

Willerby Alexander Park

Arabella, Tain, IV19 1QG

Offers Over £440,000

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Moves



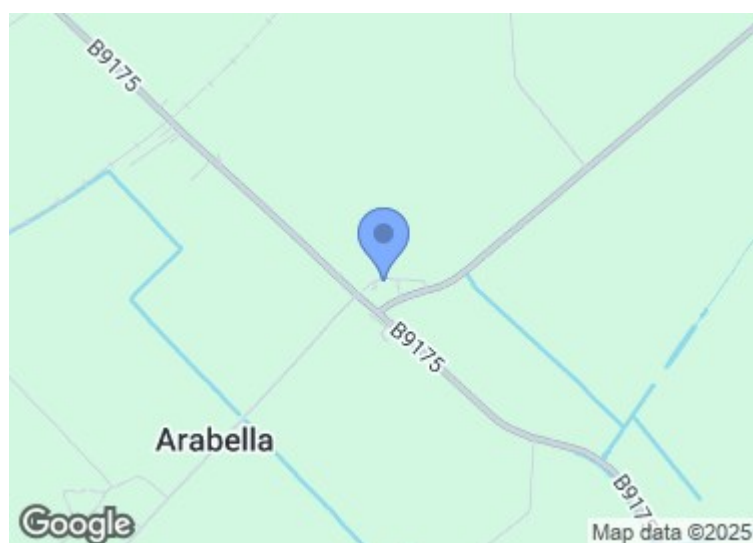
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Willerby in the township of Arabella is a 5 bedroom detached property in a large corner plot. Built in 2009 by the sellers, this house makes a spacious family home, with 6 bedrooms, large open plan dining seating area, separate lounge, kitchen and utility. Arabella is commuter distance to Inverness and local amenities are available in Tain 4 miles north.





- 6 Bedroom Detached Property
- Integral Double Garage
- Large Corner Plot
- All 1's on the Property
- 2 Summer Houses & Polytunnel
- Garden shed, Kennel & Log store
- Benefits from solar hot water panels
- 6 Person Hot Tub



**PRS**  
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG  
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## MAIN HALLWAY

8'9" x 17'3"

Entering through the front door into a spacious hallway that has stairs leading to the first floor and the 6 bedrooms. An understairs cupboard for storage.

## RECEPTION ROOM

15'1" x 16'0"

A neutrally decorated room with fitted carpet and the bay window has vertical blinds.

## LOUNGE/DINER

31'9" x 15'8"

A magnificent room that stretches the full width of the house, from bay window at the front to window at the rear and French doors leading to the decked area outside, as well as two sets of glass French doors, one leading to the kitchen and the other to the hallway. A wall inset wood burner with Caithness slate below and laminate flooring.



## KITCHEN

18'1" x 10'9"

The kitchen is fitted with an elegant black and white kitchen, base and wall units with integrated dishwasher, 5 ring induction hob, eye level ovens, drinks fridge and american fridge/freezer, a built in pantry store. Double glass doors lead through to the lounge/diner

## UTILITY

13'0" x 7'2"

the utility is accessed from the kitchen and then has access to the integral garage and an exterior door to the rear of the property. Fitted base and wall units with worktop and integrated sink and drainer. under counter space for a washing machine, tumble drier and freezer.



## SHOWER ROOM

8'11" x 7'5"

Shower room with corner shower enclosure with mains shower, white w/c and pedestal wash basin. Black marble effect wetwall



## FIRST FLOOR

Stairs to the first floor with velux window above. The hall has access to all 6 bedrooms and family bathroom and also has 2 linen cupboards.

## PRINCIPLE BEDROOM

18'0" x 13'5", 9'10" x 9'8"

The principle bedroom has an en suite shower room with large shower enclosure white w/c and wash basin. an open dressing area

## BEDROOM 2

15'7" x 11'6"

A double bedroom with fitted wardrobe, carpet and vertical blinds



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### BEDROOM 3

15'2" x 11'10"

A double bedroom with fitted wardrobe, carpet and roller blind.

### BEDROOM 4

11'7" x 9'8"

A double bedroom with fitted wardrobe, carpet and vertical blinds

### BATHROOM

12'2" x 9'9"

Spacious bathroom with white wash basin, w/c, jacuzzi bath and corner shower enclosure. A fitted linen cupboard and velux window with fitted blind



### BEDROOM 5

10'2" x 9'8"

Presently used as an office

### BEDROOM 6

9'10" x 8'1"

Bedroom with fitted wardrobe, carpet and vertical blinds



### INTEGRAL GARAGE & STORE

17'4" x 20'9"

A double integral garage with electric roller door and access to the house through the utility. There is a store located to the rear of the garage which is accessed from the rear garden. This room is used as storage and contains the boiler.

