



Apartment 4 Bayfield House

Nigg, Tain, IV19 1QW

Offers Over £195,000



Bayfield House is a Grade B listed Georgian mansion house dating from circa 1790. It was converted in 1985 to form four apartments and two cottages. The property is set in approx. three acres of communal gardens which are made up of a large grass lawn, mature shrubs and woodland area. Bayfield House has a shared entrance door, communal hallway with stairs leading to the first floor.

Apartment 4 comprises the first floor of the house. From the shared landing, there are two private entrance doors to the apartment. The accommodation includes a hallway, an elegant living room, kitchen, two bedrooms (one with Jack and Jill, en-suite bathroom) and a shower room. There is an additional storage area on the ground floor where you are able to store equipment such as golf clubs and fishing rods. The property has original sash windows and electric heating throughout. There is communal parking around the building and a secure communal shed for storing bicycles and equipment.



LIVING ROOM 18'8" x 25'11" (5.7m x 7.9m)

The living room was the original drawing room of the house and has many of the original features in place including a large fireplace attributed to Adams with wood burning stove in situ. The ceiling is 13' high and has two drop pendant lights. Two large windows with window seats look over the garden and the firth provides a good source of natural light. Ample space for several sofas and freestanding furniture. The room is complete with 2 electric storage heaters and carpet.

KITCHEN/DINING ROOM 18'8" x 13'9" (5.7m x 4.2m)

The spacious kitchen is fitted with neutral wall and base units, a contrasting worktop and a panelled splashback. A large window with views across the garden and firth provides a good source of natural light. The kitchen is complete with a fridge freezer, range cooker, dishwasher, two drop pendant lights, electric storage heater and vinyl flooring. There is space for a dining table and chairs. Access to the first floor landing and living room is gained from here.

BEDROOM 1 11'1" x 8'2" (3.4m x 2.5m)

This double bedroom has views over the bay and provides ample space for a king-size bed and freestanding furniture. The room is complete with 4 led lights and carpet. The Jack & Jill en-suite is accessed from here.

EN-SUITE 8'10" x 9'10" (2.7m x 3m)

The Jack & Jill en-suite is accessed from bedroom one or the hallway. It is fitted with a mains shower, separate bath, W/C and sink set in a vanity unit. Heated towel radiator, two electric heaters, 4 led lights and vinyl laminate complete the room.

BEDROOM 2 13'9" x 7'10" (4.2m x 2.4m)

This double bedroom has views over the woodland and garden and provides ample space for a king-size bed and freestanding furniture. The room is complete with a single wardrobe, drop pendant light and carpet.

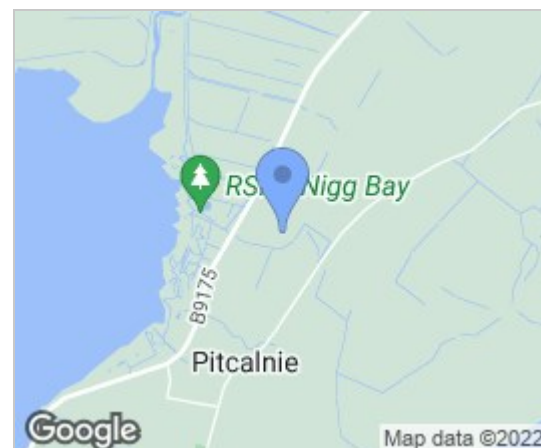
SHOWER ROOM 9'2" x 7'2" (2.8m x 2.2m)

The bathroom is fitted with a mains shower, W/C and sink set in a vanity unit. A heated towel radiator, electric heater, two led lights and vinyl laminate complete the room. The large window with views of the woodland provides a good source of natural light.

HALLWAY

The entrance hall provides access to the living room, two bedrooms, en-suite, bathroom, cupboard with the hot water tank and the front door. The hallway is complete with an electric radiator, two storage box units, 5 led lights and vinyl laminate. There is a utility cupboard that houses the washing machine and tumble dryer next to the bathroom.

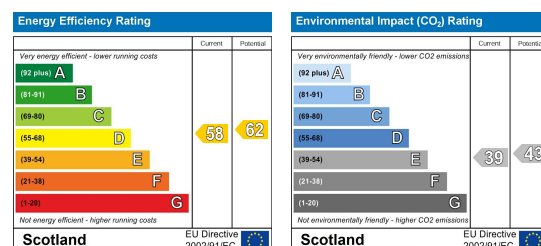
Area Map



Floor Plans



Energy Efficiency Graph



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