

Strathyre, Ferry Road,
Dingwall, IV15 9QS

Offers Over £330,000





Overview

- Immaculate 3 bedroom detached cottage in quiet cul de sac
- Tastefully upgraded whilst retaining period charm
- Lounge, kitchen/dining room, 3 double bedrooms, bathroom, shower room
- 0.5 acre south facing private garden, patio, decking, outbuildings, drive
- Ideal for families or those looking for single level living
- EPC Band D



Description

Fantastic opportunity to purchase a charming family home in the sought after Ferry Road area of Dingwall. This lovely traditional cottage dates back to 1934 and has a modern classic feel which is sympathetic to the original character. The property has been carefully upgraded while retaining much of its charm and features including high ceilings, cornicing, deep skirting and solid doors. The lounge is a lovely bright room with a feature bay window to the front and benefits from a wood burning stove. The open plan kitchen/dining room is the heart of the home. The dining room has a feature bay with window seats, imposing fireplace with wood burning stove and easily accommodates a large table and 8 chairs. The galley kitchen has free standing solid oak cabinetry and offers an induction Rangemaster, fridge, dishwasher and washing machine, which are also included in the sale. The principal bedroom is spacious and flooded with natural light from the dual aspect windows, there are two further double bedrooms, one with patio doors opening onto the decking. A stylish shower room and separate bathroom completes the accommodation. There is gas central heating and newly fitted double glazing throughout. The garden extends to approximately 0.5 acres, which is flat and mostly laid to lawn and bounded by a fence, hedge and mature trees. The size of the garden allows total privacy and the large patio and sun deck provide ideal spots to sit and catch the sun from morning till evening. The timber garage has power and lights and the drive provides parking for 3 cars. Overall, this charming property would be ideal for the discerning buyer looking for an immaculate family home in walk in condition.



Room Dimensions

Lounge (12' 10" x 15' 11") or (3.92m x 4.84m)

Kitchen (7' 11" x 17' 2") or (2.42m x 5.23m)

Dining Room (13' 1" x 15' 10") or (4.0m x 4.83m)

Bedroom 1 (13' 1" x 13' 1") or (4.0m x 4.0m)

Bedroom 2 (9' 11" x 12' 10") or (3.01m x 3.92m)

Bedroom 3 (10' 11" x 9' 9") or (3.34m x 2.97m)

Bathroom (5' 10" x 7' 4") or (1.79m x 2.23m)

Shower Room (6' 2" x 7' 2") or (1.89m x 2.19m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Free standing solid oak kitchen, Induction Rangemaster, fridge, dishwasher and washing machine. 2 x wardrobes in principle bedroom. Garden shed and greenhouse. Furniture and sit on mower available by separate negotiation.

Services

Mains gas, electricity, water and drainage. Satellite, telephone and broadband.

Tenure

Freehold

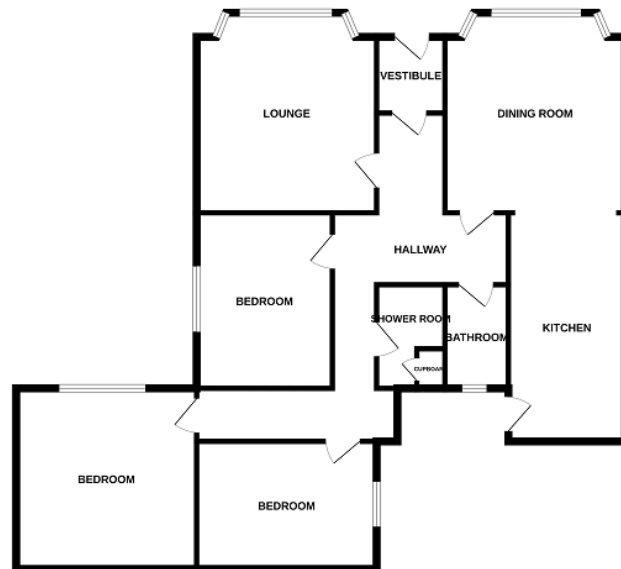
Council tax

Band D

Viewing

To arrange a viewing of this property please contact Karine MacRae Simpson on 01463 233218 or 07919 176787.

GROUND FLOOR



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