

Darkwood

3 Rosehaugh East Drive, Avoch, IV9 8RE

Offers Over £335,000





Overview

- Beautifully presented 3 bedroom detached villa
- Sought after village location on Black Isle
- 2 lounges, dining room, kitchen/diner, 3 bedrooms, ensuite, bathroom
- Generous front and rear gardens offering excellent outdoor space
- Ideal for families or those looking for retirement property
- EPC band E



Description

Beautifully presented 3-bedroom home offering a flexible layout, modern finishes, and fantastic outdoor space - perfectly suited to families or those looking for a retirement property. The property features a spacious lounge with a wood-burning stove, ideal for cosy evenings. There is a stylish dining room, complete with a glass balustrade allowing natural light to flood through and creating a unique, open feel to the space. The bright, modern kitchen/diner has ample wall and base units and a breakfast bar for more informal dining. A gas range, fridge/freezer, and washing machine are included in the sale, along with the integrated dishwasher and extractor. Off the kitchen is a practical rear porch, perfect for storing muddy boots and jackets after a countryside walk. There are 2 ground floor double bedrooms and the family bathroom completes the accommodation. Upstairs, offers a second lounge and the principal bedroom, which enjoys the added benefit of a modern ensuite shower room. There is double glazing and gas central heating throughout. Externally the property is just as impressive, with a large garden to front and rear. The decking is perfectly positioned to catch the sun, ideal for relaxing or entertaining. There are three outbuildings, one of which is powered, ideal for use as a workshop, home gym, or storage. To the front, there's a raised patio area, lawn on the lower level and a private stone-chip driveway offering off-street parking.



Room Dimensions

Entrance Vestibule (5' 0" x 4' 5") or (1.52m x 1.35m)

Lounge (17' 9" x 13' 8") or (5.42m x 4.17m)

Kitchen (15' 1" x 10' 11") or (4.61m x 3.33m)

Dining Room (11' 8" x 14' 1") or (3.55m x 4.30m)

Lounge (upstairs) (18' 11" x 14' 10") or (5.77m x 4.52m)

Principal Bedroom (14' 10" x 10' 10") or (4.52m x 3.30m)

Principal Bedroom En Suite (10' 10" x 8' 1") or (3.30m x 2.47m)

Bedroom 2 (13' 3" x 9' 11") or (4.03m x 3.03m)

Bedroom 3 (11' 7" x 9' 10") or (3.53m x 3.00m)

Bathroom (5' 10" x 9' 9") or (1.78m x 2.98m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated appliances include the dishwasher and extractor. Gas range, fridge/freezer and washing machine. Garden sheds.

Services

Mains electricity, water and drainage. LPG gas tank. Telephone and fibre broadband.

Council tax

Band E

Tenure

Freehold

Floor Area

156m²

Entry

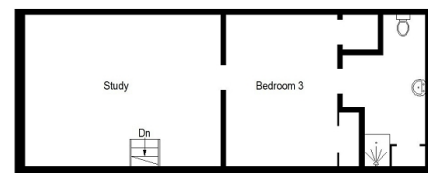
By mutual agreement.

Viewing

To arrange a viewing of this property please contact Travis on 01463 233218 or 07402 405946.



Illustration For Identification Purposes Only. Not To Scale (ID1211679 / Ref90768)



First Floor



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