



Juniper

Ardgay, Sutherland IV24 3DH

Offers Over £225,000



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Juniper is a well appointed detached bungalow located on the edge of the village of Ardgay in central Sutherland. The property sits in a mature garden of 0.5 acre (approx.) There is a private drive leading to the property, garage and carport. a non slip decked pathway makes for easy access to the property. The property has modern bathrooms and kitchen and has an abundance of storage throughout. Juniper has been adapted for abled living.



HALL

Entry to the detached bungalow is into the L shaped hall with all rooms leading from it.

SITTING ROOM 14'1" x 12'5"

The sitting room looks over the rear garden and views towards Bonar Bridge. The room is carpeted and has a feature fireplace.

DINING ROOM/BEDROOM 3 11'9" x 10'2"

Off the sitting room is the third bedroom or could be a dining room.

KITCHEN/DINER 23'11" x 13'5" x 11'9"

The large kitchen has an abundance of wall, base and floor to ceiling cupboards in white gloss. A run of base units along the wall with two large windows over looking the Kyle of Sutherland and the rear garden. Included in the sale is an under counter fridge, dish washer, washing machine, electric hob and eye level double ovens.

BEDROOM 1 9'10" x 8'10" x 10'9"

A spacious bedroom with a dressing area with fitted storage as you enter the bedroom. Double mirrored wardrobes with hanging and shelving space. Wall lights and feature lighting around archway.

BEDROOM 2 11'9" x 9'2"

A double bedroom with one wall of fitted wardrobes and the window overlooks the front garden.

BATHROOM 11'9" x 6'6"

A spacious bathroom with white three piece bathroom suite; wash basin, w/c and corner spa bath, a separate walk in shower enclosure for easy access and non slip flooring. mirror and mirrored cabinet included.

SHOWER ROOM 9'2" x 7'2"

A walk in shower enclosure with black gloss wetwall and a pedestal basin and w/c.

GARAGE & CARPORT

A large garage is at the end of the driveway and has a vehicle door as well as a side door with electric and a carport extends over two cars and allows for exiting the car under cover. A non slip decked pathway with railings make for an easy transition into the property for those with mobility issues

SUMMERHOUSE & SHED 19'8" x 9'10"

To the right of the property is a metal shed that has been used as a workshop and has shelving. The summerhouse is an excellent space for a gym, craft room or office to work from home.

GARDEN

The tree lined driveway leads to the front of the property and pathways around the house. The garden (0.5 acre approx) is mature and has privacy from the neighbours on three sides. The rear garden has a large open space which is grassed and there is an area outside the rear of the property with mature shrubs and raised areas. To the side is a sunken garden with an elevated platform for access to the carport. A covered area to the rear door and a raised decked area to take in the views.

VIRTUAL TOUR LINKS

360 Tour - <https://www.madesnappy.co.uk/tour/1g171gb9b6>

Virtual Tour - <https://youtu.be/3bguON219fc>

ADDITIONAL INFORMATION

Council Tax Band- D

A storage room is accessed from the side of the property and is a useful place to dry clothes and has power for a tumble drier.

Freehold

LOCATION

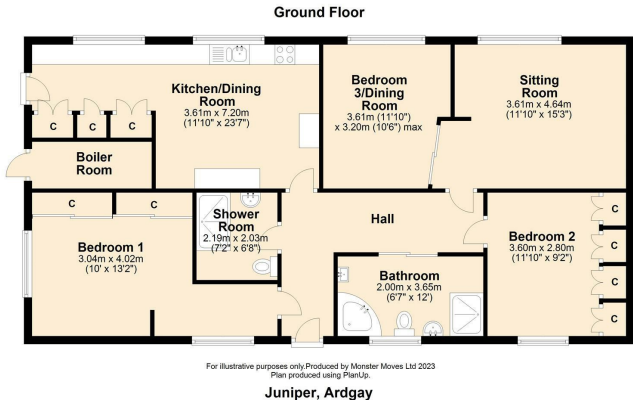
Located on the edge of the village of Ardgay, the property is situated at the end of a drive so therefore no through traffic. Ardgay has a convenience store, train station, garage, hairdressers and a primary school. Some 14 miles east is the town of Tain with supermarkets (Tesco, lidl, asda and Home Bargains) High school and local shops and eateries. There are many walks close by for all levels and there are a number of beautiful sandy beaches along the east coast.

What3words [///almost.resorting.scorecard](https://www.what3words.com/#!/almost.resorting.scorecard)

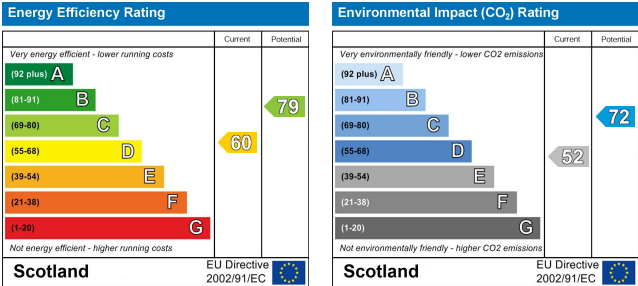
Area Map



Floor Plans



Energy Efficiency Graph







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