



Innes & Mackay

## Taigh Sona, 2 Newhall, Balblair, IV7 8LZ

- SEMI-DETACHED COTTAGE
- LOCATED WITHIN A PEACEFUL CUL-DE-SAC
- THREE DOUBLE BEDROOMS
- WELL-PROPORTIONED ACCOMMODATION THROUGHOUT
- OFF-STREET DRIVEWAY PARKING
- OIL CENTRAL HEATING

Offers Over  
**£215,000**



## PROPERTY DESCRIPTION

Viewing comes highly recommended for this three bedroom, semi-detached bungalow, situated within a quiet cul-de-sac in the Newhall area towards Balblair. Offering comfortable and well-proportioned accommodation all on one level, the property benefits from a cosy lounge with multi-fuel stove, kitchen, three double bedrooms and modern bathroom. This attractive home would appeal to a variety of buyers, including the growing family or a first time buy.

## LOCATION

Taigh Sona is located in the tranquil hamlet of Newhall, near Cromarty on the Black Isle. Newhall Mains Hotel and Restaurant is located a short walk and the nearby coastal villages of Fortrose and Cromarty offer a good range of shops, restaurants and amenities. The market town of Dingwall is approx. 20 minutes' drive away and offers excellent facilities along with a community centre with swimming pool and a thriving High Street offering a good range of retail outlets. Inverness City Centre is approx. 30 minutes' drive away, offering a comprehensive range of shops and amenities including Eastgate Shopping Centre, High Street shops, hotels, cafés, bars, restaurants, supermarkets and both bus and train stations. Primary schooling is available at Resolis Primary with secondary school pupils attending Fortrose Academy, with a free school bus available for both.

## GARDEN

The front garden is laid to lawn and enclosed with wooden fencing. There is a paved driveway along the front, with steps leading up to the front door. Paved pathway also leads to the side entrance, with an area laid with gravel chips. The garden to the rear is spacious and predominantly laid to lawn, enclosed by timber fencing and hedging. There are two wooden garden sheds, both of which are included in the sale.

## ENTRANCE

Entrance to the property is via a door to the front which opens into the entrance vestibule. There is another entrance to the side, which opens into the porchway. From here access is gained to the utility room, rear garden and the kitchen.

## HALLWAY

The hallway provides access to the lounge, kitchen, three bedrooms and bathroom. There are two storage cupboards with shelving and ceiling hatch allows access to the partially floored loft space.

## LOUNGE

4.96 x 3.43 (16'3" x 11'3")

The good sized lounge is a peaceful room, located to the front elevation. A focal point of this room is the multi-fuel stove set on a slate hearth with wooden mantle and feature surround, giving a pleasing finish. Carpet completes this room.



## KITCHEN

2.97 x 2.73 (9'8" x 8'11")

The kitchen is fitted with a range of floor based and wall mounted cupboards with worktop, undermount sink with drainer grooves to the side, induction hob with extractor hood over, integrated oven with microwave above, integral fridge freezer and dishwasher. Window to the rear and laminate flooring finish this room.

## BEDROOM 1

4.53 x 2.60 (14'10" x 8'6")

The main bedroom is a double room, laid with carpet. There is a window to the front elevation, with two integrated wardrobes providing ample storage.

## BEDROOM 2

3.61 x 2.60 (11'10" x 8'6")

The second bedroom is also a double room with integrated double wardrobe. Window to the rear elevation and carpet complete this room.

## BEDROOM 3

3.19 x 2.67 (10'5" x 8'9")

Bedroom three, currently used as a dining room, benefits from a single integrated wardrobe and two windows to the rear. Carpet.

## BATHROOM

1.95 x 1.64 (6'4" x 5'4")

The bathroom is furnished with a WC and wash hand basin set in a fitted vanity unit providing good storage, bath with mains shower over and screen to the side

and heated towel rail. Window to the rear, laminate flooring and extractor fan finish this room.

## UTILITY ROOM

3.17 x 3.17 (widest point) (10'4" x 10'4" (widest point))

The utility room is located off the porchway, to the side elevation. There is a worktop with wall mounted units and central heating boiler. Window to the front.

## HEATING

Oil central heating.

## GLAZING

Double glazed.

## PARKING

Off-street driveway parking.

## COUNCIL TAX BAND - B

## EPC BAND - E

## SERVICES

Mains water, electricity, and television points. Septic tank drainage which is shared between the 6 houses in this development and located to the rear of number 6.

## EXTRAS INCLUDED

All fitted carpets, curtains, blinds, floor coverings, light fixtures, window fittings, integrated appliances. Garden sheds.

## VIEWING ARRANGEMENTS

Through Innes & Mackay Property Department (01463 251 200).





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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