suite comprising a WC, wash hand basin, mains shower and jacuzzi bath. Attractive tiling, vinyl flooring and frosted window to the rear complete the bathroom.

HEATING

Oil fired central heating with the boiler being located in the garage.

GLAZING

Fully double glazed.

PARKING/GARAGE

Ample off road parking for a number of cars on the gravelled driveway which leads to the detached double garage. The garage has an electric door with a door and window to the side.



COUNCIL TAX BAND

Band G

Viewing is strictly through Innes and Mackay Property department (01463)

251200.

EPC BAND

D65.

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, washing machine, fridge, integrated
fridge freezer, dishwasher, electric hob, double oven and extractor hood.

Other items may be available under separate negotiation.

SERVICES

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

VIEWING ARRANGEMENTS





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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