

Camas Neig Pitcalnie
Tain, Ross-Shire, IV19 1QP

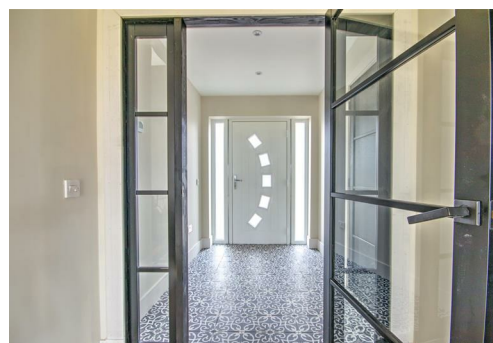
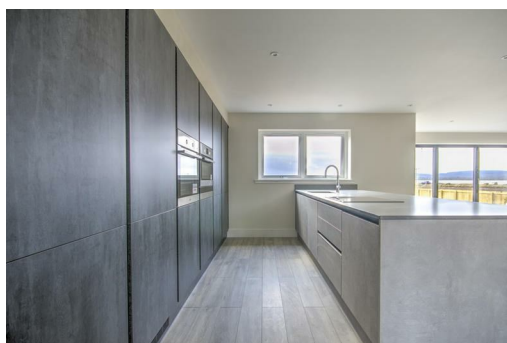


Price Guide £475,000



Camas Neig is an individual designed and built home located in a stunning location overlooking Nigg Bay and the hills of Ross-Shire beyond (Fyrish and Ben Wyvis). The property has been designed as a modern home with open plan living space (kitchen, dining, sitting room) 4 bedrooms (2 with en suites) stylish doors, kitchen and bathrooms. the finish is excellent and is a complete turn key property.

If you require more information on this unique property contact Monster Moves.





- Executive New Build Home in Easter Ross
- 4 Bedroom Detached Property
- Less than 1hr to Inverness Airport
- Large Garden and Private Driveway
- 2 Bedrooms with En Suite

PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
sales@monster-moves.co.uk
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ENTRANCE HALL

A warm welcome awaits you as you enter Camas Neig with underfloor heating via an air source pump provided for your comfort throughout the ground floor.

The entrance hall has a built-in cupboard for the storage of coats. An internal door leads directly into the open planned kitchen/living area.

KITCHEN / LIVING ROOM

The large open planned kitchen and living room area lends itself as a space to be enjoyed by the whole family, and would make a wonderful location for entertaining with bi-fold doors leading to the garden which has views over the large garden and Nigg bay. The kitchen boasts luxury fitted units, with integrated larder fridge and larder freezer and an island/breakfast bar which incorporates a sink and induction hob. Additional useful storage space within the living area is provided by two further cupboards.

DINING ROOM

Adjacent to the kitchen is the dining room with its open plan to the kitchen makes for a social entertaining environment.

UTILITY

Accessed from the kitchen with workspace, stainless steel sink, space for washing machine and tumble dryer. The boiler is located here along with an external door.

BEDROOM 1 with DRESSING ROOM and EN SUITE

Bedroom 1, located on the ground floor, boasts a walk-in dressing room and en suite shower room comprising:- wash basin in a vanity unit, w/c and large walk in shower.

SHOWER ROOM

A shower room is conveniently located on the ground floor of the property. comprising:- wash basin in a vanity unit, w/c and shower.

FIRST FLOOR

A return stairs with window and glass balustrade allows plenty of light into this area. All bedrooms on the first floor of Camas Neig benefits from superb views of Easter Ross and Nigg Bay, towards Ben Wyvis.

BEDROOM 2 with EN SUITE

Bedroom 2 has the wow factor with large windows and stunning views across Easter Ross and Nigg Bay, towards Ben Wyvis. This room also benefits from a large built-in wardrobe and an en suite encompassing- a mains shower enclosure, w/c and wash basin in a vanity drawer unit.



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BEDROOM 3

A large bedroom with 2 fitted wardrobes and views.

BEDROOM 4

A large bedroom with 2 fitted wardrobes and views.

FAMILY BATHROOM

This bathroom has the luxury touch with a glamorous freestanding bath and velux windows above to allow you night views whilst relaxing in the bath. A separate shower enclosure, w/c and wash basin within vanity unit.



GARDEN and DRIVEWAY

The house sits on a large garden, (0.5 approx) with uninterrupted views over The Cromarty Firth to Fyrish Monument and as far as Ben Wyvis. Chippings are all around the house and to the front is hard standing for parking multiple vehicles. The rear garden is laid to grass and a patio area in front of the Bi-fold doors. The garden is enclosed at the rear with a wooden fence.

There is ample space to construct a detached garage.

SPECIFICATION OF BUILD

Underfloor heating on ground floor Radiators on first floor

Composite uPVC windows and doors Double Glazed

Aluminium Bi fold Doors

Marley interlocking concrete roof Tiles

Air source Heat Pump (11 kw capacity) Located Externally



ADDITIONAL INFORMATION

Council Tax Band to be confirmed by Highland Council on completion.

EPC to be in situ on completion of sale.

Private Septic Tank within the boundary

Ground floor 105.30 sq m

First floor 80.76 sq m

Total 186.06 sq m



LOCATION

Camas Neig is located in the hamlet of Pitcalnie, and within commute to Inverness and Nigg Bay. The main shopping town is Tain, 7 miles north and the city of Inverness is 34 miles south. School transport provided by the local authority to Hill of Fearn Primary, Hilton of Cadboll Primary and Tain Royal Academy.

What3words ///describes.equipment.riverbed



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Camus Neig, Lower Pitcalnie

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Council Tax Highland Council Band New Build to be confirmed on completion

Tenure Freehold

Entry By mutual agreement

Viewing To arrange a viewing of Camas Neig, Pitcalnie, Nigg, Ross-Shire IV19 1QP, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



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