

Innes & Mackay

Taigh Ruadh, Mossfield, Invergordon, IV18 0LG

- FOUR BED DETACHED EXTENDED BUNGALOW
- IMMACULATE AND WALK IN CONDITION
- FINISHED TO A HIGH STANDARD WITH MANY PLEASING FEATURES
- OPEN PLAN KITCHEN LIVING ROOM
- GARDEN ROOM
- DETACHED SELF CONTAINED ANNEXE
- AIR SOURCED HEATING
- VIEWING HIGHLY RECOMMENDED

Offers Over

£510,000





DESCRIPTION

Viewing is an absolute must for this beautifully presented and immaculate four bed detached home ideal for a variety of potential purchasers. The original property built approximately thirty years ago, has in recent years been extended at the rear to provide a contemporary open plan kitchen/living area with vaulted ceilings and Cathedral style windows providing a flood of natural light to this very comfortable living space. The property benefits from a detached self contained annexe which is currently used as a gym and office, but could be used for further accommodation or "granny flat" . The gardens here are beautifully tended and the location is ideal for anyone looking for a quiet retreat yet close enough to the town centre of Invergordon and Alness.

LOCATION

Mossfield is a small hamlet situated approx. 2 miles from Invergordon and Alness where local amenities include primary and secondary schools, supermarket shopping, restaurants, a medical centre , train and bus routes. More amenities can be found in Alness and include supermarket shopping and general High Street shops. The Highland Capital of Inverness is approximately 24 miles away, where a comprehensive range of amenities including Eastgate Shopping Centre, supermarkets, a Post Office, High Street shops, hotels, cafés, bars, restaurants as well as train and bus stations can all be accessed.

GARDENS

Wrought iron gates announces this stunning property, opening onto the tarmac driveway which sweeps down to the parking area at the front. The gardens here have been thoughtfully designed with an amazing array and selection of all year round plants, shrubs and flowers. There are raised beds for ease of maintenance which also have mains operated lighting providing a pleasing night time display. The majority of the open spaces have been laid with broken slate and decorative stone chippings all giving a pleasing finish to the external appeal of this desirable property. Located beside the garden room is a composite decking area which from where one can enjoy the all day sun along with two further areas which are paved patio areas. The gardens are enclosed with mature Leylandii hedging together with ornate high fencing giving a pleasing finish.

ENTRANCE HALLWAY

Front door opens into the entrance vestibule which has a further part glazed door opening into the main hallway. From here, one, gains access to the lounge, dining room, kitchen, four bedrooms and bathroom. Good storage is provided by two single built in cupboards and a hatch provides access to the partially floored loft space which has been fully insulated throughout. American Oak flooring provides a pleasing finish to the hallway.

LOUNGE 6.31 x 6.13m (20'8" x 20'1")

Double doors announce this comfortable, bright and generous sized room which boasts a large bay window to the front overlooking the gardens. This room which is laid with oak flooring benefits from an open fire with Caithness Slate hearth and wooden mantle beam giving a pleasing finish.





DINING ROOM 4.54m x 3.76m (14'10" x 12'4")

This room provides a formal area for dining and an attractive archway leads through to the kitchen. Window to the side and oak flooring complete this room.

OPEN PLAN KITCHEN/LIVING AREA 9.96m x 5.93m at widest point (32'8" x 19'5" at widest point)

This fabulous room exudes not only very comfortable living space, but so much light entering the living room by virtue of the vaulted ceiling, self closing rain sensitive Velux windows and cathedral style windows. A feature of this room is the wood burning stove providing additional heat together with the glazed door opening out to the rear gardens. The kitchen is fitted with a fantastic range of high gloss floor based units and wall mounted cupboards all providing good storage and working areas along with a breakfast bar all of which are finished with attractive granite work tops.. Inset in the work unit is the one and a half bowl Melamine sink with drainer to the side. There is a fitted "Rangemaster" stove with co-ordinating extractor hood above and splashback between. Door leads through to the rear hall.

REAR HALL

The rear hallway provides access out to the utility room, cupboard housing the water tank and heating pipes. Part glazed door opens out to the side of the property. Floor to ceiling cupboards provide good storage here,

UTILITY ROOM 2.28m x 1.59m (7'5" x 5'2")

The utility room is fitted with floor based and wall mounted cupboards, has a window to the side and a ceiling mounted wooden pulley. Located here are the washing machine and dishwasher.

BEDROOM 1 & EN-SUITE SHOWER 4.62m x 3.71m (15'1" x 12'2")

The master bedroom is a generous sized room and boasts fitted wardrobes providing hanging rails. storage and drawers. Laid with carpet, this room has a window to the rear and door leads through to the en-suite shower room.

EN-SUITE SHOWER 1.90m x 1.60m (6'2" x 5'2")

This contemporary and modern suite comprises a walk in shower which houses a rain shower along with hand held shower attachment and is finished with attractive wet wall tiling. A vanity unit houses the wash hand basin and dual flush WC. Ladder style heated towel rail, opaque window to the rear and tiled flooring complete this room.