### GARDEN

Willerby sits in a large corner plot with a driveway to the front and integral garage with parking for numerous vehicles. Rolling metal gates will enclose the garden. To the left is a grassed area with a playpark area and space for playing football. To the side and rear is a patio and decked area with outdoor seating and two timber framed and clad Summerhouses, (4.66m x 2.88m) one for the kids and one for the adults, which has a fitted bar, and is floored in laminate. There is also an aluminum framed polytunnel, a lean to glazed greenhouse, two timber sheds, bike store, wood store and dog kennels with run in the rear garden.



### LOCATION

Arabella is a hamlet located just off the A9, between Tain (4 miles north) and Alness (10 miles south) where you will find major supermarkets and local shops, restaurants and pubs, Schooling has transport to the schools in Tain (Catchment area) . 4 Miles ease to the coast and the seaboard villages of Balintore Shandwick and Hilton and the beautiful coastline. What3words ///action.confused.dictation



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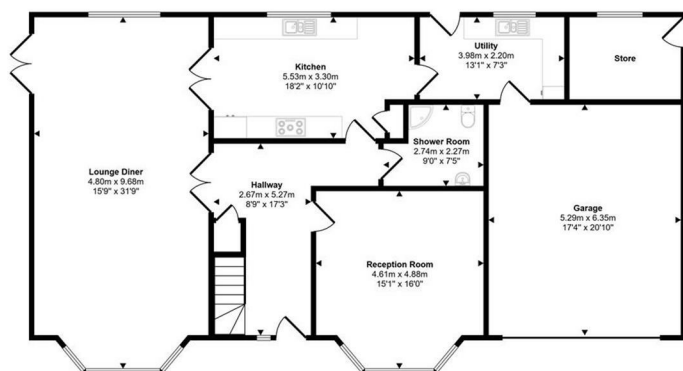
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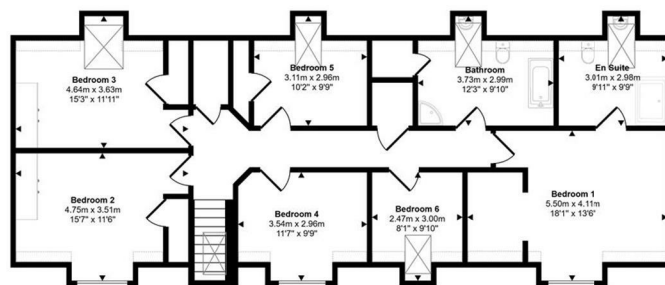
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Approx Gross Internal Area  
289 sq m / 3106 sq ft



Ground Floor  
Approx 161 sq m / 1728 sq ft

Denotes head height below 1.5m



First Floor  
Approx 115 sq m / 1234 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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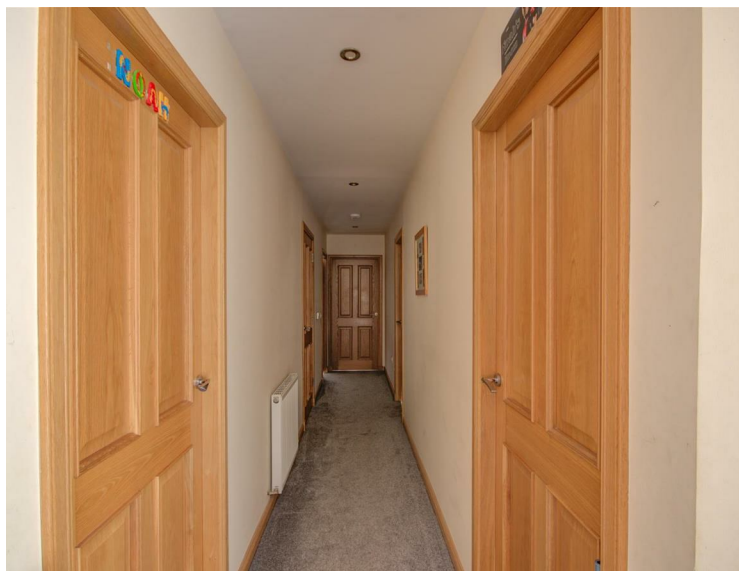
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**Council Tax**  
Highland Council Tax Band G

**Tenure**  
Freehold

**Entry**  
By mutual agreement

**Viewing**  
To arrange a viewing of Willerby, Alexander Park, Arabella, Tain IV19 1QG, please contact Monster Moves on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| Scotland                                    |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| Scotland                                                        |  | EU Directive 2002/91/EC |           |



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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