



Ard Na Mara Ardgayhill

Ardgay, Ross-Shire, IV24 3DH

Offers Over £270,000



Kendra at Monster Moves is delighted to bring to the market Ard Na Mara, a renovated 3/4 detached property located on an elevated position in Ardgay on the edge of The Kyle of Sutherland. The property sits in a large enclosed garden and has a garage and ample parking on the driveway.



HALL, STAIRS & LANDING

Entry to the property via an open porch and then into the hall. The stairs to the first floor and an under stairs cupboard. On the landing is a velux window and storage space into the coombs

SITTING ROOM 20'11" x 18'0" (13'1")

The sitting room is a spacious L shaped room with dual aspect windows and a feature Caithness slate wall with a multi fuel burner sitting on Caithness slab. Carpets curtains and blinds are included

KITCHEN 14'9" x 9'10"

The kitchen over looks the large garden and the view beyond. Fitted base and wall units with integrated ceramic hob, oven and dishwasher, free standing silver fridge freezer. Vinyl flooring and window blind included

UTILITY

The utility is off the kitchen and has a rear door to the garden. plumbing for a washing machine and storage cupboard.

SHOWER ROOM 6'6" x 4'7"

The shower room has a wash basin in a vanity unit, w/c and large shower enclosure and mains powered shower.

OFFICE/ BEDROOM 4 15'8" x 9'10"

This room is presently used as an office and boot room but could also be a 4th bedroom with an external door.

BEDROOM 1 15'8" x 12'1"

Bedroom 1 on the ground floor is a double and has 2 wardrobes either side of a vanity unit. includes carpet, curtains and wall mounted TV

BEDROOM 2 12'1" x 10'9"

A double bedroom on the first floor with views across the Kyle of Sutherland. Two double fitted wardrobes and fitted carpet and curtains included

BEDROOM 3 12'1" x 12'1"

A double bedroom with shelved alcove and views up Ardgay Hill. Fitted carpet and curtains included.

BATHROOM 7'6" x 6'6"

The bathroom has a white 3 piece suite comprising; bath, wash basin and w/c. Vinyl flooring and velux window with blind. Wet wall throughout and vinyl flooring.

GARAGE & GARDEN

There is a detached single garage which is timber framed and clad under a pitched mineral felt clad roof. The garage has timber vehicle access doors to the front. The garage has lighting and a power supply. The garden grounds to the front are hard landscaped with gravel providing vehicle parking space. The garden grounds to the front are mainly down to grass with trees, shrubs and hedging. The boundaries are enclosed by timber fencing, hedging and masonry walls.

ADDITIONAL INFORMATION

- Council Tax Band -
- Oil Fired Central Heating (external)
- Multi fuel Burner
- uPVC Windows
- Mains Services

LOCATION

Ard Na Mara is located on an elevated position on Ardgay Hill and has views to the Kyle of Sutherland to the front and open fields to the rear. What3words ///skylights.graphics.wonderful

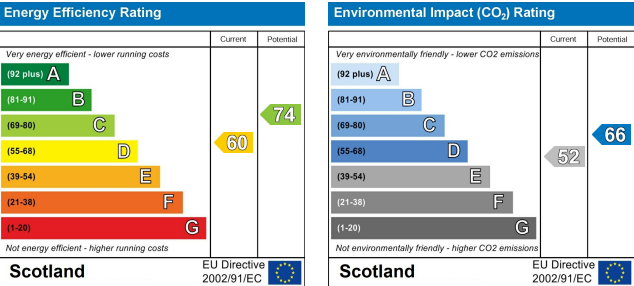
Area Map



Floor Plans



Energy Efficiency Graph







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