BEDROOM 2 3.71m x 3.24m (12'2" x 10'7")

Bedroom two is a bright double room located to the rear elevation overlooking the gardens. This room, laid with carpet, benefits from built in wardrobes located behind sliding mirrored doors,

BEDROOM 3 3.59m x 2.98m (11'9" x 9'9")

The third bedroom located to the front elevation is again a double room, laid with carpet and has built in wardrobes located behind sliding mirrored doors.

BATHROOM 3.59m x 2.04m (11'9" x 6'8")

The luxurious bathroom is furnished with a free standing single end bath, walk in shower housing a rain shower and hand held shower attachment along with a vanity unit housing the wash hand basin and dual flush WC. Opaque window to the front, Quartz floor tiles and attractive tiling to dado height give the bathroom a pleasing finish. Chrome ladder style heated towel rail completes this room.





BEDROOM 4 3.59m x 2.63m (11'9" x 8'7")

The fourth bedroom which is currently used as a Pilates room, benefits from built in wardrobes, laid with carpet and has a window to the front elevation.

HEATING

Air sourced heat pump.

GLAZING

The property is fitted with triple glazing throughout.

COUNCIL TAX

Band F

EPC Band

C69

EXTRAS INCLUDED

All fitted blinds, some curtains, light fittings, Rangemaster cooker, dishwasher and washing machine. Three garden sheds, one of which has electricity. Garden room.

SERVICES

Mains water, drainage, electricity, telephone, broadband and TV points. Outside taps and CCTV cameras.

VIEWING

Viewing is through Innes and Mackay property department (01463) 251200.

DETACHED ANNEXE

This lovely addition to the property is currently used as a gym on the ground floor and an office on the upper floor. The ground floor has its own access leading into a small hall where the WC is located. Door opens through to the main room which has windows to the side and rear and also a small kitchen. The upper floor which is accessed via a non slip wrought iron spiral staircase benefits from a lovely composite decking area enclosed with glass from where one can enjoy the views over to Fyrish. This room which has part combed ceilings, is currently used as an office but could potentially be a bedroom.

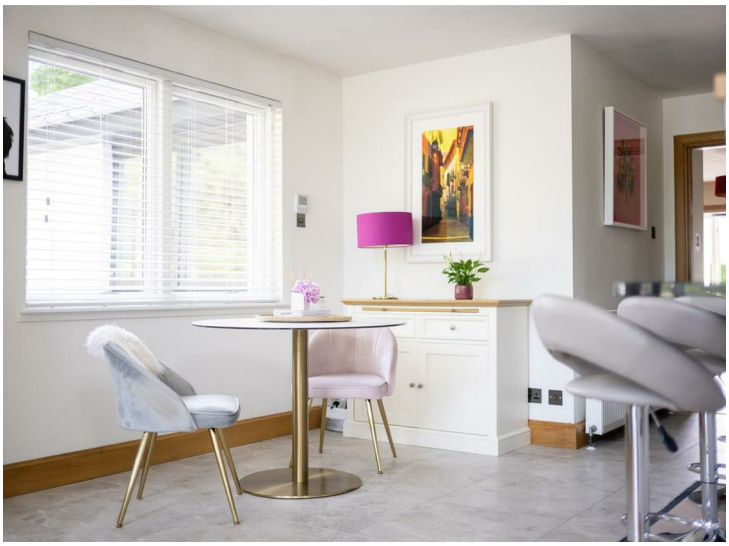
GARDEN ROOM/SUMMER HOUSE 5.23m x 3.74m (17'1" x 12'3")

This pleasing addition provides a comfortable room which has a built in bar ideal for outdoor entertaining. triple aspect windows allow a flood of natural light. Real wood flooring gives this room a pleasing and natural finish.



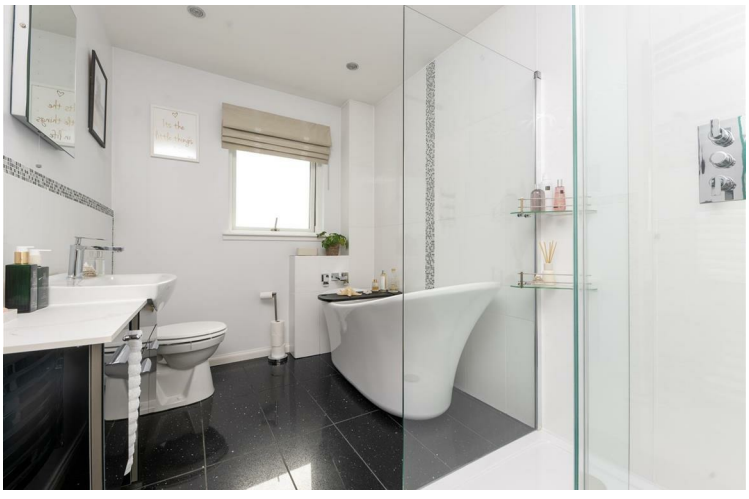






















Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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