



Jubilee View, Ardgay
Highland, IV24 3BG

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Bell
Ingram

Three-bedroom detached cottage in need of modernisation close to the centre of the Sutherland village of Ardgay

- **Sitting room, kitchen/diner, bathroom and three bedrooms**
- **Ideal renovation project**
- **Open rural views**

Bonar Bridge 1 mile ■ Tain 14 miles ■ Inverness 36 miles

Directions

From Inverness follow the A9 north. At Tore roundabout, continue straight ahead on the A9 (sign-posted Wick & Thurso). After passing Tain you will reach a roundabout take the A836 sign posted Ardgay. Upon entering Ardgay continue into the village until you reach a signpost for Culrain. Turn left and follow this road for a short distance and Jubilee View is set on the right just before the school

Description

Jubilee view is a spacious detached, single glazed, three-bedroom bungalow which is in need of upgrading and modernisation.

The property is accessed via a wooden gate from the road and a gravel path leads to the door. The hardwood door leads to a long hallway which gives access to all accommodation.

To the right sits the kitchen/diner which is a good-sized room with a range of kitchen units and extra storage is provided by a larder store. A window enjoys views to the hills beyond.

The bathroom sits opposite the front door and has a three-piece suite in white with wet wall panelling around the bath. There is a useful linen cupboard. There are three bedrooms all overlooking the fields to the rear and enjoying open views. Bedrooms 1 and 2 are both double in size.

Completing the internal accommodation is the sitting room which is situated at the end of the hall. It has a central feature of an open fireplace. A window enjoys views of the fields and hills beyond.

Outside

The cottage is accessed either by the front gate or a field gate to the side garden. A gravel path runs along the front of the property. The side and rear gardens are laid to lawn. Parking could be provided in the garden behind the field gate. There is a lean-to shed. Extra garden ground may be available by separate negotiation.

Location

Jubilee View is situated close to the centre of Ardgay, a small scenic village some 36 miles north of Inverness and approximately 14 miles south west of Dornoch on the east coast of the Highlands. Ardgay has its own primary school and secondary school pupils have a choice of attending either Tain Royal Academy or Dornoch Academy. The village has a local shop and garage, church and village hall. Bonar Bridge, which is in easy walking distance, has a number of shops, a post office, a hotel and restaurant. It also has a newly built community hub with gym, soft play and café. Further facilities are available at Tain (approx. 14 miles away). For the more active, Ardgay is an excellent base for walking, stalking and fishing and golfing is available at nearby Bonar Bridge (9 hole) and championship golf course at Dornoch.

Services

Mains electricity
mains water
Mains drainage

Council Tax

Local Authority Name: The Highland Council
Council Tax Band: C

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Energy Performance – G01

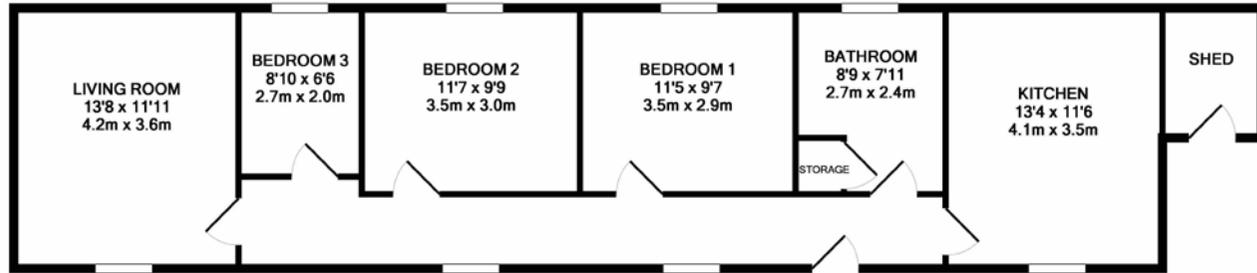
Viewing

Inverness

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Important Notice:

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TOTAL APPROX. FLOOR AREA 868 SQ.FT. (80.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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